

Attachment D – Environmental Findings and Documentation



County of San Diego

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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 PROPERTY SPECIFIC REQUESTS (NM16, RM15, SD2, & SV17) GENERAL PLAN AMENDMENT; GPA 12-012

March 7, 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

On August 3, 2011, the County of San Diego Board of Supervisors adopted a comprehensive update to the County of San Diego General Plan. The General Plan provides a framework for land use and development decisions in the unincorporated County, consistent with an established community vision. The General Plan Land Use Maps set the Land Use designations, and corresponding densities, for all of the land in the unincorporated County. 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.

This Property Specific Requests (PSR) GPA proposes Land Use designation changes for specific parcels in the four PSR areas. Study areas have been added to PSRs RM15 and SD2, for mapping consistency purposes. In addition, corresponding zoning changes are included

with the Land Use designation changes, for zoning and General Plan consistency. The specific proposed changes associated with each PSR are discussed below.

Project Changes

NM16

The NM16 PSR involves five parcels totaling 599 acres, in the North Mountain Subregional Planning Area. The properties are located in the small community of Chihuahua Valley, approximately five miles east of State Route 79 (SR-79) and three miles south of the border with Riverside County. For this PSR, the GPA involves a proposed change to Semi-Rural 10 (SR-10) and Open Space-Conservation (OS-C) for properties that are currently designated Rural Lands 20 (RL-20) and Rural Lands 80 (RL-80). The property owner has sold a 400-acre parcel to the federal government for conservation. This parcel is currently designated RL-20 and RL-80. The request would essentially shift the planned density from that parcel to four parcels to the east that total 199 acres, and are currently designated RL-20. With the proposed changes, the designation on the 400-acre parcel would change to OS-C. The OS-C designation does not have an associated density allowance. In addition, the Zoning Use Regulation on the 400-acre parcel would change from A70 (Limited Agricultural) to S80 (Open Space). The General Plan designation on the eastern four parcels would change to SR-10, and the A70 and A72 (General Agricultural) zoning on those parcels would remain unchanged. The SR-10 designation allows one dwelling unit per 10 acres in the areas of less than 25% slope, and one dwelling unit per 20 acres in the areas of 25% and greater slope. The RL-20 and RL-80 designations are not slope dependent, and allow densities of one unit per 20 acres, and one unit per 80 acres, respectively. No changes are proposed for the zoning development designators (e.g., setback, minimum lot size, maximum height, etc.). It is estimated that the proposed Land Use designation changes would result in a one-unit reduction in potential dwelling units, when compared to the existing designations. The area proposed to change to SR-10 was analyzed for the SR-10 designation in the General Plan EIR, as part of the alternatives analysis.

RM15

The RM15 PSR is comprised of 22 parcels totaling 348 acres, in the Ramona Community Planning Area. The PSR includes eight parcels totaling 283 acres, which are associated with the original property owner request, and 14 parcels totaling 65 acres that make up the study area (added for mapping consistency). The properties are located adjacent to SR-78, in the vicinity of Horizon View Drive. For this PSR, the GPA involves a proposed change from Rural Lands 40 (RL-40) to Semi-Rural 4 (SR-4) for the entire PSR area and study area. The RL-40 designation is not slope dependent, and allows one unit per 40 acres. The proposed SR-4 designation allows one dwelling unit per four acres in the areas less than 25% slope, one dwelling unit per eight acres in the areas of 25% to less than 50% slope, and one dwelling unit per 16 acres in the areas of 50% or greater slope. The current A70 (Limited Agricultural) zoning use regulation on the properties would not change, but the project proposes a change to the zoning minimum lot size from eight acres to four acres, for eight of the parcels (three in the PSR area and five in the study area) totaling 199 acres. This change would make these parcels consistent with the zoning minimum lot sizes for the rest of the parcels in the PSR area and study area. Estimates show that the Land Use designation changes would allow 36 potential dwelling units in the PSR area (a 27-unit increase in potential units), when compared

to the existing designation. However, a Mitigated Negative Declaration (MND) adopted for an approved Tentative Map project (TM 5194) in the PSR area, analyzed a subdivision that would result in 36 units for the PSR area, and found no significant impacts, with mitigation incorporated. The designation change would not result in any additional subdivision potential in the study area, due to steep slope constraints in the proposed slope dependent SR-4 designation.

SD2

The SD2 PSR is comprised of 11 parcels totaling 52 acres, in the San Dieguito Community Planning Area. The PSR includes one parcel totaling 19 acres, which is associated with the original property owner request, and 10 parcels totaling 33 acres that make up the study area (added for mapping consistency). The properties are located adjacent to Elfin Forest Road, approximately 5 ½ miles south of SR-78, and 2 miles west of the Olivenhain Reservoir. The SD2 PSR area (19-acre parcel) is also associated with an adopted MND for an approved Tentative Map (TM 5278). Currently, all of the PSR parcel and study area parcels are designated SR-4. With the proposed project, 11 acres in the southern portion of this parcel would change to Semi-Rural 2 (SR-2), and the remaining eight acres (area of one of the proposed parcels in the approved TM) would remain SR-4. The study area includes 10 parcels, currently designated SR-4, that are being analyzed with the project for mapping consistency. In the study area, nine parcels would change to SR-2 and the northernmost parcel would remain SR-4, for consistency with the adjacent area of the PSR parcel that would remain SR-4 and the adjacent parcels to the east and north, which are also SR-4. In total, 37.5 acres would change to SR-2 and 14.5 acres would remain SR-4. The SR-2 designation allows one dwelling unit per two acres in the areas less than 25% slope, one dwelling unit per four acres in the areas of 25% to less than 50% slope, and one dwelling unit per eight acres in the areas of 50% or greater slope. The current RR (Rural Residential) zoning use regulation on the properties would not change, but the project proposes a change the zoning minimum lot size from four acres to two acres, for two of the parcels in the study area, totaling 11.76 acres. This change would make these parcels consistent with the zoning minimum lot sizes for the rest of the parcels in the PSR area and study area. It is estimated that the Land Use designation changes would allow five potential dwelling units on the PSR parcel (a two-unit increase in potential units), when compared to the existing designation. However, a MND adopted for an approved Tentative Map project (TM 5278) on the PSR parcel, analyzed a subdivision that would result in five units for the PSR parcel, and found no significant impacts, with mitigation incorporated. The designation change would not result in any additional subdivision in the study area, due to steep slope constraints in the proposed slope dependent SR-2 and SR-4 designations.

SV17

The SV17 PSR is comprised of eight parcels totaling 6.4 acres, in the Spring Valley Community Planning Area. The properties are located adjacent to Grand Avenue, approximately ¼ mile north of Jamacha Road, and one mile east of SR-125. As can be seen in the maps below in Figure 4, there is one larger, 4.6-acre parcel, and seven smaller parcels that total 1.8 acres. For this PSR, the current project includes a Land Use designation change for the 4.6-acre eastern parcel from Semi-Rural 1 (SR-1) to Village Residential 4.3 (VR-4.3). In addition, the seven western parcels are proposed to change from Village Residential 2.9 (VR-2.9) to Village Residential 7.3 (VR-7.3). The SR-1 designation allows a density of one unit per

acre in the areas under 25% slope, one unit per two acres in the areas of 25% to less than 50% slope, and one unit per four acres in the areas of 50% or greater slope. The VR-4.3 designation allows 4.3 units per acre, the VR-2.9 designation allows 2.9 units per acre, and the VR-7.3 designation allows 7.3 units per acre. The zoning use regulation on each of the parcels would change to RV (Residential Variable), for consistency with the proposed Land Use designations. Additional zoning development designator changes (minimum lot size, building type, and maximum height) are proposed for consistency, as outlined in Attachment B. The proposed Land Use designation changes would result in an estimated density potential of 30 units; or, a 21-unit increase in potential dwelling units, compared to the existing designations. However, the alternatives analysis of the General Plan EIR analyzed these parcels for a VR-7.3 and VR-24 designation scenario, which would have resulted in an estimated 61 potential units.

Attachments

- Environmental Review Checklist Forms for NM16, RM15, SD2, and SV17



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March 7, 2014

Environmental Findings for Property Specific Request NM16 – a General Plan Land Use Designation and Zoning Use Regulation Change

Reviewed as One Component of the Property Specific Requests (NM16, RM15, SD2, & SV17) General Plan Amendment; GPA 12-012

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:

On August 3, 2011, the County of San Diego Board of Supervisors adopted a comprehensive update to the County of San Diego General Plan. The General Plan provides a consistent framework for land use and development decisions in the unincorporated County, consistent with an established community vision. The General Plan Land Use Maps set the Land Use designations, and corresponding densities, for all of the land in the unincorporated County.

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 program EIR evaluated the impact of changing Land Use designations throughout the unincorporated area, including in the area covered by the Property Specific Request (PSR) NM16. The certified Program EIR found that in the subject areas of aesthetics, agricultural resources, air quality, biological resources, hazards and hazardous materials, hydrology and water quality, mineral resources, noise, public services, transportation and traffic, and utilities and service systems there would be significant and unavoidable impacts, even with the implementation of mitigation measures. The Program EIR found that in the subject areas of geology/soils and population/housing there would be no potentially significant impacts. The Program EIR found that all impacts

would be mitigated below a level of significance for the following subject areas: cultural and paleontological resources, land use and planning, recreation, and climate change. For those areas in which environmental impacts remained significant and unavoidable, even with the implementation of mitigation measures, statements of overriding considerations were adopted.

The NM16 Property Specific Request (PSR) involves five parcels totaling 599 acres, in the North Mountain Subregional Planning Area of the unincorporated County. The properties are located in the small community of Chihuahua Valley, approximately 5 miles east of State Route 79 (SR-79), 3 miles south of the border with Riverside County, and are bisected by Chihuahua Valley Road (a County-maintained public road). The PSR properties are shown in Figure 1 below, and consist of three 40-acre parcels, one 79-acre parcel, and one 400-acre parcel. The 400-acre parcel has a split General Plan Land Use designation; with approximately 240 acres designated Rural Lands 80 (RL-80) and 160 acres designated Rural Lands 20 (RL-20). The other four parcels are each designated RL-20. The RL-80 designation allows one dwelling unit per 80 acres, and the RL-20 designation allows one dwelling unit per 20 acres.

In addition to these adopted Land Use designations, the General Plan EIR analyzed four Land Use Map alternative scenarios for potential impacts: the Draft Land Use Map, the Referral Map, the Environmentally Superior Map, and the Hybrid Map. The Draft Land Use Map, the Environmentally Superior Map, and the Hybrid Map each analyzed RL-80 for the entire PSR area. In the Referral Map, the EIR analyzed the Semi-Rural 10 (SR-10) designation for the entire PSR area. The SR-10 designation allows one dwelling unit per 10 acres in the areas of less than 25% slope, and one dwelling unit per 20 acres in the areas of 25% and greater slope.

As the General Plan EIR was a program EIR, it did not include a property-specific analysis for each environmental subject area. The Program EIR analysis assumed impacts based on the maximum allowable development within each Land Use designation. For the PSR NM16 area, the Program EIR assumed impacts based on the maximum allowable development under the higher density Land Use designation scenario outlined in the alternative maps. The previously certified Program EIR is available at <http://www.sdcounty.ca.gov/pds/gpupdate/environmental.html>.

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 - a. Contact: Kevin Johnston, Project Manager
 - b. Phone number: (858) 694-3084
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3. Project applicant's name and address:

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

YES

NO

The current Property Specific Request (PSR) General Plan Amendment (GPA) and Rezone differs from the previously approved project in that it would change the General Plan Land Use designations on each of the five parcels in the PSR area, and it would change the zoning use regulation on the 400-acre parcel only.

The property owner has sold the 400-acre parcel to the federal government for conservation. As noted above, that parcel is currently designated RL-20 and RL-80. The request would essentially shift the planned density from that parcel to four parcels to the east that total 199 acres, and are currently designated RL-20. With the proposed changes, the designation on the 400-acre parcel would change to Open Space-Conservation (OS-C). In addition, the Zoning Use Regulation on the 400-acre parcel would change from A70 (Limited Agricultural) to S80 (Open Space). The General Plan designation on the eastern four parcels would change to SR-10, and the A70 and A72 (General Agricultural) zoning on those parcels would remain unchanged. See Figure 1 below for a graphic of the proposed changes.

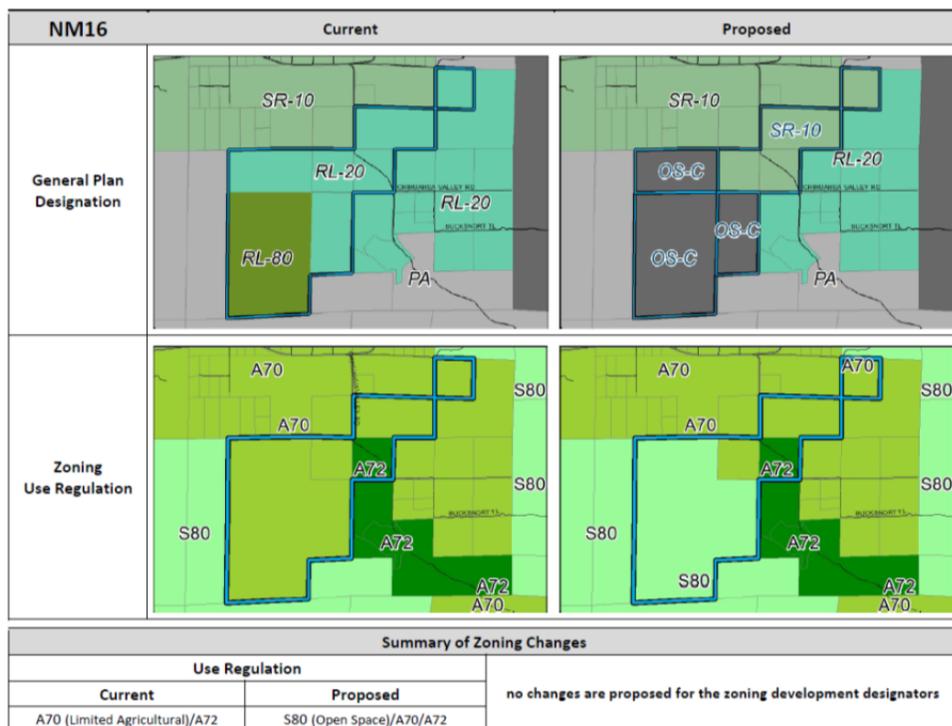


Figure 1: PSR NM16 - Proposed General Plan and Zoning Changes

The change in General Plan designations would result in a reduction in potential dwelling units for the subject area, from 19 potential dwelling units to 18 potential dwelling units. Refer to Table 1 below for a summary of the total acreages and acreages in the steep slope categories for the four parcels proposed to change to the slope dependent SR-10 designation. The SR-10 designation proposed for the four eastern parcels was analyzed as one of the Land Use Map alternatives in the certified General Plan EIR. The OS-C designation proposed for the 400 acres was not one of the alternatives analyzed, but it would result in reduced impacts in all environmental categories, as discussed further in this document.

Table 1: Area in PSR Proposed to Change to SR-10 - Parcels and Subdivision Potential

APN	Total Acreage	Acreage of less than 25% slope ¹	Acreage of 25% to less than 50% slope ¹	Acreage of 50% and greater slope ¹	Development potential with proposed designation (dwelling units)
115-220-30	40	38.1	1.1	0	3
115-220-03	79.1	76.9	2.2	0	7
116-040-25	40.2	39.7	0.5	0	4
116-040-16	39.9	38.6	1.3	0	3

¹ Steep slope acreages were estimated based on a review of County of San Diego GIS data & USGS maps.

Total = 17 DU
(in area proposed for SR-10)

5. 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 Emissions
- Hazards & Haz Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities & Service Systems
- 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 previous 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 EIR is adequate 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 SUBSEQUENT or SUPPLEMENTAL EIR is required.



 Signature

March 7, 2014

 Date

Kevin Johnston

 Printed Name

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 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 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 current project proposes to change the General Plan Land Use designations on five parcels totaling 599 acres in the Chihuahua Valley area of the North Mountain Subregional Planning Area. The proposal is to change the designation on the 400-acre western parcel from Rural Lands 80 (RL-80) and Rural Lands 20 (RL-20) to Open Space-Conservation (OS-C). The RL-80 designation allows a maximum density of one dwelling unit per 80 acres. The RL-20 designation allows a maximum density of one unit per 20 acres. Open Space-Conservation does not have an associated density, as it is intended for natural resource protection. The property owner has sold the 400-acre parcel to the federal government for conservation. The project would also change the designation on the four eastern parcels (totaling 199 acres) from RL-20 to SR-10. The SR-10 designation for this area was analyzed as one of the Land Use Map alternatives (Referral Map) in the certified General Plan EIR. This designation allows a maximum density of one dwelling unit per 10 acres in the areas less than 25% slope, and one unit per 20 acres in the areas of 25% and greater slope. The request would essentially shift the planned density from that parcel to four parcels to the east. In addition, the zoning use regulation on the 400-acre parcel would change from A70 (Limited Agricultural) to S80 (Open Space). The zoning use regulations on the eastern four parcels would remain unchanged, with three of the parcels zoned A70 and one parcel zoned A72 (General Agricultural). The proposed changes in General Plan Land Use designations would result in a reduction in potential dwelling units for the subject area, from 19 potential dwelling units to 18 potential dwelling units.

The Land Use designation changes decrease the amount of potential dwelling units by one. Therefore, the changes do not result in an increase in development potential and results in reduced impacts to scenic vistas, scenic resources, visual character, and light pollution. In

addition, the new 400 acres of open space contributes to the preservation of the rural character of the North Mountain Subregion.

The proposed changes would be consistent with the General Plan EIR, which recommends that the Subregion be designated as rural or semi-rural development and open space. The property in question is just east of the designated Zone A buffer that requires dark skies due to the Palomar Mountain Observatory (County of San Diego 2011a). Therefore, potential development on the 199-acre eastern portion of the property would not conflict with Zone A lighting regulations. Additional detail on the previous EIR analysis, related to aesthetics is provided below.

Scenic Vistas and Scenic Resources

Implementation of the General Plan Update was found have the potential to result in the obstruction, interruption, or detracting of a scenic vista as a result of future development activity. In addition, implementation of the General Plan Update would have the potential to impact scenic resources through the removal or substantial adverse change of features that contribute to the valued visual character or image of an area. General Plan Update policies and mitigation measures were identified that would reduce impacts to below a level of significance. The General Plan Update EIR included policies in the Land Use, Mobility, and Conservation and Open Space Elements to reduce impacts to scenic vistas and scenic resources. The relevant policies are LU-6.2, LU-6.3, LU-6.4, LU-6.6, LU-6.7, LU-6.9, LU-10.1, LU-10.2, M-2.3, COS-11.1, COS-11.2, COS-11.3, COS-11.4, COS-11.5, COS-11.6, COS-11.7, COS-12.1, and COS-12.2. The concepts and requirements covered in these policies include conservation-oriented site design, minimizing visual impacts through site design, preservation and integration of natural features, development conformance with topography, environmentally sensitive road design, and coordination with other jurisdictions, agencies, and private organizations to preserve visual resources.

In addition, the following mitigation measures identified in the EIR were found to mitigate the potentially significant impacts related to scenic vistas and scenic resources, as follows:

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

This mitigation measure is directly related to General Plan Amendments. As discussed in this document, this PSR GPA has been reviewed in relation to this mitigation measure, for General Plan conformance. The proposed changes would not result in new significant impacts to scenic vistas.

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

The regulations contained in these ordinances, plans, and guidelines serve to protect biological resources, steep slopes, wetlands, and floodplains, among other resources. While protecting these resources, the same regulations also serve to protect the visual resources of particular areas where the valued visual character is tied to the natural features of the landscape. These regulations would be applied to any future subdivisions or other discretionary development applications on the subject properties.

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

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

- **Aes-1.4** – Revise the Design Review process to streamline the process, improve consistency in implementation, and update design criteria as necessary. Current components of that process include Special Area Designators, Design Review Guidelines, and the Site Plan review and approval process.
- **Aes-1.5** – Create a Conservation Subdivision Program that facilitates conservation-oriented project design.

This program was put in place with the adoption of the General Plan Update, through updates to the Zoning Ordinance, Resource Protection Ordinance, and Subdivision Ordinance. These updates provide incentives for conservation-oriented design, that in turn, helps improve protection of visual resources.

- **Aes-1.6** – Require that project approvals with significant potential to adversely affect the scenic quality of a community require community review and specific findings of community compatibility. Examples can be found in the Zoning Ordinance with the numerous special uses or exceptions allowed pursuant to Administrative and Use Permits, and Site Plans. The practice has been proved useful for reducing impacts to aesthetic resources and their usefulness will increase as community plans and design guidelines are updated pursuant to Aes-1.3 and Aes-1.4.

Any future subdivision project or other discretionary permit will be reviewed for consistency with the North Mountain Subregional Plan. In addition, these types of projects will be reviewed for potential visual impacts in relation to the County's Guidelines for Determining Significance – Visual Resources, as these projects would be subject to CEQA.

- **Aes-1.7** – Develop and implement programs and regulations that preserve agricultural lands (such as the County's CEQA guidelines and the Farm Program). Most existing agricultural lands are key components of scenic vistas and community character and the preservation of these resources is critical to minimizing impacts to these resources.

These guidelines and programs would be applied to future subdivisions and other discretionary projects. As discussed further in the agricultural resources section the zoning on the 199-acre portion of the PSR would remain A70 (Limited Agricultural) and A72 (General Agricultural).

- **Aes-1.8** – Continue to develop and implement programs and regulations that minimize landform alteration and preserve ridgelines and steep slopes where appropriate. Examples include the County's Grading Ordinance, RPO, and CEQA Guidelines.

Each of these examples would be applied to any future subdivisions or other discretionary projects. For example, the RPO limits the allowed encroachment into steep slope lands, based on the percentage of the lot that contains steep slopes. Open space easements are required for those areas where encroachment is not allowed.

- **Aes-1.9** – Work with communities and other stakeholders to identify key scenic vistas, viewsheds of County scenic roads and highways, and other areas of specific scenic value. Apply Resource Conservation Area designations or other special area designators, guidelines, and tools to guide future development of parcels within these viewsheds to avoid impacts to the scenic vistas.
- **Aes-1.10** – Participate in regional planning and planning by agencies operating within or adjacent to the County to the extent practicable. This includes participation in SANDAG and other regional planning forums, reviewing and commenting on planning and environmental documents issued by other agencies, and ongoing collaboration with tribes and adjacent jurisdictions. The concepts and requirements covered in these policies include

The County is actively involved in regional planning forums, interjurisdictional reviews, and collaboration with tribes and adjacent jurisdictions.

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

These Board policies outline the process for formation of Underground Utility Districts (UUDs), and outline the process for reviewing requests for waivers of the requirements for undergrounding utilities.

Visual Character or Quality

Implementation of the General Plan Update would allow increased development densities to occur in some areas which would result in the potential degradation of the existing visual character or quality of a community. General Plan Update policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The General Plan Update EIR included policies in the Land Use, Mobility, and Housing Elements to reduce impacts to visual character or quality. The relevant policies are LU-1.4, LU-2.1, LU-2.3, LU-2.5, LU-4.1, LU-4.2, LU-4.3, LU-4.4, LU-11.2, LU-12.4, M-10.6, and H-2.1. The concepts and requirements covered in these policies include stipulations for Village expansion, updating community plans, compatibility with community character, maintaining greenbelts between communities, infrastructure compatibility with community character, and minimizing on-street parking.

In addition to the mitigation measures noted above, the following mitigation measures identified in the EIR were found to partially mitigate the significant impacts related to visual character or quality, as follows:

- **Aes-3.1** – Improve upon the County road standards or other right of way design guidelines to provide standards related to road design, parking, landscaping, and elements of the public realm that are critical to the character of a community.
- **Aes-3.2** – Implement existing and prepare new community right-of-way development standards, as appropriate, that supplement the County road standards in order to recognize the unique constraints and character of different communities.

The implementation and continuous improvement of these standards will help to mitigate the visual impacts from new roads and associated elements in the right-of-way.

Light or Glare

Implementation of the General Plan Update would have the potential to result in increased light and glare within the County that would adversely affect day or nighttime views. General Plan Update policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The General Plan Update EIR included policies in the Conservation and Open Space Element to reduce impacts to visual light or glare. The relevant policies are COS-13.1, COS-13.2, and COS-13.3. These policies serve to restrict outdoor lighting in Semi-Rural and Rural Lands, minimize the impact of development on the dark skies surrounding the Palomar and Mount Laguna observatories, and facilitate coordination with other agencies, jurisdictions, and tribal governments to reduce light pollution.

The following mitigation measures identified in the EIR were found to partially mitigate the significant impacts related to light or glare, as follows:

- **Aes-4.1** – Coordinate with communities and stakeholders to review light pollution controls and consider amendments or expansions to those controls as determined necessary to reduce impacts to dark skies that are important to community character.
- **Aes-4.2** – Maintain light and glare regulations that minimize impacts to adjacent properties, sensitive areas, community character, observatories, and dark skies. These regulations are currently found in the Light Pollution Code and Zoning Ordinance.
- **Aes-4.3** – Participate in regional planning and planning by agencies operating within or adjacent to the County to the extent practical. This includes participation in SANDAG and other regional planning forums, reviewing and commenting on planning and environmental documents issued by other agencies, and ongoing collaboration with Native American tribes and adjacent jurisdictions.

These mitigation measures rely on existing regulations in the County Light Pollution Code and continuous improvements in light pollution control measures, in collaboration with other jurisdictions, agencies, and tribes. The property in question is just east of the designated Zone A buffer that requires dark skies due to the Palomar Mountain Observatory.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to aesthetics because:

1. As part of the alternatives analysis, the General Plan EIR analyzed the SR-10 designation in the 199-acre area proposed to change to SR-10. The area proposed to change to OS-C is being preserved as open space, while the EIR analyzed that area for low density residential.
2. Future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; thus providing further assurance that the changes would not result in additional impacts beyond the EIR analysis.

When compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant 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. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-categories of visual character or quality and light or glare would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

II. AGRICULTURE AND FORESTRY 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 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 current project proposes to change the General Plan Land Use designations on five parcels totaling 599 acres in the Chihuahua Valley area of the North Mountain Subregional Planning Area. The proposal is to change the designation on the 400-acre western parcel from Rural Lands 80 (RL-80) and Rural Lands 20 (RL-20) to Open Space-Conservation (OS-C). The RL-80 designation allows a maximum density of one dwelling unit per 80 acres. The RL-20 designation allows a maximum density of one unit per 20 acres. Open Space-Conservation does not have an associated density, as it is intended for natural resource protection. The property owner has sold the 400-acre parcel to the federal government for conservation. The project would also change the designation on the four eastern parcels (totaling 199 acres) from RL-20 to SR-10. The SR-10 designation for this area was analyzed as one of the Land Use Map alternatives (Referral Map) in the certified General Plan EIR. This designation allows a maximum density of one dwelling unit per 10 acres in the areas less than 25% slope, and one unit per 20 acres in the areas of 25% and greater slope. The request would essentially shift the planned density from that parcel to four parcels to the east. In addition, the zoning use regulation on the 400-acre parcel would change from A70 (Limited Agricultural) to S80 (Open Space). The zoning use regulations on the eastern four parcels would remain unchanged, with three of the parcels zoned A70 and one parcel zoned A72 (General Agricultural). The proposed changes in General Plan Land Use designations would result in a reduction in potential dwelling units for the subject area, from 19 potential dwelling units to 18 potential dwelling units.

The property in question is not designated as an Agricultural Preserve nor is it under a Williamson Act Contract (County of San Diego 2011a). The property is designated as Farmland of Statewide Importance, but the 400 acres that would be designated OS-C is not currently used for agricultural production. The Farmland Mapping and Monitoring Program (FMMP) requires that the land be irrigated and used for agricultural production within the past four (4) years to be considered Farmland of Statewide Importance. The property has not been irrigated nor has it been used for agricultural production in the past 4 years. Consequently, the property does not fall within Farmland of Statewide Importance, per FMMP requirements. Additional detail on the previous EIR analysis, related to agriculture and forestry resources is provided below.

Direct and Indirect Conversion of Agricultural Resources

Implementation of the General Plan Update was found to result in the potential direct conversion of 53,495 acres of agricultural resources to non-agricultural land uses. General Plan Update policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The General Plan Update EIR included policies in the Land Use and Conservation and Open Space Elements to reduce the potential for direct conversion of farmland. The relevant policies are: LU-6.4, LU-7.1, LU-7.2, and COS-6.4. These policies guide development to preserve existing agricultural resources, encourage acquisition and voluntary dedication of conservation easements, and promote the agricultural industry within the County to ensure the long term viability of agricultural resources.

In addition, the following mitigation measures identified in the EIR were found to partially mitigate the significant impacts related to direct and indirect conversion of Agricultural Resources, as follows:

- **Agr-1.1** – Implement the General Plan Regional Category map and Land Use maps which protect agricultural lands with lower density Land Use designations that will support continued agricultural operations.

This mitigation measure is directly related to General Plan Amendments. As discussed in this document, this PSR GPA has been reviewed in relation to this mitigation measure, for General Plan conformance.

- **Agr-1.2** – Develop and implement programs and regulations that protect agricultural lands (such as CEQA guidelines, Zoning Ordinance, Right to Farm Act, Open Space Subvention Act, Farm and Ranch Lands Protection Program, San Diego County Agricultural Enterprises and Consumer Information Ordinance, BOS Policy I-133 and the San Diego County Farming Program), as well as, those that support implementation of the Williamson Act (including the CEQA guidelines, Zoning Ordinance, and Subdivision Ordinance).

Each of these programs or regulations places limits on allowable impacts to agriculture, thereby substantially reducing the amount of conversion to non-agricultural uses.

- **Agr-1.3** – Create a Conservation Subdivision Program that facilitates conservation-oriented project design through changes to the Subdivision Ordinance, Resource Protection Ordinance, Zoning Ordinance, Groundwater Ordinance, and other regulations as necessary with the goal of promoting conservation of natural resources and open space (including agricultural lands) while improving mechanisms for flexibility in project design so that the production of housing is not negatively impacted.

This program will provide sufficient area on subdivision project sites to continue agricultural production while still creating new parcels.

- **Agr-1.4** – Develop and implement the PACE program which compensates landowners for voluntarily limiting future development on their land.

This program will incentivize the placement of agricultural conservation easements on farmland, thereby increasing preservation and reducing conversion of agricultural resources in the County.

- **Agr-1.5** – Revise community plans to identify important agricultural areas within them and specific compatible uses and desired buffers necessary to maintain the viability of that area. Community plans are used to review development projects (including General Plan Amendments).

While many of the mitigation measures identified above address the need for countywide planning or programs, some of these measures would be applied on a project basis. For example, under Agr-1.2, application of the County CEQA Guidelines for Determining Significance for Agricultural Resources would be applied on a project level to ensure impacts to agricultural resources are mitigated.

Land Use Conflicts

The EIR found that effects related to the sub-category of land use conflicts would be less than significant as a result of the General Plan Update. This sub-category analyzed potential conflicts with Williamson Act contract lands. Through the implementation of General Plan policies and the mitigation measure listed below, the effects in this category were found to be less than significant.

- **Agr-2.1** – Prior to the approval of any Zoning Ordinance Amendment that would result in the removal of an “A” designator from a certain property, an analysis shall be conducted to ensure that the action removing such a designation will not result in any significant direct or indirect adverse impact to Williamson Act contract lands.

As neither the PSR area nor the study area contain any Williamson Act Contract lands or land identified as an Agricultural Preserve ("A" zoning designators), the proposed project changes would not result in any new significant impacts related to land use conflicts with Williamson Act Contracts or Agricultural Preserves.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to agriculture and forestry resources because:

1. As part of the alternatives analysis, the General Plan EIR analyzed the SR-10 designation in the 199-acre area proposed to change to SR-10. The area proposed to change to OS-C is being preserved as open space, while the EIR analyzed that area for low density residential.
2. Future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; thus providing further assurance that the changes would not result in additional impacts beyond the EIR analysis.

When compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects by converting Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicting with existing zoning for agricultural use or a Williamson Act contract, or converting forest land, timberland, or timberland zoned Timberland Production to a non-agricultural use. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-categories of conversion of agricultural resources and indirect conversion of agricultural resources would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the 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 current project proposes to change the General Plan Land Use designations on five parcels totaling 599 acres in the Chihuahua Valley area of the North Mountain Subregional Planning Area. The proposal is to change the designation on the 400-acre western parcel from Rural Lands 80 (RL-80) and Rural Lands 20 (RL-20) to Open Space-Conservation (OS-C). The RL-80 designation allows a maximum density of one dwelling unit per 80 acres. The RL-20 designation allows a maximum density of one unit per 20 acres. Open Space-Conservation does not have an associated density, as it is intended for natural resource protection. The property owner has sold the 400-acre parcel to the federal government for conservation. The project would also change the designation on the four eastern parcels (totaling 199 acres) from RL-20 to SR-10. The SR-10 designation for this area was analyzed as one of the Land Use Map alternatives (Referral Map) in the certified General Plan EIR. This designation allows a maximum density of one dwelling unit per 10 acres in the areas less than 25% slope, and one unit per 20 acres in the areas of 25% and greater slope. The request would essentially shift the planned density from that parcel to four parcels to the east. In addition, the zoning use regulation on the 400-acre parcel would change from A70 (Limited Agricultural) to S80 (Open Space). The zoning use regulations on the eastern four parcels would remain unchanged, with three of the parcels zoned A70 and one parcel zoned A72 (General Agricultural). The proposed changes in General Plan Land Use designations would result in a reduction in potential dwelling units for the subject area, from 19 potential dwelling units to 18 potential dwelling units.

The proposed designation changes would only decrease the amount of allowed dwelling units by one; however, due to the reduction in developable land, future potential vehicle miles traveled (VMT), and their associated criteria pollutant emissions, would be expected to decrease compared to the noted potential impacts in these areas, documented in the General Plan EIR.

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. The current RAQS and State Implementation Plan (SIP) are based on projections for residential, commercial, industrial, and recreational land uses contained in the former General Plan. The former General Plan would have allowed for a higher density than the current General Plan or the proposed change, on this subject property. Therefore, the proposed change would be considered consistent with the underlying growth forecasts in the RAQS, because a project that proposes fewer units than were anticipated in the RAQS would still be considered consistent with the RAQS. As previously discussed, the proposed changes would not increase the potential growth accommodated in the General Plan. However, under the proposed change, densities and intensity would be clustered to the 199-acre eastern portion of the property. Future development occurring on the property would also be required to be consistent with the emission reduction strategies in the RAQS and the SIP.

Impacts to air quality violations, non-attainment of criteria pollutants, and sensitive receptors as a result of the proposed change would be similar to the existing General Plan. The maximum potential dwelling units associated with the proposed change would be reduced by one dwelling unit. In addition, the conversion of 400 acres to conserved open space would be expected to reduce future potential criteria pollutant emissions from VMT. Any new stationary sources of pollutants constructed on the remaining 199 acres would be subject to APCD requirements for permitting and must demonstrate that the development would not cause or contribute to a violation

of an air quality standard. The proposed changes would result in a similar amount of construction from future development as well as a similar amount of criteria pollutant emissions. Additionally, grading operations associated with future construction would be subject to the County of San Diego Grading Ordinance, which requires the implementation of dust control measures that would reduce construction-related particulate matter emissions. Additional detail on the previous EIR analysis, related to air quality resources is provided below.

Air Quality Plans

The EIR found that the General Plan Update would not conflict with or obstruct implementation of the RAQS or SIP. No mitigation measures were required for the finding of a less than significant impact in this sub-category.

Air Quality Violations

The EIR found that the General Plan Update would have the potential to result in a violation of an air quality standard. General Plan Update policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The General Plan Update EIR included policies in the Conservation and Open Space Element to reduce impacts to air quality violations. The relevant policies are COS-14.1, COS-14.2, COS-14.8, COS-14.9, COS-14.10, COS-15.1, COS-15.3, COS-15.4, COS-15.5, COS-16.2, COS-16.3, and COS-20.3. These policies include promoting land use patterns and a mixture of village uses to reduce vehicle trips, minimizing land use conflicts that would lead to high levels of exposure to pollutants, reducing emissions by promoting green building techniques and low emission construction vehicles, transportation management programs to encourage low emission vehicles and reduce single-occupancy vehicle use, and an emphasis on regional collaboration.

In addition, the following mitigation measures identified in the EIR were found to partially mitigate the significant impacts to air quality violations, as follows:

- **Air-2.1** – Provide incentives such as preferential parking for hybrids or alternatively fueled vehicles such as compressed natural gas (CNG) vehicles or hydrogen-powered vehicles. The County shall also establish programs for priority or fee parking on County streets or in County parking lots for hybrids or alternatively fueled vehicles.
- **Air-2.2** – Replace existing vehicles in the County fleet as needed with the cleanest vehicles commercially available that are cost-effective and meet vehicle use needs.
- **Air-2.3** – Implement transportation fleet fueling standards to improve the number of alternatively fueled vehicles in the County fleet.
- **Air-2.4** – Provide incentives to promote the siting or use of clean air technologies where feasible. These technologies shall include, but not be limited to, fuel cell technologies, renewable energy sources, and hydrogen fuel.

These measures will combine to help improve fuel efficiency and reduce emissions through requirements associated with County actions, and incentives to encourage emissions reductions in the private sector.

- **Air-2.5** – Require that the following measures be implemented on all construction projects where project emissions are above the SLTs:
 - Multiple applications of water during grading between dozer/scrapper passes
 - Paving, chip sealing or chemical stabilization of internal roadways after completion of grading
 - Use of sweepers or water trucks to remove 'track out' at any point of public street access
 - Termination of grading if winds exceed 25 miles per hour

- Stabilization of dirt storage piles by chemical binders, tarps, fencing or other erosion control
- Use of low-sulfur fuels in construction equipment
- Projects exceeding screening-level thresholds (SLTs) will require ten percent of the construction fleet to use any combination of diesel catalytic converters, diesel oxidation catalysts, diesel particulate filters and/or CARB certified Tier I, II, III, IV equipment. Equipment is certified if it meets emission standards established by the EPA for mobile non-road diesel engines of almost all types. Standards established for hydrocarbons, oxides of nitrogen (NO_x), carbon monoxide, and particulate matter. Tier I standards are for engines over 50hp (such as bulldozers) built between 1996 and 2000, and engines under 50hp (such as lawn tractors) built between 1999 and 2000. Tier II standards are for all engine sizes from 2001 to 2006, and Tier III standards are for all engines rated over 50hp from 2006 to 2008. Tier IV standards apply to engines of all sizes built in 2008 or later. Standards are increasingly stringent from Tier I to Tier IV.

Application of these standards will help reduce construction-related pollutants, to substantially reduce the potential for air quality violations from new development.

- **Air-2.6** – Use County Guidelines for Determining Significance for Air Quality to identify and mitigate adverse environmental effects on air quality.
- **Air-2.7** – Implement County Air Pollution Control District (APCD) regulations for air emissions from all sources under its jurisdiction.

The application of these guidelines and enforcement of APCD regulations provide assurances that development pursuant to the General Plan will not violate air quality standards.

- **Air-2.8** – Require New Source Reviews (NSRs) to prevent permitting projects that are ‘major sources.’

The purpose of these reviews is to allow continued industrial growth in non-attainment areas and, at the same time, ensure that new and modified sources do not exacerbate existing air quality problems and/or offset emissions reductions from other sources.

- **Air-2.9** – Implement the Grading, Clearing, and Watercourses Ordinance by requiring all clearing and grading to be conducted with dust control measures.

Measures outlined in this Ordinance serve to minimize particulate matter emissions from construction.

- **Air-2.10** – Revise Board Policy F-50 to strengthen the County’s commitment and requirement to implement resource-efficient design and operations for County-funded renovation of new building projects. This could be achieved by making the guidelines within the policy mandatory rather than voluntary.
- **Air-2.11** – Implement County Regional Air Quality Strategy (RAQS) to attain State air quality standards for ozone (O₃).
- **Air-2.12** – Revise Board Policy G-15 to require County facilities to comply with Silver Leadership in Energy and Environmental Design (LEED) standards or other equivalent Green Building rating systems.
- **Air-2.13** – Revise Board Policy G-16 to require the County to:
 - Adhere to the same or higher standards it would require from the private sector when locating and designing facilities concerning environmental issues and sustainability; and
 - Require government contractors to use low emission construction vehicles and equipment.

Mitigation measures Air-2.12 and 2.13 will substantially reduce emissions associated with County operations. The proposed changes would maintain consistency with the Community Development Model, and existing development patterns in the North Mountain Subregional Planning Area.

Non-Attainment Criteria Pollutants

Implementation of the General Plan Update would have the potential to result in cumulatively considerable net increase in pollutants for which the San Diego Air Basin (SDAB) is listed as non-attainment. The same General Plan Update policies and mitigation measures identified for the air quality violations sub-category would be applied to reduce impacts associated with non-attainment criteria pollutants; however, these policies and mitigation measures would not reduce impacts to below a level of significance. Even though these General Plan Update goals and policies and other County regulations are intended to minimize impacts associated with non-attainment criteria pollutants, implementation of the General Plan Update would allow for the development of land uses that would increase County-wide emissions of particulate matter.

Sensitive Receptors

The EIR found that General Plan Update would have the potential to result in the exposure of sensitive receptors to substantial amounts of toxic air contaminants (TACs) that would result in a potentially significant increase in cancer risk.

The following mitigation measure identified in the EIR was found to partially mitigate the significant impacts to air quality violations, as follows:

- **Air-4.1** – Use the policies set forth in the California Air Resources Board's (CARB) Land Use and Air Quality Handbook (CARB 2005) as a guideline for siting sensitive land uses. Implementation of this measure will ensure that sensitive land uses such as residences, schools, day care centers, playgrounds, and medical facilities are sited appropriately to minimize exposure to emissions of TACs.

Heavy-duty trucks that utilize diesel engines are a common source of these TACs. This measure would emphasize reducing land use conflicts that would place sensitive receptors in close proximity to industrial uses that often involve the use of these types of vehicles.

Though this mitigation measure would reduce potential impacts to sensitive receptors; potential impacts would not be reduced to below a level of significance and would remain significant and unavoidable, as noted in the EIR.

Objectionable Odors

The General Plan Update was found to comply with APCD regulations that require odor sources to reduce impacts to nearby receptors. No mitigation measures were required for the finding of a less than significant impact in this sub-category.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to air quality because:

1. As part of the alternatives analysis, the General Plan EIR analyzed the SR-10 designation in the 199-acre area proposed to change to SR-10. The area proposed to change to OS-C is being preserved as open space, while the EIR analyzed that area for low density residential.
2. Future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; thus providing further assurance that the changes would not result in additional impacts beyond the EIR analysis.

When compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new environmental effect or substantially increase the severity of previously identified significant effects by violating any air quality standard, exposing sensitive receptors to substantial pollutant concentrations, or creating objectionable odors affecting a substantial number of people. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-categories of conversion of air quality violations, non-attainment criteria pollutants, and sensitive receptors would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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

The current project proposes to change the General Plan Land Use designations on five parcels totaling 599 acres in the Chihuahua Valley area of the North Mountain Subregional Planning Area. The proposal is to change the designation on the 400-acre western parcel from Rural Lands 80 (RL-80) and Rural Lands 20 (RL-20) to Open Space-Conservation (OS-C). The RL-80 designation allows a maximum density of one dwelling unit per 80 acres. The RL-20 designation allows a maximum density of one unit per 20 acres. Open Space-Conservation does not have an associated density, as it is intended for natural resource protection. The property owner has sold the 400-acre parcel to the federal government for conservation. The project would also change the designation on the four eastern parcels (totaling 199 acres) from RL-20 to SR-10. The SR-10 designation for this area was analyzed as one of the Land Use Map alternatives (Referral Map) in the certified General Plan EIR. This designation allows a maximum density of one dwelling unit per 10 acres in the areas less than 25% slope, and one unit per 20 acres in the areas of 25% and greater slope. The request would essentially shift the planned density from that parcel to four parcels to the east. In addition, the zoning use regulation on the 400-acre parcel would change from A70 (Limited Agricultural) to S80 (Open Space). The zoning use regulations on the eastern four parcels would remain unchanged, with three of the parcels zoned A70 and one parcel zoned A72 (General Agricultural). The proposed changes in General Plan Land Use designations would result in a reduction in potential dwelling units for the subject area, from 19 potential dwelling units to 18 potential dwelling units.

The 400 acres of new conservation lands and slight reduction in development potential under the proposed change would result in reduced impacts to biological resources compared to the existing General Plan. The primary habitats on the property in question are chaparral, oak woodlands, and some small areas of coniferous forest, wetlands, and riparian woodlands in the area that has been set aside as open space. Some areas of oak woodlands occur in both the area proposed for open space and the area proposed for SR-10. A Conservation Subdivision design is required in the SR-10 designation. This requires a minimum avoidance of 75% of sensitive resources on site. The oak woodlands would be the most sensitive resource in the SR-10 area, and would require avoidance. With the location of the oak woodlands and the size of the current parcels, the subdivision potential can be easily attained under SR-10, even with complete avoidance of the oak woodlands.

Special Status Species

The EIR analysis determined the implementation of the General Plan Update would have the potential to result in impacts to special status species. General Plan Update policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The EIR identified policies in the Land Use and Conservation and Open Space Elements that would reduce the potential for impacts to special status species. The relevant policies are: LU-6.1, LU-6.2, LU-6.3, LU-6.4, LU-6.6-, LU-6.7, LU-10.2, COS 1.3, COS 1.6 through COS 1.11, COS-2.1, and COS-2.2. These policies require monitoring, management and maintenance of a regional preserve system; facilitate preserve assembly and funding; help minimize edge effects; facilitate preparation of habitat conservation plans and resource management plans; direct development to avoid and/or preserve habitat; provide for long-term sustainability of the natural environment, and encourage contiguous open space areas that protect wildlife habitat and corridors.

In addition, the following mitigation measures identified in the EIR were found to partially mitigate the significant impacts related to special status species, as follows:

- **Bio-1.1** – Create a Conservation Subdivision Program that facilitates conservation-oriented project design through changes to the Subdivision Ordinance, Resource Protection Ordinance (RPO), Zoning Ordinance, Groundwater Ordinance, and other regulations as necessary. It is intended that these changes will promote conservation of natural resources and open space while improving mechanisms for flexibility in project design so that production of housing stock is not negatively impacted. Additionally, any such allowances of flexibility must be done with consideration of community character through planning group coordination and/or findings required for project approval.

The Conservation Subdivision Program is now in effect and facilitates the protection of larger blocks of open space, thus providing improved protection of habitats associated with special status species.

- **Bio-1.2** – Implement and revise existing Habitat Conservation Plans/Policies to preserve sensitive resources within a cohesive system of open space. In addition, continue preparation of MSCP Plans for North County and East County.
- **Bio-1.3** – Implement conservation agreements through Board Policy I-123, as this will facilitate preservation of high-value habitat in the County's MSCP Subarea Plan.
- **Bio-1.4** – Coordinate with nonprofit groups and other agencies to acquire preserve lands.

These mitigation measures will serve to continue adding preserve lands throughout the County for protection of sensitive habitats.

- **Bio-1.5** – Utilize County Guidelines for Determining Significance for Biological Resources to identify adverse impacts to biological resources. Also utilize the County’s Geographic Information System (GIS) records and the Comprehensive Matrix of Sensitive Species to locate special status species populations on or near project sites. This information will be used to avoid or mitigate impacts as appropriate.
- **Bio-1.6** – Implement the RPO, Biological Mitigation Ordinance (BMO), and HLP Ordinance to protect wetlands, wetland buffers, sensitive habitat lands, biological resource core areas, linkages, corridors, high-value habitat areas, subregional Coastal sage scrub focus areas, and populations of rare, or endangered plant or animal species.
- **Bio-1.7** – Minimize edge effects from development projects located near sensitive resources by implementing the County Noise Ordinance, the County Groundwater Ordinance, the County’s Landscaping Regulations (currently part of the Zoning Ordinance), and the County Watershed Protection, Stormwater Management, and Discharge Control Ordinance.

Implementation of this measure helps to reduce indirect impacts to special status species.

Riparian Habitat and Other Sensitive Natural Communities

The EIR found that implementation of the General Plan Update would have the potential to result in impacts to riparian habitat and other sensitive natural communities. General Plan Update policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The EIR identified the policies that apply to special status species to reduce potential impacts; in addition to policy COS-3.1 in the Conservation and Open Space Element which requires development to preserve existing natural wetland areas and associated transitional riparian and upland buffers.

The EIR mitigation measures identified for special status species would also serve to reduce potential impacts to riparian habitat and other sensitive natural communities. In addition, the following mitigation measures identified in the EIR were found to partially mitigate the significant impacts related to riparian habitat and other sensitive natural communities.

- **Bio-2.1** – Revise the Ordinance relating to water conservation in landscaping to incorporate appropriate plant types and regulations requiring planting of native or compatible non-native, non-invasive plant species in new development.

The Water Conservation in Landscaping Ordinance was updated in 2010, after the development of these General Plan mitigation measures. The current ordinance meets the intent of this mitigation measure.

- **Bio-2.2** – Require that development projects obtain CWA Section 401/404 permits issued by the California Regional Water Quality Control Board and U.S. Army Corps of Engineers for all project-related disturbances of waters of the U.S. and/or associated wetlands. Also continue to require that projects obtain Fish and Game Code Section 1602 Streambed Alteration Agreements from the California Department of Fish and Game for all project-related disturbances of streambeds.
- **Bio-2.3** – Ensure that wetlands and wetland buffer areas are adequately preserved whenever feasible to maintain biological functions and values.
- **Bio-2.4** – Implement the Watershed Protection, Stormwater Management, and Discharge Control Ordinance to protect wetlands.

Federally Protected Wetlands

Implementation of the General Plan Update was found to have the potential to result in a significant impact to federally protected wetlands. General Plan Update policies and mitigation measures were identified that would reduce impacts to below a level of significance. The EIR identified policies in the Conservation and Open space Element that would reduce impacts to federally protected wetlands. The relevant policies are COS-3.1 and COS-3.2. These policies require the preservation of wetlands and protection of wetlands from pollutant discharges. The mitigation measures identified to reduce impacts to federally protected wetlands are Bio-1.1, Bio-1.5, Bio-1.6, Bio-1.7, Bio-2.2, Bio-2.3, and Bio-2.4, all of which are discussed above.

Wildlife Movement Corridors and Nursery Sites

The EIR analysis found that implementation of the General Plan Update would have the potential to impact wildlife movement corridors. General Plan Update policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The EIR identified policies in the Land Use and Conservation and Open Space Elements that would reduce the potential for impacts to wildlife movement corridors and nursery sites. The relevant policies are: COS-1.1 through COS-1.5, LU-6.1 and LU-6.7. These policies facilitate creation, protection, maintenance and management of a coordinated biological preserve system that includes Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.

The mitigation measures identified to reduce impacts to federally protected wetlands are Bio-1.1 through Bio-1.7, and Bio-2.3, all of which are discussed above.

Local Policies and Ordinances

The EIR analysis found that implementation of the General Plan Update would not conflict with local biological resources related policies and ordinances. No mitigation measures were required to reach a less than significant finding in this category.

Habitat Conservation Plans

The EIR analysis also found that implementation of the General Plan Update would not conflict with any applicable Habitat Conservation Plan (HCP) or Natural Communities Conservation Plan (NCCP). No mitigation measures were required to reach a less than significant finding in this category. Future development under the proposed changes would not conflict with programs and ordinances that protect biological resources, because in order for future proposed discretionary projects to be approved and developed, projects would be required to comply with any adopted Multiple Species Conservation Program (MSCP) Subarea Plan and the Biological Mitigation Ordinance (where applicable), the Habitat Loss Permit Ordinance, and the Resource Protection Ordinance.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to biological resources because:

1. As part of the alternatives analysis, the General Plan EIR analyzed the SR-10 designation in the 199-acre area proposed to change to SR-10. The area proposed to change to OS-C is being preserved as open space, while the EIR analyzed that area for low density residential.

2. Future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; thus providing further assurance that the changes would not result in additional impacts beyond the EIR analysis.

When compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new environmental effect or substantially increase the severity of previously identified significant effects due to adverse effects on any sensitive natural community 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; due to adverse effects to federally protected wetlands; due to interference with the movement of any native resident or migratory fish or wildlife species; or due to 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. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-categories of special status species, riparian habitat and other sensitive natural communities, and wildlife movement corridors and nursery sites would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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 current project proposes to change the General Plan Land Use designations on five parcels totaling 599 acres in the Chihuahua Valley area of the North Mountain Subregional Planning Area. The proposal is to change the designation on the 400-acre western parcel from Rural Lands 80 (RL-80) and Rural Lands 20 (RL-20) to Open Space-Conservation (OS-C). The RL-80 designation allows a maximum density of one dwelling unit per 80 acres. The RL-20 designation allows a maximum density of one unit per 20 acres. Open Space-Conservation does not have an associated density, as it is intended for natural resource protection. The property owner has sold the 400-acre parcel to the federal government for conservation. The project would also change the designation on the four eastern parcels (totaling 199 acres) from RL-20 to SR-10. The SR-10 designation for this area was analyzed as one of the Land Use Map alternatives (Referral Map) in the certified General Plan EIR. This designation allows a maximum density of one dwelling unit per 10 acres in the areas less than 25% slope, and one unit per 20 acres in the areas of 25% and greater slope. The request would essentially shift the planned density from that parcel to four parcels to the east. In addition, the zoning use regulation on the 400-acre parcel would change from A70 (Limited Agricultural) to S80 (Open Space). The zoning use regulations on the eastern

four parcels would remain unchanged, with three of the parcels zoned A70 and one parcel zoned A72 (General Agricultural). The proposed changes in General Plan Land Use designations would result in a reduction in potential dwelling units for the subject area, from 19 potential dwelling units to 18 potential dwelling units.

Due to the clustering of development potential on the 199-acre eastern portion of the site, and the reduction in potentially developable land, the proposed change would reduce potential impacts to cultural resources, archaeological resources, historical resources, paleontological resources, and human remains. The subject properties include areas with low sensitivity for paleontological resources and areas considered to have no sensitivity for paleontological resources. Future development in the areas with low sensitivity for paleontological resources would require grading monitoring measures by the grading contractor. Monitoring by a qualified archaeologist for potential cultural/archaeological resources may be required during grading for future development. The areas around riparian habitats tend to have a higher concentration of artifacts. Considering that the riparian habitat (in the southern portion of the subject area) has been preserved as open space, and potential development would be consolidated to the northeast, the likelihood of the occurrence of subsurface archaeological artifacts would be slightly reduced. Potential impacts to archaeological or paleontological resources would further be reduced by compliance with all applicable regulations regarding the protection of such resources. Additional detail on the previous EIR analysis, related to cultural resources is provided below.

Historical Resources

The EIR analysis found that implementation of the General Plan Update would have the potential to result in substantial adverse changes to significant historical resources. General Plan Update policies and mitigation measures were identified that would reduce impacts to below a level of significance. The relevant policy is COS-8.1, from the Conservation and Open Space Element, which encourages the preservation or adaptive reuse of historic sites, structures, and landscapes.

In addition, the following mitigation measures identified in the EIR were found to mitigate the potentially significant impacts related to historical resources, as follows:

- **Cul-1.1** – Utilize the RPO, CEQA, the Grading and Clearing Ordinance, and the Zoning Ordinance to identify and protect important historic and archaeological resources by requiring appropriate reviews and applying mitigation when impacts are significant.

There are regulations in each of these that provide appropriate triggers for historical resource evaluations.

- **Cul-1.2** – Provide incentives through the Mills Act to encourage the restoration, renovation or adaptive reuse of historic resources.

Property owners can receive tax benefits from preservation and maintenance of historical resources.

- **Cul-1.3** – Initiate a new effort to identify and catalog historic and potentially historic resources within unincorporated San Diego County. This process will require public participation and evaluation by County staff and the Historic Site Board. The anticipated result of this effort is: (1) at a minimum, landowners will be better informed of potential resources on their properties as well as the options available to them under the State/National Register or the Mills Act; and (2) in some cases, properties may be zoned with a special area designator for historic resources, thereby restricting demolition/removal and requiring a Site Plan permit for proposed construction which will be reviewed by the Historic Site Board.

- **Cul-1.4** – Support the Historic Site Board in their efforts to provide oversight for historic resources.

The Historic Site Board is an advisory body that provides recommendations to decision makers on archaeological and historic cultural resources. This Board also reviews resources associated with property owners seeking historic designation and participation in the Mills Act.

- **Cul-1.5** – Ensure landmarking and historical listing of County owned historic sites.
- **Cul-1.6** – Implement, and update as necessary, the County’s Guidelines for Determining Significance for Cultural Resources to identify and minimize adverse impacts to historic and archaeological resources.
- **Cul-1.7** – Identify potentially historic structures within the County and enter the information in the Department of Planning and Land Use (not PDS) property database. Identification will occur by compiling information from all available sources (e.g. County surveys, Historic Site Board, information received from SOHO and community planning groups, information from other jurisdictions, etc.) and shall be updated at least every five years.
- **Cul-1.8** – Revise the Resource Protection Ordinance (RPO) to apply the demolition or alteration of identified significant historic structures.

These measures will help to avoid potential impacts to historic resources, in addition to improving public awareness.

Archaeological Resources

The EIR analysis found that implementation of the General Plan Update would result in new development that would have the potential to cause a substantial adverse change in the significance of an archaeological resource, including the potential destruction or disturbance of an archaeological site. General Plan Update policies and mitigation measures were identified that would reduce impacts to below a level of significance. The relevant policies are COS-7.1 through COS-7.4, in the Conservation and Open Space Element. These policies detail how archaeological resources should be protected, the handling of archaeological resources mitigation in development projects, treatment of collections, and consultation with Native American tribes and other affected communities on the treatment of archaeological resources.

In addition to mitigation measures Cul-1.1 and Cul-1.6 (discussed above), the following mitigation measures identified in the EIR were found to mitigate the potentially significant impacts related to archaeological resources, as follows:

- **Cul-2.1** – Develop management and restoration plans for identified and acquired properties with cultural resources.
- **Cul-2.2** – Facilitate the identification and acquisition of important resources through collaboration with agencies, tribes, and institutions, such as the South Coast Information Center (SCIC), while maintaining the confidentiality of sensitive cultural information.
- **Cul-2.3** – Support the dedication of easements that protect important cultural resources by using a variety of funding methods, such as grant or matching funds, or funds from private organizations.

These measures help preserve cultural resources and minimize potential impacts.

- **Cul-2.4** – Protect significant cultural resources through regional coordination and consultation with the NAHC and local tribal governments, including SB-18 review.

These efforts help to ensure significant sites are identified and preserved to the satisfaction of all parties.

- **Cul-2.5** – Protect undiscovered subsurface archaeological resources by requiring grading monitoring by a qualified archaeologist and a Native American monitor for all ground disturbing activities, and also, when feasible, during initial surveys.

The use of monitors prevents direct impacts to archaeological resources.

- **Cul-2.6** – Protect significant cultural resources by facilitating the identification and acquisition of important resources through regional coordination with agencies and institutions, such as the South Coast Information Center (SCIC) and consultation with the Native American Heritage Commission (NAHC) and local tribal governments, including SB-18 review, while maintaining the confidentiality of sensitive cultural information.

Paleontological Resources

The EIR analysis found that implementation of the General Plan would result in new development with the potential to impact unique paleontological resources. A General Plan Update policy and mitigation measures were identified that would reduce impacts to below a level of significance. The relevant policy from the Conservation and Open Space Element is COS-9.1, which requires the salvage and preservation of unique paleontological resources during excavation or grading activities.

In addition, the following mitigation measures identified in the EIR were found to mitigate the potentially significant impacts related to paleontological resources, as follows:

- **Cul-3.1** – Implement the Grading Ordinance and CEQA to minimize impacts to paleontological resources, require a paleontological resources monitor during grading when appropriate, and apply appropriate mitigation when impacts are significant.
- **Cul-3.2** – Implement, and update as necessary, the County's Guidelines for Determining Significance for Paleontological Resources to identify and minimize adverse impacts to paleontological resources.

These measures require paleontological grading monitoring in areas with significant potential for unique paleontological resources.

Human Remains

The EIR analysis found that implementation of the General Plan would result in new development that would have the potential to disturb human remains, including those discovered outside of formal cemeteries. A General Plan Update policy and mitigation measures were identified that would reduce impacts to below a level of significance. The relevant policy is COS-7.5, in the Conservation and Open Space Element, which discusses the treatment of human remains.

In addition to mitigation measures Cul-1.1 and Cul-1.6 (discussed above), the following mitigation measure identified in the EIR was found to mitigate the potentially significant impacts related to human remains, as follows:

- **Cul-4.1** – Include regulations and procedures for discovery of human remains in all land disturbance and archaeological related programs. Ensure that all references to discovery of human remains promote preservation and include proper handling and coordination with Native American groups. Apply appropriate mitigation when impacts are significant.

These measures will promote preservation and include proper handling and mitigating actions.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to cultural resources because:

1. As part of the alternatives analysis, the General Plan EIR analyzed the SR-10 designation in the 199-acre area proposed to change to SR-10. The area proposed to change to OS-C is being preserved as open space, while the EIR analyzed that area for low density residential.
2. Future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; thus providing further assurance that the changes would not result in additional impacts beyond the EIR analysis.

Compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects by impacting cultural resources, archaeological resources, historical resources, paleontological resources, or human remains. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required.

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 current project proposes to change the General Plan Land Use designations on five parcels totaling 599 acres in the Chihuahua Valley area of the North Mountain Subregional Planning Area. The proposal is to change the designation on the 400-acre western parcel from Rural Lands 80 (RL-80) and Rural Lands 20 (RL-20) to Open Space-Conservation (OS-C). The RL-80 designation allows a maximum density of one dwelling unit per 80 acres. The RL-20 designation allows a maximum density of one unit per 20 acres. Open Space-Conservation does not have an associated density, as it is intended for natural resource protection. The property owner has sold the 400-acre parcel to the federal government for conservation. The project would also change the designation on the four eastern parcels (totaling 199 acres) from RL-20 to SR-10. The SR-10 designation for this area was analyzed as one of the Land Use Map alternatives (Referral Map) in the certified General Plan EIR. This designation allows a maximum density of one dwelling unit per

10 acres in the areas less than 25% slope, and one unit per 20 acres in the areas of 25% and greater slope. The request would essentially shift the planned density from that parcel to four parcels to the east. In addition, the zoning use regulation on the 400-acre parcel would change from A70 (Limited Agricultural) to S80 (Open Space). The zoning use regulations on the eastern four parcels would remain unchanged, with three of the parcels zoned A70 and one parcel zoned A72 (General Agricultural). The proposed changes in General Plan Land Use designations would result in a reduction in potential dwelling units for the subject area, from 19 potential dwelling units to 18 potential dwelling units.

Any new development under the proposed changes would be subject to regulations in place to reduce erosion, septic system failure, and hazards associated with seismic activity, soil stability, and expansive soils. Similar to other areas of the County with potential geologic hazards, all future development associated with the proposed change 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 NPDES permit program, which requires Stormwater Management Plans (SWMPs) to be prepared and best management practices (BMPs) to be identified. All construction activities occurring under the proposed change 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. All future development projects under the proposed changes 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. Additional detail on the previous EIR analysis, related to geology and soils is provided below.

Exposure to Seismic Related Hazards

The EIR found that the General Plan Update Land Use designations would allow development in areas with geological risks; however (as discussed above), future development would be required to comply with all applicable federal, State, and local building regulations to minimize seismic hazards. As such, no General Plan policies or mitigation measures were required to reach a finding of a less than significant impact.

Soil Erosion or Top Soil Loss

The EIR also found that Land Use designations under the General Plan Update would allow construction and operational activities that would have the potential to expose topsoil to erosion. Required compliance with the National Pollutant Discharge Elimination System (NPDES), the California Building Code (CBC) and the County Grading Ordinance would reduce impacts to below a significance level. No General Plan policies or mitigation measures were required to reach this finding.

Soil Stability

The General Plan Update would result in the same situation related to hazards associated with on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse, associated with

structures that can be permitted under the designations. Future development would be required to comply with all applicable federal, State, and local building regulations, including the CBC and County required geotechnical reconnaissance reports. Because of these requirements, the General Plan Update was found to result in a less than significant impact to soil stability. No General Plan policies or mitigation measures were required to reach this finding.

Expansive Soils

Similar to the sub-categories noted above, the General Plan Update Land Use designations would allow for the development of structures on potentially expansive soils. The required compliance with federal, State, and local building codes and other regulations was found to reduce impacts associated with expansive soils to less than significant. No General Plan policies or mitigation measures were required to reach this finding.

Waste Water Disposal Systems

The EIR also found that the General Plan Land Use designations would allow development in areas where soils are incapable of adequately supporting the use of septic tanks or other on-site waste water disposal systems. Future development would be required to comply with State and local regulations for on-site wastewater disposal systems, including County DEH regulations. Because of these requirements, the General Plan Update was found to result in a less than significant impact to waste water disposal systems. No General Plan policies or mitigation measures were required to reach this finding.

Unique Geologic Features

The EIR found that the General Plan Land Use designations would allow development in areas with unique geologic features, leading to damage to the unique geologic features. Due to required compliance with existing regulations, including the County's Guidelines for Determining Significance and triggers for requiring geological reconnaissance reports, the EIR found a less than significant impact to unique geologic features. No General Plan policies or mitigation measures were required to reach this finding.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to geology and soils because:

1. As part of the alternatives analysis, the General Plan EIR analyzed the SR-10 designation in the 199-acre area proposed to change to SR-10. The area proposed to change to OS-C is being preserved as open space, while the EIR analyzed that area for low density residential.
2. Future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; thus providing further assurance that the changes would not result in additional impacts beyond the EIR analysis.

Compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new environmental effect or substantially increase the severity of previously identified significant effects related to geology and soils. The amount of developable land under the proposed change would be reduced compared to the existing General Plan, which would reduce the amount of potentially developable land susceptible to geological hazards. In addition, all future

development would be required to comply with all applicable rules and regulations which would further reduce impacts associated with geology and soils. The impacts to geology and soils, outlined in the General Plan EIR, would remain less than significant.

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

The current project proposes to change the General Plan Land Use designations on five parcels totaling 599 acres in the Chihuahua Valley area of the North Mountain Subregional Planning Area. The proposal is to change the designation on the 400-acre western parcel from Rural Lands 80 (RL-80) and Rural Lands 20 (RL-20) to Open Space-Conservation (OS-C). The RL-80 designation allows a maximum density of one dwelling unit per 80 acres. The RL-20 designation allows a maximum density of one unit per 20 acres. Open Space-Conservation does not have an associated density, as it is intended for natural resource protection. The property owner has sold the 400-acre parcel to the federal government for conservation. The project would also change the designation on the four eastern parcels (totaling 199 acres) from RL-20 to SR-10. The SR-10 designation for this area was analyzed as one of the Land Use Map alternatives (Referral Map) in the certified General Plan EIR. This designation allows a maximum density of one dwelling unit per 10 acres in the areas less than 25% slope, and one unit per 20 acres in the areas of 25% and greater slope. The request would essentially shift the planned density from that parcel to four parcels to the east. In addition, the zoning use regulation on the 400-acre parcel would change from A70 (Limited Agricultural) to S80 (Open Space). The zoning use regulations on the eastern four parcels would remain unchanged, with three of the parcels zoned A70 and one parcel zoned A72 (General Agricultural). The proposed changes in General Plan Land Use designations would result in a reduction in potential dwelling units for the subject area, from 19 potential dwelling units to 18 potential dwelling units.

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 CO₂e (Carbon Dioxide Equivalent) emissions that would be anticipated. If a proposed project is the same type and equal to, or smaller than the project size listed in the screening criteria, it is anticipated that the project emissions would not exceed 2,500 MT (metric tons) of CO₂e per year, and there would be a less than cumulatively considerable impact. As discussed previously, a subdivision project in the PSR area, in accordance with the proposed changes would be anticipated to yield a maximum of 18 potential lots. This potential density would fall well below the Guidelines' screening criteria for single-family housing of 86 dwelling units. Therefore, no new

significant impacts associated with greenhouse gas emissions would occur, and the proposed changes would not result in a substantial increase in the severity of previously identified effects.

The following General Plan policies in the Conservation and Open Space Element reduce impacts associated with greenhouse gas emissions. COS-10.7 encourages construction and demolition debris recycling as an accessory use at permitted mining facilities. COS-15.1 requires new buildings to be designed and constructed to incorporate techniques and materials that maximize energy efficiency. COS-15.2 encourages retrofitting of existing buildings for energy efficiency. COS 15.3 requires all new County facilities to meet identified 'green building' programs for energy efficiency. COS-17.1 promotes reduction, reuse, and recycling of solid waste to increase solid waste diversion from landfills. COS-17.5 and COS-18.2 encourage methane sequestration and recapture from landfill operations. COS-20.1 requires the preparation, maintenance, and implementation of a climate change action plan with GHG emission inventories, reduction targets, and deadlines. COS-20.2 requires the establishment and maintenance of a program to monitor GHG emissions. COS-20.4 requires the County to furnish materials and programs to educate on reducing GHG emissions, and provide technical assistance.

The following mitigation measures identified in the EIR were found to mitigate the potentially significant impacts related to greenhouse gas emissions, as follows:

- **CC-1.1** – Update the County Green Building Program to increase effectiveness of encouraging incentives for development that is energy efficient and conserves resources through incentives and education.
- **CC-1.2** – Prepare a County Climate Action Plan with an update baseline inventory of greenhouse gas emissions from all sources, more detailed greenhouse gas emissions reduction targets and deadlines; and comprehensive and enforceable GHG emissions reduction measures that will achieve a 17% reduction in emissions from County operations from 2006 to 2020 and a 9% reduction in community emissions between 2006 and 2020. Once prepared, implementation of the plan will be monitored and progress reported on a regular basis

The Climate Action Plan has been prepared, approved by the County Board of Supervisors, and is currently being implemented.

- **CC-1.3** – Work with SANDAG to achieve regional goals in reducing GHG emissions associated with land use and transportation.
- **CC-1.4** – Review traffic operations to implement measures that improve flow and reduce idling such as improving traffic signal synchronization and decreasing stop rate and time.
- **CC-1.5** – Coordinate with the San Diego County Water Authority and other water agencies to better link land use planning with water supply planning with specific regard to potential impacts from climate change and continued implementation and enhancement of water conservation programs to reduce demand. Also support water conservation pricing (e.g. tiered rate structures) to encourage efficient water use.
- **CC-1.6** – Implement and expand Countywide recycling and composting programs for residents and businesses. Require commercial and industrial recycling.
- **CC-1.7** – Incorporate the California ARB's recommendations for a climate change CEQA threshold into the County Guidelines for Determining Significance for Climate Change. These recommendations will include

energy, waste, water, and transportation performance measures for new discretionary projects in order to reduce GHG emissions. Should the recommendation not be released in a timely manner, the County will prepare its own threshold.

- **CC-1.8** – Revise County Guidelines for Determining Significance based on the Climate Action Plan. The revisions will include guidance for proposed discretionary projects to achieve greater energy, water, waste, and transportation efficiency.

The County's "Guidelines for Determining Significance – Climate Change" were updated on November 7, 2013, to reflect the County's approved Climate Action Plan.

- **CC-1.9** – Coordinate with APCD, SDG&E, and the California Center for Sustainable Energy to research and possibly develop a mitigation credit program. Under this program, mitigation funds will be used to retrofit existing buildings for energy efficiency to reduce GHG emissions.
- **CC-1.10** – Continue to implement the County Groundwater Ordinance, Watershed Protection Ordinance (WPO), Resource Protection Ordinance (RPO), and prepare MSCP Plans for North and East County in order to further preserve wildlife habitat and corridors, wetlands, watersheds, groundwater recharge areas and other open space that provide carbon sequestration benefits and to restrict the use of water for cleaning outdoor surfaces and vehicles. The WPO also implements low-impact development practices that maintain the existing hydrologic character of the site to manage storm water and protect the environment. (Retaining storm water runoff on-site can drastically reduce the need for energy-intensive imported water at the site.
- **CC-1.11** – Revise the Ordinance Relating to Water Conservation for Landscaping to further water conservation to:
 - Create water-efficient landscapes and use water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls
 - Use reclaimed water for landscape irrigation
 - Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff
 - Provide education about water conservation and available programs and incentives.
- **CC-1.12** – Continue to coordinate with resource agencies, CALFIRE, and fire districts to minimize potential wildfire risks in the County and to plan for the potential increase in future risk that may result from Climate Change.
- **CC-1.13** – Continue to implement and revise as necessary the Regional Trails Plan as well as the Community Trails Master Plan to connect parks and publicly accessible open space through shared pedestrian/bike paths and trails to encourage walking and bicycling.
- **CC-1.14** – Provide public education and information about options for reducing greenhouse gas emissions. In addition to addressing land development, education should also address purchasing, conservation, and recycling.
- **CC-1.15** – Reduce VMT and encourage alternative modes of transportation by implementing the following measures:
 - During Community Plan updates, establish policies and design guidelines that encourage commercial centers in compact walkable configurations and discourage 'strip' commercial development.
 - Expand community bicycle infrastructure.
 - Revise the Off-Street Parking Design Manual to include parking placement concepts that encourage pedestrian activity and concepts for providing shared parking facilities
 - Establish comprehensive planning principles for transit nodes such as the Sprinter Station located in North County Metro
 - Continue to locate County facilities near transit facilities whenever feasible
 - Coordinate with SANDAG, Caltrans, and tribal governments to maximize opportunities to locate park and ride facilities
 - Continue to coordinate with SANDAG, Caltrans, and transit agencies to expand the mass transit opportunities in the unincorporated County and to review the location and design of transit stops. Establish a DPLU transit coordinator to ensure land use issues are being addressed.

- Update the Zoning Ordinance to require commercial, office, and industrial development to provide preferred parking for carpools, vanpools, electric vehicles, and flex cars.
- **CC-1.16** – Develop and implement a Strategic Energy Plan to increase energy efficiency in existing County buildings and set standards for any new County facilities that will ultimately reduce GHG emissions. This will include implementation of the following measures as will be detailed within the Plan:
 - Improve energy efficiency within existing operations through retrofit projects, updated purchasing policies, updated maintenance/operations standards, and education.
 - Improve energy efficiency of new construction and major renovations by applying design criteria and participating in incentive programs.
 - Provide energy in a reliable and cost-effective manner and utilize renewable energy systems where feasible.
 - Monitor and reduce energy demand through metering, building controls, and energy monitoring systems.
 - Increase County fleet fuel efficiency by acquiring more hybrid vehicles, using alternative fuels, and by maintaining performance standards for all fleet vehicles.
- **CC-1.17** – Develop and implement a County Operations Recycling Program. This will include implementation of the following measures as will be detailed within the Program:
 - Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).
 - Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas.
 - Recover by-product methane to generate electricity.
 - Provide education and publicity about reducing waste and available recycling services.
- **CC-1.18** – Develop and implement a County Operations Water Conservation Program.
- **CC-1.19** – Revise the Zoning Ordinance to facilitate recycling salvaged concrete, asphalt and rock.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to greenhouse gas emissions because:

1. As part of the alternatives analysis, the General Plan EIR analyzed the SR-10 designation in the 199-acre area proposed to change to SR-10. The area proposed to change to OS-C is being preserved as open space, while the EIR analyzed that area for low density residential.
2. Future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; thus providing further assurance that the changes would not result in additional impacts beyond the EIR analysis.

When compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to greenhouse gas emissions. The impacts described in the General Plan EIR would still be considered less than significant.

III. 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 current project proposes to change the General Plan Land Use designations on five parcels totaling 599 acres in the Chihuahua Valley area of the North Mountain Subregional Planning Area. The proposal is to change the designation on the 400-acre western parcel from Rural Lands 80 (RL-80) and Rural Lands 20 (RL-20) to Open Space-Conservation (OS-C). The RL-80 designation allows a maximum density of one dwelling unit per 80 acres. The RL-20 designation allows a maximum density of one unit per 20 acres. Open Space-Conservation does not have an associated density, as it is intended for natural resource protection. The property owner has sold the 400-acre parcel to the federal government for conservation. The project would also change the designation on the four eastern parcels (totaling 199 acres) from RL-20 to SR-10. The SR-10 designation for this area was analyzed as one of the Land Use Map alternatives (Referral Map) in the certified General Plan EIR. This designation allows a maximum density of one dwelling unit per 10 acres in the areas less than 25% slope, and one unit per 20 acres in the areas of 25% and greater slope. The request would essentially shift the planned density from that parcel to four parcels to the east. In addition, the zoning use regulation on the 400-acre parcel would change from A70 (Limited Agricultural) to S80 (Open Space). The zoning use regulations on the eastern four parcels would remain unchanged, with three of the parcels zoned A70 and one parcel zoned A72 (General Agricultural). The proposed changes in General Plan Land Use designations would result in a reduction in potential dwelling units for the subject area, from 19 potential dwelling units to 18 potential dwelling units.

Hazardous Materials – transportation, use, disposal, accidental release, and existing hazardous materials sites

The property is not located on or adjacent to a hazardous materials site pursuant to Government Code Section 65962.5 (DTSC, 2013). Similar to the existing General Plan EIR, any future development of land uses, under the proposed change, 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 minimize impacts related to hazardous materials, and the transportation, use, and disposal of hazardous materials. 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.

Public and Private Airports

The closest airport to the property is the Warner Springs Gliderport located approximately 14 miles southwest of the North Mountain property off State Route 79 (SR-79). The proposed change would not create incompatible land uses by locating residential uses adjacent to an airport. In addition, the proposed change would not result in development within two miles of a private airport.

The EIR analysis found that the General Plan Land Use designations would have the potential to increase the risk of people living or working in public airport AIAs to hazards associated with airport operations. In addition, development could occur within two miles of a private airport. General Plan Update policies and mitigation measures were identified that would reduce impacts to below a level of significance. The relevant policies are LU-4.7, M-7.1, S-15.1, S-15.2, S-15.3, and S-15.4 from the Land Use, Mobility, and Safety Elements. The concepts and requirements covered in these policies include supporting review of ALUCPs within AIAs, requiring land uses to be compatible with airport operations, requiring new public or private airports to demonstrate compatibility with surrounding land uses in operational plans, restrict potential flight hazards in approach and departure areas, discouraging uses that may impact airport operations, and minimizing impacts to environmental resources and surrounding communities during operation or expansion of airport facilities.

In addition, the following mitigation measures were found to reduce impacts to below a level of significance as follows:

- **Haz-1.1** – Implement the Guidelines for Determining Significance, Airport Hazards, when reviewing new development projects to ensure compatibility with surrounding airports and land uses and apply appropriate mitigation when impacts are significant.

These Guidelines are used to review projects within Airport Influence Areas, to ensure land use compatibility. In addition, the department has an airport hazards specialist who reviews projects in AIAs to for further compatibility assurance.

- **Haz-1.2** – Participate in the development of ALUCPs and future revisions to the ALUCPs to ensure the compatibility of land uses and airport operations.
- **Haz-1.3** – Review the Air Installation Compatible Use Zone (AICUZ) when reviewing new development projects within the study area. Ensure that such development projects are consistent with the land use compatibility and safety issues therein.
- **Haz-1.4** – Facilitate coordination between DPW and DPLU (now PDS) staff when planning new airports or operational changes to existing airports when those changes would produce new or modified airport hazard zones.

- **Haz-1.5** – Coordinate with the San Diego County Regional Airport Authority (SDCRAA) and County Airports for issues related to airport planning and operations.
- **Haz-2.1** – Implement and revise as necessary the Zoning Ordinance requiring Major Use Permits (MUPs) for private airports and heliports.

Each of these measures serves the purpose of providing greater assurance of land use compatibility around airport operations.

Emergency Response and Evacuation Plans

The General Plan EIR found that implementation of the General Plan would allow increased development potential in areas that may not have accounted for the potential growth in their existing emergency response and evacuation plans. General Plan Update policies and mitigation measures were identified that would reduce impacts to below a level of significance. The relevant policies are S-1.3, M-1.2, M-3.3, and M-4.4 in the Safety and Mobility Elements. These policies promote risk reduction programs, provide for an interconnected road network with multiple connections, require multiple ingress/egress routes, and provide accommodations for emergency vehicles on public and private roads.

In addition, the following mitigation measures were found to reduce impacts to below a level of significance as follows:

- **Haz-3.1** – Facilitate coordination between DPLU (now PDS) and the Office of Emergency Services to implement and periodically update the Hazard Mitigation Plan.
- **Haz-3.2** – Implement the CEQA Guidelines for Determining Significance to ensure that discretionary projects do not adversely impact emergency response or evacuation plans. Also implement the County Public Road Standards and County Private Road Standards during these reviews and ensure that road improvements are consistent with Emergency Response and Evacuation Plans. Apply appropriate mitigation when impacts are significant.

The 199-acre, four parcel area that would change to SR-10 under the proposed changes is bisected by a County-maintained road – Chihuahua Valley Road. The parcel that is farthest from this road is ½ mile away, so an easement to the farthest parcel would not exceed the maximum dead end road length for the proposed designation, per the County Fire Code.

- **Haz-3.3** – Prepare Fire Access Road network plans and include in Community Plans or other documents as appropriate.

Wildland Fires

The entire North Mountain property (599 acres) is located within 'very high' fire hazard severity area. Structural fire protection is provided by volunteer fire departments in Palomar Mountain, Ranchita, Sunshine Summit, and Julian (County of San Diego 2011b). The proposed change would reduce the number of maximum potential dwelling units by one dwelling unit. Additionally, with the clustering of future development to the 199-acre eastern portion of the North Mountain property, the amount of wildland urban interface (WUI) acres would be reduced compared to the existing General Plan EIR. The clustering of potential future development and the slight reduction in the number of maximum potential dwelling units on the property would result in similar or reduced impacts to emergency response and evacuation in backcountry areas. Although there are changes in circumstances under the proposed change, these changes would not result in new significant environmental effects related to wildland fire hazards.

Due to the fact that portions of the property in question are located a very high fire hazard area, a Fire Protection Plan would be required for any subdivision proposal (pursuant to Article 86, Section 8601 of the 2001 California Fire Code). The Fire Protection Plan details the adequacy of the water supply, proposed access, building ignition and fire resistance, fire protection systems and equipment, Fuel Modification Zones and vegetation management.

The EIR analysis found that the General Plan Land Use designations would result in significant and unavoidable impacts to wildland fire hazards. The Land Use designations would allow residential, commercial, and industrial development in high fire hazard areas. The majority of the unincorporated County is located in high or very high fire hazard zones. General Plan Update policies and mitigation measures were identified that would partially reduce impacts, but not to below a level of significance. The applicable policies from the Land Use, Safety, and Conservation and Open Space Elements are LU-6.11, LU-11.2, S-3.1, S-3.2, S-3.3, S-3.4, S-3.6, S-4.1, and COS-18.3. These policies guide land use planning in high fire hazard areas, require development projects to be designed to minimize fire hazards, require adequate access roads and fire protection infrastructure, and call for supporting fuel management programs.

In addition, the following mitigation measures were identified, that would partially reduce impacts associated with wildland fire hazards.

- **Haz-4.1** – Identify and minimize potential fire hazards for future development by using and maintaining a database that identifies fire prone areas, locating development away from Fire Hazard areas whenever practicable, and adhering to the County Guidelines for Determining Significance for Wildland Fires and Fire Protection and applying appropriate mitigation measures when impacts are significant.
- **Haz-4.2** – Conduct effective and environmentally sensitive brush management measures such as: addressing habitat-specific fire controls within Resource Management Plans; implementation of the Weed Abatement Ordinance and enforcing proper techniques for maintaining defensible space around structures; coordination with the local FAHJ to ensure that district goals for fuel management and fire protection are being met; and recognizing the Memorandum of Understanding (MOU) between the wildlife agencies and fire authorities that guides the abatement of flammable vegetation without violating environmental regulations for habitat protection.

Additional fire protection measures would be required to accommodate residential development in the area proposed for SR-10, including water storage, fuel modification, and fire apparatus access and turnaround roads.

- **Haz-4.3** – Enforce and comply with Building and Fire Codes to ensure there are adequate fire service levels; and require site and/or building designs that incorporate features that reduce fire hazards. Also implement the General Plan Regional Category Map and Land Use Maps, which typically show lower densities in wildland areas.
- **Haz-4.4** – Create a Conservation Subdivision Program that facilitates conservation-oriented, fire-safe, project design through changes to the Subdivision Ordinance, Resource Protection Ordinance, Zoning Ordinance, Groundwater Ordinance, and other regulations as necessary.

This program was put in place with the adoption of the General Plan Update, through updates to the Zoning Ordinance, Resource Protection Ordinance, and Subdivision Ordinance. These updates provide incentives for conservation-oriented design, including clustered development footprints. These types of incentives reduce the area that emergency responders need to cover, reduce the extent of necessary fuel management, and reduce the need for access roads.

Vectors

The proposed change would not create a potentially significant hazard to the public by substantially increasing human exposure to vectors. Due to existing regulations that projects/future projects must comply with, the existing General Plan EIR found a less than significant impact associated with Vector Hazards. Similarly, the proposed change, which would slightly reduce overall development potential, would not result in an increase human exposure to vectors that would create a potential hazard to the public.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts related to hazards and hazardous materials because:

1. As part of the alternatives analysis, the General Plan EIR analyzed the SR-10 designation in the 199-acre area proposed to change to SR-10. The area proposed to change to OS-C is being preserved as open space, while the EIR analyzed that area for low density residential.
2. Future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; thus providing further assurance that the changes would not result in additional impacts beyond the EIR analysis.

When compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to hazards and hazardous materials including: hazardous materials, public or private airports, emergency response and evacuation plans, wildland fires, and vectors. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-category of wildland fires would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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

The current project proposes to change the General Plan Land Use designations on five parcels totaling 599 acres in the Chihuahua Valley area of the North Mountain Subregional Planning Area. The proposal is to change the designation on the 400-acre western parcel from Rural Lands 80 (RL-80) and Rural Lands 20 (RL-20) to Open Space-Conservation (OS-C). The RL-80 designation allows a maximum density of one dwelling unit per 80 acres. The RL-20 designation allows a maximum density of one unit per 20 acres. Open Space-Conservation does not have an associated density, as it is intended for natural resource protection. The property owner has sold the 400-acre parcel to the federal government for conservation. The project would also change the designation on the four eastern parcels (totaling 199 acres) from RL-20 to SR-10. The SR-10 designation for this area was analyzed as one of the Land Use Map alternatives (Referral Map) in the certified General Plan EIR. This designation allows a maximum density of one dwelling unit per 10 acres in the areas less than 25% slope, and one unit per 20 acres in the areas of 25% and greater slope. The request would essentially shift the planned density from that parcel to four parcels to the east. In addition, the zoning use regulation on the 400-acre parcel would change from A70 (Limited Agricultural) to S80 (Open Space). The zoning use regulations on the eastern four parcels would remain unchanged, with three of the parcels zoned A70 and one parcel zoned A72 (General Agricultural). The proposed changes in General Plan Land Use designations would result in a reduction in potential dwelling units for the subject area, from 19 potential dwelling units to 18 potential dwelling units.

The conversion of 400 acres to conserved open space would result in a substantial reduction in the potential for polluted runoff, flooding, erosion, or siltation due to an increase in impervious surfaces, alternation of drainage patterns, or construction activities. With the proposed change, development potential would be consolidated away from the riparian habitat associated with the segment of the San Luis Rey River in the southern portion of the area that has been conserved as open space. The subject area is not within a dam inundation area, or a County or FEMA-mapped flood hazard area. As such, the change would not lead to significant impacts associated with flooding as the result of the failure of a levee or dam, structures impeding flood flows, or housing placed within a 100-year flood hazard area.

Water Quality Standards and Requirements

Any future subdivision project would require preparation and approval of a Stormwater Management Plan (SWMP). The SWMP outlines Best Management Practices (BMPs) that will be implemented to enable the project to meet waste discharge requirements as required by the Land Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. R9-2007-0001), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).

The EIR found that the General Plan Land Use designations would result in development with the potential to contribute pollutants that would impair water quality, and in some cases, further degrade existing surface and groundwater pollution conditions. General Plan Update policies and mitigation measures were identified that would partially reduce impacts, but not to below a level of significance. General Plan Update policies in the Land Use and Conservation and Open Space Elements would partially reduce impacts to water quality standards and requirements. The applicable policies are LU-6.5, LU-6.9, LU-14.1, LU-14.2, LU-14.3, LU-14.4, COS-4.2, COS-4.3, COS-4.4, COS-5.2, COS-5.3, and COS-5.5. These policies cover the following concepts and requirements: requiring Low Impact Development (LID) techniques to reduce impervious surfaces and promote sustainable stormwater management, requiring development conformance with topography, requiring coordination with other wastewater agencies, requiring adequate wastewater disposal, requiring public maintenance of wastewater treatment facilities serving multiple properties, prohibiting sewer facilities that would induce unplanned growth, requiring efficient irrigation systems in new development, maximization of natural stormwater filtration, and applying appropriate development standards to reduce the potential for groundwater contamination.

In addition, the following mitigation measures identified in the EIR were found to partially mitigate the significant impacts to air quality violations.

- **Hyd-1.1** – Update and implement the County of San Diego's Jurisdictional Urban Runoff Management Program (JURMP).

The JURMP describes the County's approach to meeting the requirements of the Municipal Stormwater Permit.

- **Hyd-1.2** – Implement and revise as necessary the Watershed Protection Ordinance to reduce the effects of polluted runoff discharges on waters and to encourage the removal of invasive species and restore natural drainage systems.
- **Hyd-1.3** – Establish and implement Low Impact Development (LID) standards for new development to minimize runoff and maximize infiltration.

Any subdivision development in the PSR area would be required to incorporate LID standards for stormwater management, associated with the current Municipal Stormwater Permit.

- **Hyd-1.4** – Revise and implement the Stormwater Standards Manual requiring appropriate measures for land use with a high potential to contaminate surface water or groundwater resources.
- **Hyd-1.5** – Utilize the County Guidelines for Determining Significance for Surface Water Quality, Hydrology, and Groundwater Resources to identify adverse environmental effects.
- **Hyd-1.6** – Implement, and revise as necessary, Board Policy I-84 requiring that discretionary project applications include commitments from available water sanitation districts.
- **Hyd-1.7** – Ensure County planning staff participation in the review of wastewater facility long range and capital improvements plans.
- **Hyd-1.8** – Allow wastewater facilities contingent upon approval of a Major Use Permit to ensure facilities are adequately sized.
- **Hyd-1.9** – Review septic system design, construction, and maintenance in cooperation with the Regional Water Quality Control Board through the septic tank permit process.

- **Hyd-1.10** – Coordinate with the State Water Resources Control Board to develop statewide performance and design standards for conventional and alternative on-site wastewater treatment systems.

Groundwater Supplies and Recharge

The subject area is in a zone of 24-27 inches of precipitation per year. Per the Groundwater Ordinance, this precipitation zone would have a groundwater restricted minimum lot size of 4 acres. The existing 8-acre zoning minimum lot size would not be changed with the current project, and thus it would be more restrictive than the groundwater limitations on parcel size. Considering that this is one of the highest precipitation zones in the County, the rate of groundwater recharge would be higher than the rate of groundwater extraction for residential development at the proposed density. Agricultural uses tend to use more water, but the proposed changes would not affect the agricultural use potential in the subject area. The only change in use regulations associated with the current project for this area is the shift to S80 (Open Space) for the 400-acre parcel that has been placed in conservation. No changes are proposed to the existing agricultural zoning on the four eastern parcels. As such, the allowed agricultural uses would not change (though there are no existing agricultural operations on the property).

The EIR analysis found that the buildout of the General Plan Land Use designations would result in significant and unavoidable impacts to groundwater supplies and recharge. General Plan Update policies and mitigation measures were identified that would partially reduce impacts, but not to below a level of significance. General Plan Update policies in the Land Use and Conservation and Open Space Elements were identified that would partially reduce impacts. In addition to General Plan policies COS-4.2, COS-4.3, COS-4.4, and COS-5.2 noted above, in the sub-category of water quality standards, the following policies would also apply to groundwater supplies and recharge: LU-8.1, LU-8.2, LU-13.1, LU-13.2, and COS-4.1. These policies require that land use densities relate to groundwater sustainability, evaluate new groundwater-dependent development to reduce the potential for overdrafts and impacts to existing groundwater users, require water supply commitments for new development, and encourage water conservation and groundwater recharge.

In addition to mitigation measures Hyd-1.1 through Hyd-1.5, noted above, in the sub-category of water quality standards and requirements, the following mitigation measures were identified, that would partially reduce impacts associated with groundwater supplies and recharge.

- **Hyd-2.1** – Implement, and revise as necessary, Board Policy I-84 requiring that discretionary project applications include commitments from available districts. Also implement and revise as necessary Board Policy G-15 to conserve water at County facilities.
- **Hyd-2.2** – Implement the Groundwater Ordinance to balance groundwater resources with new development. Also revise the Ordinance Related to Water Conservation for Landscaping to further water conservation through the use of recycled water.

The Water Conservation in Landscaping Ordinance was updated in 2010, after the development of these General Plan mitigation measures.

- **Hyd-2.3** – Establish a water credits program between the County and the Borrego Water District to provide a streamlined and consistent process for the permanent cessation of outdoor water intensive uses such as irrigated agricultural or golf course land.
- **Hyd-2.4** – Coordinate with the San Diego County Water Authority and other water agencies to coordinate land use planning with water supply planning and implementation and enhancement of water conservation programs.
- **Hyd-2.5** – Implement and revise as necessary the Resource Protection Ordinance and Policy I-68 Proposed Projects in Floodplains/Floodways to restrict development in floodplains/floodways.

Erosion or Siltation

The EIR analysis found that implementation of the General Plan would result in increased runoff with the potential for significant impacts associated with erosion. General Plan Update policies and mitigation measures were identified that would reduce impacts to below a level of significance. The relevant policies are LU-6.5, LU-6.9, and COS-5.3, in the Land Use and Conservation and Open Space Elements, which are discussed above in the sub-category of water quality standards and requirements.

In addition to mitigation measures Hyd-1.1, Hyd-1.3, and Hyd-1.5, noted above, in the sub-category of water quality standards and requirements, the following mitigation measures were identified, that mitigate impacts associated with erosion or siltation.

- **Hyd-3.1** – Implement and revise, as necessary, ordinances to require new development to be located down and away from ridgelines, conform to the natural topography, not significantly alter dominant physical characteristics of the site, and maximize natural drainage and topography when conveying stormwater.
- **Hyd-3.2** – Implement and revise as necessary the RPO to limit development on steep slopes. Also incorporate Board Policy I-73, the Hillside Development Policy, into the RPO to the extent that it will allow for one comprehensive approach to steep-slope protections.
- **Hyd-3.3** – Implement the Grading, Clearing and Watercourses Ordinance to protect development sites against erosion and instability.

This ordinance includes various requirements to avoid erosion and siltation, such as, sedimentation basins, planting requirements, slope stabilization measures, installation of erosion control and drainage devices, etc.

Flooding

The EIR analysis found that implementation of the General Plan Update would convert permeable surfaces to impermeable surfaces, resulting in the potential for flooding. General Plan Update policies and mitigation measures were identified that would reduce impacts to below a level of significance. The EIR identified policies in the Land Use, Safety, and Conservation and Open Space Elements that would reduce impacts associated with flooding. In addition to policy COS-6.5, discussed above in the sub-category of water quality standards and requirements, the following policies would also apply to flooding: LU-6.10, S-9.2, S-10.2, S-10.3, S-10.4, and S-10.6. These policies require minimizing impervious surfaces, implementing LID techniques, designing and locating development to minimize hazard risks, require adequately sized and maintained flood control facilities, minimizing stormwater impacts, and minimizing impacts to an area's existing hydrology.

In addition to mitigation measures Hyd-1.1, through Hyd-1.5, and Hyd-2.5 noted above, in the sub-categories of water quality standards and requirements, and groundwater supplies and

recharge, the following mitigation measures were identified, that mitigate impacts associated with erosion or siltation.

- **Hyd-4.1** – Implement the Flood Damage Prevention Ordinance to reduce flood losses in specified areas.

Requirements in the County's Flood Damage Prevention Ordinance are modeled after FEMA's National Flood Insurance Program (NFIP) Policy requirements, associated with development in floodplains and floodways.

- **Hyd-4.2** – Implement the Grading, Clearing and Watercourses Ordinance to limit activities affecting watercourses.
- **Hyd-4.3** – Implement and revise as necessary Board Policies such as: Policy I-68, which establishes procedures for projects that impact floodways; Policy I-45, which defines watercourses that are subject to flood control; and Policy I-56, which permits, and establishes criteria for, staged construction of off-site flood control and drainage facilities by the private sector when there is a demonstrated and substantial public, private or environmental benefit.

The PSR area is not located within or adjacent to a flood hazard or dam inundation zone.

Exceed Capacity of Stormwater Systems

The EIR identified General Plan policies and mitigation measures that would reduce impacts in this sub-category to below a level of significance. The EIR identified General Plan policies in the Land Use, Conservation and Open Space, and Safety Elements, and mitigation measures that would reduce impacts in this sub-category to below a level of significance. In addition to policies LU-6.5, LU-6.9, COS-4.3, COS-5.2, S-9.2, S-10.2, S-10.3, S-10.4, and S-10.6 (discussed above in the sub-categories associated with hydrology and water quality), Policy S-10.5 would also apply to capacity of stormwater systems. S-10.5 requires development to provide necessary on- and off-site improvements to stormwater management and drainage facilities. The applicable mitigation measures were each discussed above, and include Hyd-1.1, Hyd-1.2, Hyd-1.3, Hyd-1.4, Hyd-1.5, Hyd-2.5, Hyd-3.1, Hyd-4.1, Hyd-4.2, and Hyd-4.3.

Housing within a 100-year Flood Hazard Area / Impeding or Redirecting Flood Flows / Dam Inundation and Flood Hazards

The subject area is not within a County or FEMA-mapped flood hazard area, a dam inundation area, or any other special flood hazard area. As such, the proposed changes would not lead to significant impacts associated with flooding as the result of the failure of a levee or dam, structures impeding flood flows, or housing placed within a 100-year flood hazard area.

Seiche, Tsunami, and Mudflow Hazards

The subject area is not located along the shoreline of a lake or reservoir; therefore, the area would not be inundated by a seiche. The project is not located within a mile of the Pacific Ocean coast; therefore, the area would not be inundated by a tsunami. The EIR analysis found that implementation of the General Plan Update would result in an increased risk of exposing communities to potential damage from mudslides. General Plan policies and implementation measures were identified that would reduce potential impacts to below a level of significance. The applicable policies are S-8.1 and S-8.2. These policies direct development away from areas with high potential for landslides, mudslides, or rockfalls and prohibit development from causing or contributing to slope instability. In addition, mitigation measures Hyd-3.1, Hyd-3.2 and Hyd-3.3 (all discussed above) were identified to reduce potential impacts from mudflow hazards

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts related to hydrology and water quality because:

1. As part of the alternatives analysis, the General Plan EIR analyzed the SR-10 designation in the 199-acre area proposed to change to SR-10. The area proposed to change to OS-C is being preserved as open space, while the EIR analyzed that area for low density residential.
2. Future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; thus providing further assurance that the changes would not result in additional impacts beyond the EIR analysis.

When compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to hydrology and water quality including: water quality standards and requirements, groundwater supplies and recharge, erosion or siltation, flooding, exceeding capacity of stormwater systems, housing within a 100-year flood hazard area, impeding or redirecting flood flows dam inundation and flood hazards, or seiche, tsunami, or mudflow hazards. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-categories of water quality standards and requirements, and groundwater supplies and recharge would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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

The current project proposes to change the General Plan Land Use designations on five parcels totaling 599 acres in the Chihuahua Valley area of the North Mountain Subregional Planning Area. The proposal is to change the designation on the 400-acre western parcel from Rural Lands 80 (RL-80) and Rural Lands 20 (RL-20) to Open Space-Conservation (OS-C). The RL-80 designation allows a maximum density of one dwelling unit per 80 acres. The RL-20 designation allows a maximum density of one unit per 20 acres. Open Space-Conservation does not have an associated density, as it is intended for natural resource protection. The property owner has sold the 400-acre parcel to the federal government for conservation. The project would also change the designation on the four eastern parcels (totaling 199 acres) from RL-20 to SR-10. The SR-10 designation for this area was analyzed as one of the Land Use Map alternatives (Referral Map) in

the certified General Plan EIR. This designation allows a maximum density of one dwelling unit per 10 acres in the areas less than 25% slope, and one unit per 20 acres in the areas of 25% and greater slope. The request would essentially shift the planned density from that parcel to four parcels to the east. In addition, the zoning use regulation on the 400-acre parcel would change from A70 (Limited Agricultural) to S80 (Open Space). The zoning use regulations on the eastern four parcels would remain unchanged, with three of the parcels zoned A70 and one parcel zoned A72 (General Agricultural). The proposed changes in General Plan Land Use designations would result in a reduction in potential dwelling units for the subject area, from 19 potential dwelling units to 18 potential dwelling units.

The majority of the land in the North Mountain Subregional Planning Area is Public Agency Lands, including large stretches of Federal lands. Because of this land ownership pattern, and the size of the planning area, a typical Community Development model pattern is not feasible. Due to the rural nature of the planning area, almost all of the private land in the planning area is in the Semi-Rural or Rural Lands Regional Category. A small Rural Village is located in the Sunshine Summit area, approximately 5 miles west of the NM16 area. In addition, the community of Warner Springs contains some Village densities, approximately 6 miles to the south. The area proposed to change to SR-10 is adjacent to an area of approximately 1,600 acres that already has the SR-10 designation. The community of Chihuahua Valley is almost completely surrounded by Public Agency Lands, but the private land exhibits characteristics of a low density model of concentric development. The highest density of SR-10 is in the center of the small community, with Rural Lands and open space preserves serving as community buffers to the north, south, and west. The proposed changes would not alter this pattern because of the adjacency to existing SR-10 and the Rural Lands and open space that would remain on all sides of the subject parcels. This low-density pattern of development is also exhibited in the North Mountain communities of Palomar Mountain, Sunshine Summit, and Ranchita.

The North Mountain Subregion is characterized by vast open expanses of undeveloped land and scattered low density residential development (County of San Diego 2011b). When compared to the project analyzed in the General Plan EIR, the changes shift densities and intensity to the 199-acre eastern portion of the North Mountain property, rather than allowing development on the entire 599 acres. The maximum amount of potential dwelling units would decrease by one dwelling unit as a result of the proposed changes in designations. The proposed changes would not include any new railroad tracks, airports, or other features that would physically divide a community. In addition, the proposed change would not conflict with any land use plans, policies, or regulations.

Physical Division of an Established Community

Due to the rural nature of the North Mountain Subregion, the increase in open space land as a result of the proposed designation changes would not create a physical separation between established communities. The proposed changes would not include any new railroad tracks, airports, or other features that would physically divide a community.

The EIR analysis found that implementation of the General Plan Update would potentially result in significant impacts related to possible community division through roadway widening, construction, extensions, or other improvements. General Plan policies and mitigation measures were identified to reduce potential significant impacts to a less than significant level.

The relevant policies from the Land Use, Mobility, and Housing Elements are LU-1.4, LU-2.1, LU-2.3, LU-2.5, LU-4.1, LU-4.2, LU-4.3, LU-4.4, LU-11.2, LU-12.4, M-10.6, M-1.3, and H-2.1. These policies require future circulation development to be consistent with the character of an established community. Road design considerations should avoid bisecting communities or town centers when planned. Promote conservation-oriented project design in order to coincide with the applicable community plan. Certain residential subdivisions would be required to conserve open space and natural resources through incorporation of natural features into proposed development, designing contiguous open space areas, and conforming to the natural topography. New residential development will be planned to be integrated with existing neighborhoods, as well as require the location and development of private roads to minimize visual impacts.

In addition, the following mitigation measures were found to reduce potentially significant impact to a less than significant level.

- **Lan-1.1** -- Coordinate with adjacent cities and other agencies regarding planning efforts and resource protection. It specifically requires coordination with SANDAG during updates to the Regional Transportation Plan to ensure that regional roads are properly planned, sited, and designed. Consultation and coordination with this and other agencies will allow better planning of infrastructure and prevent significant impacts to communities from incompatible facilities.
- **Lan-1.2** -- Coordinate with land owners, other departments, and community groups to ensure that both public and private development projects and associated infrastructure minimize impacts to established communities. This involves community input and General Plan conformance reviews on County road projects to insure that County road planning and development is consistent with the General Plan. This also includes analysis of potential environmental impacts for public and private road projects and application of mitigation measures pursuant to CEQA. Department of Public Works policies and procedures shall be evaluated to ensure that such reviews are conducted and that issues regarding potential division of communities are identified and addressed. General Plan Amendments that propose changes to the circulation network shall be kept consistent with the General Plan Goals and Policies, and such proposals will also be reviewed by the communities. In addition, Board Policy I-63, which contains provisions for General Plan Amendments, and/or department procedures, will be updated to meet this standard.
- **Lan-1.3** -- Maintain plans and standards for infrastructure and roads so that divisions of communities do not occur. This will include: 1) updates to County Road Standards to ensure that roads are designed and built in a safe manner consistent with the General Plan and community context; 2) adherence to Community Plans to guide infrastructure planning in the individual and unique communities of the County; 3) evaluation and, if necessary, revisions to the subdivision ordinance to ensure future project designs, and corresponding infrastructure designs, are consistent with the General Plan and with established community character; 4) preparation of local public road network plans to improve mobility, connectivity, and safety; and 5) preparation of community road standards that supplement the County road standards in order to recognize the unique constraints and character of different communities. These efforts will minimize the potential impacts of future infrastructure on established communities.

Conflicts with Land Use Plans, Policies and Regulations / Conflicts with Habitat Conservation Plans (HCPs) or Natural Community Conservation Plans (NCCPs)

The EIR analysis found that implementation of the General Plan Update would not result in a significant impact in relation to Land Use Plans including the Regional Comprehensive Plan (RCP), the 2030 Regional Transportation Plan (RTP), the Congestion Management Program (CMP), the San Diego Basin Plan (Basin Plan), airport land use compatibility plans (ALUCPs), the

Regional Air Quality Strategy (RAQS), the County Trails Program (CTP), spheres of influence (SOI), community plans, and specific plans.

The proposed changes would not conflict with the following planning documents: the Regional Comprehensive Plan (RCP), the 2030 Regional Transportation Plan (RTP), the Congestion Management Program (CMP), the San Diego Basin Plan (Basin Plan), airport land use compatibility plans (ALUCPs), the Regional Air Quality Strategy (RAQS), the County Trails Program (CTP), spheres of influence (SOI), community plans, and specific plans. In addition, similar to the existing General Plan, future development under the proposed changes would be required to demonstrate compliance with any HCP or NCCP adopted for the project area, including the MSCP (when a Subarea Plan is adopted, that includes the project area), or the Coastal Sage Scrub NCCP Process Guidelines for projects located outside of the adopted MSCP boundary.

The proposed changes are consistent with the principles and policies of the General Plan, which provides a framework for land use in the unincorporated County. With the proposed changes, the land use pattern in the area would also maintain consistency with the General Plan's Community Development Model, and does not constitute leapfrog development because the area proposed to change to SR-10 is adjacent a 1600-acre area of properties to the north, that are currently designated SR-10. The conversion of 400 acres to open space enhances the buffer of rural lands as community boundaries, in accordance with Policy LU-10.3. This buffer also further establishes conformance with the intent of Policy LU-2.5, to identify and maintain greenbelts between communities to reinforce the identity of individual communities. This pattern is also a good example of adherence to Policy LU-1.3, which calls for setting land use designations in patterns to create or enhance communities and preserve surrounding rural lands. The NM16 request does not propose any new Village designations or expansion of the Village Regional Category, and therefore, the proposal is consistent with Policy LU-1.4. The proposed change does not conflict with Policy LU-1.5 because the PSR area is not adjacent to another jurisdiction and land use patterns in jurisdictions adjacent to the North Mountain Subregional Planning Area were not use as justification for the proposed Land Use designation changes. The proposal also establishes consistency with Policy LU-9.2 – Density Relationship to Environmental Setting, because no Village designations are proposed; the steep slope in the area proposed for SR-10 is very minimal, with most of the steep slope in the project area located in the 400 acres converting to open space; and the highly sensitive coniferous forest, riparian forest, and wetlands are limited to the area converting to open space. Some corridors of oak woodlands occur in both the area proposed for SR-10 and the area proposed for OS-C. The oak woodlands would be the most sensitive resource in the SR-10 area, and would require avoidance (see Biological Resources findings in this document). The proposed changes are also consistent with Policy COS-23.2 which encourages regional coordination for the planning, acquisition, protection, development, and management of open space among governmental agencies and private organizations to maximize opportunities to link regional open space lands.

Additionally, the shift in density would be in accordance with Residential Policy 2 of the Subregional Plan, which requires development to limit grading of residential areas by avoiding steep slopes. The zoning minimum lot sizes of 8 acres would not change with the current project. The community would maintain a good balance of diverse densities and Land Use

designations that are reflective of a Rural Subregion, to accommodate differing building types and styles.

The EIR analysis found a less than significant impact associated with conflicts with land use plans, policies and regulations, and conflicts with HCPs and NCCPs. No General Plan policies or mitigation measures were required to reach these findings.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts related to land use planning because:

1. As part of the alternatives analysis, the General Plan EIR analyzed the SR-10 designation in the 199-acre area proposed to change to SR-10. The area proposed to change to OS-C is being preserved as open space, while the EIR analyzed that area for low density residential.
2. Future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; thus providing further assurance that the changes would not result in additional impacts beyond the EIR analysis.

When compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to land use planning including: physical division of an established community, conflicts with land use plans, policies, and regulations, and conflicts with HCPs and NCCPs. In the sub-area of physical division of an established community, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required.

XI. 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

The current project proposes to change the General Plan Land Use designations on five parcels totaling 599 acres in the Chihuahua Valley area of the North Mountain Subregional Planning Area. The proposal is to change the designation on the 400-acre western parcel from Rural Lands 80 (RL-80) and Rural Lands 20 (RL-20) to Open Space-Conservation (OS-C). The RL-80 designation allows a maximum density of one dwelling unit per 80 acres. The RL-20 designation allows a maximum density of one unit per 20 acres. Open Space-Conservation does not have an associated density, as it is intended for natural resource protection. The property owner has sold the 400-acre parcel to the federal government for conservation. The project would also change the designation on the four eastern parcels (totaling 199 acres) from RL-20 to SR-10. The SR-10

designation for this area was analyzed as one of the Land Use Map alternatives (Referral Map) in the certified General Plan EIR. This designation allows a maximum density of one dwelling unit per 10 acres in the areas less than 25% slope, and one unit per 20 acres in the areas of 25% and greater slope. The request would essentially shift the planned density from that parcel to four parcels to the east. In addition, the zoning use regulation on the 400-acre parcel would change from A70 (Limited Agricultural) to S80 (Open Space). The zoning use regulations on the eastern four parcels would remain unchanged, with three of the parcels zoned A70 and one parcel zoned A72 (General Agricultural). The proposed changes in General Plan Land Use designations would result in a reduction in potential dwelling units for the subject area, from 19 potential dwelling units to 18 potential dwelling units.

The proposed changes would not result in the loss of locally important mineral resource recovery sites. There are no mines within the North Mountain property boundary nor is there an active quarry on the property. With the 400-acre reduction in area available for development, impacts related the potential loss of mineral resources would be reduced, in comparison to the existing General Plan designations. Additional detail on the previous EIR analysis, related to mineral resources is provided below.

Mineral Resource Availability

The EIR analysis found that implementation of the General Plan Update would have the potential to result in significant impacts associated with the loss of availability of mineral resources. General Plan policies and mitigation measures were identified to reduce impacts, but not to below a level of significance. The EIR identified policies in the Conservation and Open Space Element to reduce impacts associated with mineral resource availability. The relevant policies are COS-10.1 through COS-10.4, COS-10.6, COS-10.8, and COS-10.9. These policies require the protection of mineral resources from incompatible land uses, require maintenance of mining facility access roads, streamlining the permitting process for mining facilities (recognizing the need to meet local demand), and providing MRZ-2 overlay zones to review the effect of proposed land uses on the ability to conduct future mining activity. In addition, the following mitigation measures were found to partially reduce impacts to mineral resource availability.

- **Min-1.1** – Assess the impact of new development on mineral resources as required by the County Guidelines for Determining Significance for Mineral Resources. Update the CEQA Guidelines for Determining Significance (Mineral Resources) to include the requirement to evaluate whether access is being maintained to existing mining sites.
- **Min-1.2** – Revise and update the County ordinances to designate areas of known importance for mineral resources as follows:
 - Update the Zoning Ordinance with the addition of a Mining Compatibility Designator or Overlay that identifies parcels with a high potential for mineral resources. The purpose is to take into account the potential for mineral resources not to preclude the potential mining use. In addition, specify that notification of potential mining use is provided to all parcels within a 1,500-foot radius of parcels with a Mining Compatibility Designator/Overlay.
 - Revise the Zoning Ordinance to facilitate recycling of salvaged concrete, asphalt, and rock by allowing this activity to occur by right at permitted mining facilities.
 - Revise the Zoning Ordinance and Grading Ordinance to authorize surface mining operations with a Surface Mining Permit rather than a MUP. Incorporate findings of approval that reflect the Mineral Compatibility Designator, SMARA Sections 2762 and 2763, and the inherent nature of surface mining

operations. Parcels with a high potential for mineral resources could include those areas designated as MRZ-2 or other areas identified as containing mineral resources that are located where a sufficient buffer is available so that extraction activities are feasible.

- **Min-1.3** – Request that the State Geologist identify mineral resources in previously unmapped areas of East and North County.

The mining and processing use type could be allowed upon the approval of a Major Use Permit in both the existing A70 and A72 zones, and the proposed S80 zone for the 400-acre parcel. Privately-owned mining operations in the North Mountain Subregion should employ environmentally sound extraction techniques.

Mineral Resources Recovery Sites

The EIR analysis found that implementation of the General Plan Update would have the potential to result in the loss of locally important mineral resource recovery sites. The General Plan policies and mitigation measures identified for mineral resources availability were also found to reduce impacts to mineral resources recovery sites, but not to below a level of significance.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to mineral resources because:

1. As part of the alternatives analysis, the General Plan EIR analyzed the SR-10 designation in the 199-acre area proposed to change to SR-10. The area proposed to change to OS-C is being preserved as open space, while the EIR analyzed that area for low density residential.
2. Future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; thus providing further assurance that the changes would not result in additional impacts beyond the EIR analysis.

When compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to mineral resources including: mineral resource availability and mineral resources recovery sites. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with each of these sub-categories of mineral resources would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

XII. 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 current project proposes to change the General Plan Land Use designations on five parcels totaling 599 acres in the Chihuahua Valley area of the North Mountain Subregional Planning Area. The proposal is to change the designation on the 400-acre western parcel from Rural Lands 80 (RL-80) and Rural Lands 20 (RL-20) to Open Space-Conservation (OS-C). The RL-80 designation allows a maximum density of one dwelling unit per 80 acres. The RL-20 designation allows a maximum density of one unit per 20 acres. Open Space-Conservation does not have an associated density, as it is intended for natural resource protection. The property owner has sold the 400-acre parcel to the federal government for conservation. The project would also change the designation on the four eastern parcels (totaling 199 acres) from RL-20 to SR-10. The SR-10 designation for this area was analyzed as one of the Land Use Map alternatives (Referral Map) in the certified General Plan EIR. This designation allows a maximum density of one dwelling unit per 10 acres in the areas less than 25% slope, and one unit per 20 acres in the areas of 25% and greater slope. The request would essentially shift the planned density from that parcel to four parcels to the east. In addition, the zoning use regulation on the 400-acre parcel would change from A70 (Limited Agricultural) to S80 (Open Space). The zoning use regulations on the eastern four parcels would remain unchanged, with three of the parcels zoned A70 and one parcel zoned A72 (General Agricultural). The proposed changes in General Plan Land Use designations would result in a reduction in potential dwelling units for the subject area, from 19 potential dwelling units to 18 potential dwelling units.

This substantial addition of open space acreage would reduce potential noise impacts and ambient noise levels on adjacent properties. The project is not within two miles of a public airport or public use airport, nor is it within the vicinity of a private airstrip. Any new noise sources, including construction-related noise would have to be in compliance with the standards in the General Plan Noise Element and the County Noise Ordinance. Considering that the proposed changes would result in a lower level of development potential than what was analyzed in the EIR, there would not be new noise impacts beyond the previous analysis. Additional detail on the previous EIR analysis, related to noise is provided below.

Excessive Noise Levels

The EIR analysis found that implementation of the General Plan Update would have the potential to expose land uses to noise levels in excess of County guidelines and regulations. General Plan policies and mitigation measures were identified to reduce potential impacts to below a level of significance. The EIR identified policies in the Land Use, Mobility, and Noise Elements to reduce impacts associated with excessive noise levels. The applicable policies are LU-2.8, M-1.3, M-2.4, N-1.4, N-1.5, N-2.1, N-2.2, N-4.1, N-4.2, N-4.3, N-4.5, N-4.7, and N-4.8. The concepts and requirements outlined in these policies include: requiring measures that minimize noise impacts, reducing noise impacts of freeways through design, incorporating adjacent jurisdiction noise standards in project review, regional coordination to reduce potential noise impacts, inclusion of noise barriers where multi-family patios or balconies would exceed

65 CNEL, requiring noise studies where development may result in exposure of noise sensitive land uses to greater than 60 CNEL, traffic calming to reduce noise impacts, promoting the establishment of train horn 'quiet zones,' requiring that projects that would increase anticipated average daily traffic do not increase cumulative traffic noise beyond acceptable levels, and locating new or expanded roads in areas where the impacts to noise sensitive land uses would be minimized.

In addition, the following mitigation measures were identified that would reduce potential impacts from excessive noise levels to below a level of significance.

- **Noi-1.1** – Require an acoustical analysis whenever a new development may result in any existing or future noise sensitive land uses being subject to on-site noise levels of 60 dBA (CNEL) or greater, or other land uses that may result in noise levels exceeding the 'acceptable' standard in the Noise Compatibility Guidelines (Table N-1 in the Noise Element).

This measure coincides with General Plan Policy N-2.1. A noise study would be required on a future project in the subject area if new noise-producing facilities are proposed that would have the potential to exceed standards.

- **Noi-1.2** – Revise the Guidelines for Determining Significance for new developments where the exterior noise level on patios or balconies for multi-family residences or mixed-use development exceeds 65 dBA (CNEL), a solid noise barrier is incorporated into the building design of balconies and patios for units that exceed 65 dBA (CNEL) while still maintaining the openness of the patio or balcony.
- **Noi-1.3** – Require an acoustical study for projects proposing amendments to the County General Plan Land Use Element and/or Mobility Element that propose a significant increase to the average daily traffic due to trips associated with the project beyond those anticipated in the General Plan.

The density changes associated with this GPA would not result in a significant increase in the average daily traffic. For further discussion, see the transportation and traffic section of this document.

- **Noi-1.4** – Edit the Guidelines for Determining Significance standard mitigation and project design considerations to promote traffic calming design, traffic control measures, and low-noise pavement surfaces that minimize motor vehicle traffic noise.
- **Noi-1.5** – Coordinate with Caltrans and SANDAG as appropriate to identify and analyze appropriate route alternatives that may minimize noise impacts to noise sensitive land uses within the unincorporated areas of San Diego County.
- **Noi-1.6** – Coordinate with SANDAG, MTS, California High-Speed Rail Authority as appropriate, and passenger and freight train operators to install noise attenuation features to minimize impacts to adjacent residential or other noise sensitive land uses.
- **Noi-1.7** – Work with project applicants during the scoping phase of proposed projects to take into consideration impacts resulting from on-site noise generation to noise sensitive land uses located outside the County's jurisdictional authority. The County will notify and coordinate with the appropriate jurisdiction(s) to determine appropriate project design techniques and/or mitigation.

Impacts to noise sensitive land uses in adjacent jurisdictions would fall under the same significance guidelines, and would require mitigation if potentially significant; however the subject area is not adjacent to another jurisdiction.

- **Noi-1.8** – Implement and/or establish procedures (or cooperative agreements) with Caltrans, the City of San Diego, and other jurisdictions as appropriate to ensure that a public participation process or forum is available for the affected community to participate and discuss issues regarding transportation generated noise impacts

for new or expanded roadway projects that may affect noise sensitive land uses within the unincorporated areas of San Diego County.

- **Noi-1.9** – Coordinate with Caltrans and the DPLU (now PDS) Landscape Architect, and receive input from community representatives as appropriate (e.g., Planning or Sponsor Group) to determine the appropriate noise mitigation measure (planted berms, noise attenuation barriers or a combination of the two) to be required as a part of the proposals for roadway improvement projects and ensure that the County's Five Year Capital Improvement Program and Preliminary Engineering Reports address noise impacts and appropriate mitigation measures for road improvement projects within or affecting the unincorporated area of the County.

Coordination and agreements between applicable agencies and jurisdictions would allow for short- and long-range noise impact planning generated by traffic.

Excessive Groundborne Vibration

The subject area is not located within 200 feet of extractive mining operations, railroads, or public roads with projected noise contours of 65 dBA or more. A setback of 200 feet ensures that land uses where low ambient vibration is essential (such as residential uses) would not be impacted by groundborne vibration from those sources.

The EIR analysis found that implementation of the General Plan Update would have the potential to affect groundborne vibration sensitive land uses near in areas where construction equipment would operate or near the Sprinter Rail Line. General Plan policies and mitigation measures were identified that would reduce potential impacts to below a level of significance. The EIR identified policies in the Noise Element that would reduce impacts associated with excessive groundborne vibration. The applicable policies are N-3.1, N-4.7, N-5.2, N-6.3, and N-6.4. These policies require the use of federal guidelines to limit the extent of exposure that sensitive land uses have to groundborne vibration, require the County to work with SANDAG and rail operators to minimize impacts, require the location of industrial facilities in areas to minimize impacts to sensitive land uses, require development to limit the frequency of high-noise equipment, and require development to limit the hours of operation as appropriate for non-emergency noise-producing and potentially excessive groundborne vibration producing activities such as construction and trash collection. In addition to mitigation measure N-1.7 (discussed above) and N-2.1 (only applying to properties within the vicinity of the Sprinter Rail Line and not applicable to the subject area), the EIR also identified the following mitigation measures that would reduce impacts associated with excessive groundborne vibration.

- **Noi-2.2** – Revise the County CEQA determinations of significance to reflect limits in the Noise Compatibility Guidelines and Noise Standards (Policy N-3.1). Periodically review the Guidelines for Determining Significance to incorporate standards for minimizing effects of groundborne vibration during project operation or construction.
- **Noi-2.3** – Review project applications for industrial facilities to ensure they are located in areas that would minimize impacts to noise-sensitive land uses. Revise CEQA Guidelines for Determining Significance to incorporate appropriate noise attenuation measures for minimizing industrial-related noise.
- **Noi-2.4** – Require an acoustical study whenever a proposed extractive land use facility may result in a significant noise impact to existing noise sensitive land uses, or when a proposed noise sensitive land use may be significantly affected by an existing extractive land use facility. The results of the acoustical study may require a buffer zone to be identified on all Major Use Permit applications for extractive facilities whenever a potential for a noise impact to noise sensitive land uses may occur.

Permanent Increase in Ambient Noise Level

The EIR analysis found that implementation of the General Plan Update would permanently increase ambient noise along roadways. General Plan policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The EIR identified policies in the Land Use, Mobility, and Noise Elements to reduce impacts associated with permanent increase in ambient noise level. In addition to policies LU-2.8, M-1.3, M-2.4, N-1.5, N-4.1, and N-4.2 (discussed above), the EIR also identified policies N-4.6, N-5.1, and N-5.2 to reduce impacts. These policies cover evaluating road improvement projects for potential impacts to ambient noise, designing development so that access to industrial and commercial properties is located at the maximum practical distance from residential properties, and locating noise-generating industrial facilities at the maximum extent practical from residential zones. In addition to Noi-1.3, Noi-1.4, Noi-1.5, Noi-1.8, Noi-2.3, and Noi-2.4 (each discussed above), the following mitigation measures were identified to partially reduce impacts associated with permanent increase in ambient noise level.

- **Noi-3.1** – Ensure that for new County road improvement projects either the County's Noise Standards are used to evaluate noise impacts or the project does not exceed 3 decibels over existing noise levels.
- **Noi-3.2** – Work with the project applicant during the review of either the building permit or discretionary action (whichever is applicable) to determine the appropriate noise reduction site design techniques that include:
 - Orientation of loading/unloading docks away from noise sensitive land uses
 - Setbacks or buffers to separate noise generating activities from noise sensitive land uses
 - Design on-site ingress and egress access away from noise sensitive land uses

Temporary Increase in Ambient Noise Levels

Any future development in accordance with the proposed Land Use designation change would be required to adhere to the noise limits in the County's Noise Ordinance. The EIR analysis found that implementation of the General Plan would have the potential to temporarily increase ambient noise, resulting from construction activity or other temporary noise sources. General Plan policies and mitigation measures were identified that would reduce impacts to below a level of significance. The EIR identified policies in the Noise Element that would reduce impacts associated with temporary increase in ambient noise levels. In addition to policies N-6.3 and N-6.4 (each discussed above), N-6.1, N-6.2, N-6.5, and N-6.6 would also apply. These policies entail regularly updating ordinances to regulate impacts from disruptive noise sources, minimizing impacts from recurring intermittent noise, scheduling County-sponsored events during the day if they have the potential to generate excessive noise, and allocating necessary resources for effective code enforcement. In addition, the following mitigation measures were found to mitigate impacts.

- **Noi-4.1** – Periodically review and revise the Noise Ordinance and Section 6300 of the Zoning Ordinance as necessary to ensure appropriate restrictions for intermittent, short-term, or other nuisance noise sources.
- **Noi-4.2** – Augment staff and equipment as appropriate to facilitate enforcement of the Noise Ordinance.

Appropriate land uses and monitoring of temporary noise increases via the Noise Ordinance will ensure impacts noise sensitive land uses are lessened.

Excessive Noise Exposure from a Public or Private Airport

The closest airport to the property is the Warner Springs Gliderport located approximately 14 miles south of the property off of Highway 79, and the subject properties within the project area would not experience substantial noise levels as a result of airport operations. The clustering of overall densities and intensity of allowed uses, resulting in less developable land and slightly less development, would have reduced impacts associated with excessive noise levels, excessive and excessive noise exposure from airports.

The EIR analysis found that implementation of the General Plan would have the potential to expose noise sensitive land uses (including residential) to excessive noise from airports. General Plan policies and mitigation measures were identified that would reduce potential impacts to below a level of significance. The applicable policies are N-4.9, S-15.1, S-15.2, and S-15.4. These policies involve assuring airport noise compatibility during project review, requiring operational plans for airports and heliports to assure land use compatibility, and careful consideration in locating private airstrips and heliports. In addition, the following mitigation would reduce impacts.

- **Noi-5.1** – Use the applicable Airport Land Use Compatibility Plans (ALUCP) as guidance/reference during development review of projects that are planned within an Airport Influence Area (AIA). Any projects that are within the AIA shall be submitted to the San Diego County Regional Airport Authority for review.

As discussed previously, the PSR area is not within an AIA.

- **Noi-5.2** – Evaluate noise exposure impacts related to a private airport or heliport use for consistency with the FAA standards.
- **Noi-5.3** – Consult with the FAA standards and the County Noise Ordinance as a guide for assessing noise impacts from private airports and helipads.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts related to noise because:

1. As part of the alternatives analysis, the General Plan EIR analyzed the SR-10 designation in the 199-acre area proposed to change to SR-10. The area proposed to change to OS-C is being preserved as open space, while the EIR analyzed that area for low density residential.
2. Future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; thus providing further assurance that the changes would not result in additional impacts beyond the EIR analysis.

When compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects associated with noise, including: excessive noise levels, excessive groundborne vibration, permanent increase in ambient noise level, temporary increase in ambient noise level, and excessive noise exposure from a public or private airport. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-category of permanent increase in ambient noise level would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts associated with noise because:

1. In the 65-acre study area, the Land Use designation change would not result in any new development potential, based on existing parcelization and slope constraints.
2. In the 283-acre PSR area, a prior project level environmental analysis found that development of the property with 36 lots would not result in any significant impacts associated with noise. It is not anticipated that the Land Use designation change would result in any additional subdivision potential, beyond the 36 proposed lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects associated with noise, including: excessive noise levels, excessive groundborne vibration, permanent increase in ambient noise level, temporary increase in ambient noise level, and excessive noise exposure from a public or private airport. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-category of permanent increase in ambient noise level would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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

The current project proposes to change the General Plan Land Use designations on five parcels totaling 599 acres in the Chihuahua Valley area of the North Mountain Subregional Planning Area. The proposal is to change the designation on the 400-acre western parcel from Rural Lands 80 (RL-80) and Rural Lands 20 (RL-20) to Open Space-Conservation (OS-C). The RL-80 designation allows a maximum density of one dwelling unit per 80 acres. The RL-20 designation allows a maximum density of one unit per 20 acres. Open Space-Conservation does not have an associated density, as it is intended for natural resource protection. The property owner has sold the 400-acre parcel to the federal government for conservation. The project would also change the designation on the four eastern parcels (totaling 199 acres) from RL-20 to SR-10. The SR-10 designation for this area was analyzed as one of the Land Use Map alternatives (Referral Map) in the certified General Plan EIR. This designation allows a maximum density of one dwelling unit per 10 acres in the areas less than 25% slope, and one unit per 20 acres in the areas of 25% and greater slope. The request would essentially shift the planned density from that parcel to four parcels to the east. In addition, the zoning use regulation on the 400-acre parcel would change

from A70 (Limited Agricultural) to S80 (Open Space). The zoning use regulations on the eastern four parcels would remain unchanged, with three of the parcels zoned A70 and one parcel zoned A72 (General Agricultural). The proposed changes in General Plan Land Use designations would result in a reduction in potential dwelling units for the subject area, from 19 potential dwelling units to 18 potential dwelling units.

There is no existing housing on the properties subject to the proposed changes, so new development would not displace existing housing. Considering that the EIR analyzed higher densities than those proposed with the current project, there would be no new impacts related to population increases, beyond the analysis in the EIR. The proposed change would cluster development and shift the planned density to the 199 acres in the eastern portion of the 599-acre PSR area. The proposed changes do not include plans to build dwelling units, nor would the proposed changes create new employment opportunities that could trigger population growth.

Population Growth

The EIR analysis found that implementation of the General Plan Update would not directly or indirectly induce unplanned population growth. This growth is consistent with forecasted growth for the unincorporated County. The General Plan Update is a comprehensive plan to guide future growth and includes a framework for land use and development, as well as goals and policies, to prevent unanticipated or inappropriate population growth in the unincorporated County. No direct or indirect inducement of unplanned population growth would occur. Therefore, impacts would be less than significant. No General Plan policies or mitigation measures were required to be able to reach this less than significant finding.

Displacement of Housing

Consistent with State law, the County's land use plan provides adequate capacity to exceed its Regional Housing Needs Allocation (RHNA) of 12,358 new residential units by accommodating up to 71,540 new residential units. Therefore, the General Plan Update would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. No General Plan policies or mitigation measures were required to be able to reach this less than significant finding.

Displacement of People

The EIR analysis found that implementation of the General Plan Update would have the potential to result in the displacement of people from the conversion of residential areas to other uses. Some areas that currently contain residences are designated for commercial or other non-residential land uses under the General Plan Update and future construction of these non-residential land uses would have the potential to displace people. However, increases in residential density in other areas of the unincorporated County would sufficiently offset displaced people so that replacement housing elsewhere would not be necessary. Therefore, the General Plan Update would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere, and impacts would be less than significant. No General Plan policies or mitigation measures were required to be able to reach this less than significant finding.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts related to population and housing because:

1. As part of the alternatives analysis, the General Plan EIR analyzed the SR-10 designation in the 199-acre area proposed to change to SR-10. The area proposed to change to OS-C is being preserved as open space, while the EIR analyzed that area for low density residential.
2. Future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; thus providing further assurance that the changes would not result in additional impacts beyond the EIR analysis.

When compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects associated with population and housing, including: population growth, displacement of housing, and displacement of people.

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

The current project proposes to change the General Plan Land Use designations on five parcels totaling 599 acres in the Chihuahua Valley area of the North Mountain Subregional Planning Area. The proposal is to change the designation on the 400-acre western parcel from Rural Lands 80 (RL-80) and Rural Lands 20 (RL-20) to Open Space-Conservation (OS-C). The RL-80 designation allows a maximum density of one dwelling unit per 80 acres. The RL-20 designation allows a maximum density of one unit per 20 acres. Open Space-Conservation does not have an associated density, as it is intended for natural resource protection. The property owner has sold the 400-acre parcel to the federal government for conservation. The project would also change the designation on the four eastern parcels (totaling 199 acres) from RL-20 to SR-10. The SR-10 designation for this area was analyzed as one of the Land Use Map alternatives (Referral Map) in the certified General Plan EIR. This designation allows a maximum density of one dwelling unit per 10 acres in the areas less than 25% slope, and one unit per 20 acres in the areas of 25% and greater slope. The request would essentially shift the planned density from that parcel to four parcels to the east. In addition, the zoning use regulation on the 400-acre parcel would change from A70 (Limited Agricultural) to S80 (Open Space). The zoning use regulations on the eastern four parcels would remain unchanged, with three of the parcels zoned A70 and one parcel zoned A72 (General Agricultural). The proposed changes in General Plan Land Use designations would

result in a reduction in potential dwelling units for the subject area, from 19 potential dwelling units to 18 potential dwelling units.

The shift in planned density would result in reduced impacts to fire protection and police protection services in this area, as development would be consolidated in the area adjacent to the existing community of Chihuahua Valley. Police protection in the North Mountain Subregion is provided by the Ranchita Substation (Borrego Springs Office) located south of the North Mountain property in question. The proposed change would be in compliance with the General Plan Safety Element Policy S-1.1 in place to minimize populations exposed to hazards by assigning Land Use designations and density allowances that reflect site specific constraints and hazards. The 400 acres of conserved open space under the proposed changes would reduce the amount of potential development and future populations exposed to fire hazards or requiring emergency services. Any future subdivision under the proposed designations would require service availability forms for fire protection service and school capacity availability. Domestic water use and wastewater disposal would be provided through the use of groundwater and septic systems. The proposed changes would decrease the amount of potential future development by one dwelling unit. Therefore, there would not be an increase in the need for newly constructed or expanded schools, police stations, parks, or other public facilities as a result of the proposed change. Additional detail on the previous EIR analysis, related to public services is provided below.

Fire Protection Services

The 400 acres of conserved open space under the proposed changes would reduce the amount of potential development and future populations exposed to fire hazards or requiring emergency services. Any future subdivision under the proposed designations would require service availability forms for fire protection service.

The EIR analysis found that implementation of the General Plan would result in impacts associated with new or expanded fire protection facilities that would be required. The EIR identified General Plan policies in the Land Use and Safety Elements, along with mitigation measures that would reduce impacts to below a level of significance. The applicable policies are LU-1.4, LU-6.4, LU-6.11, LU-12.3, LU-12.4, S-3.4, S-5.1, S-5.2, and S-6.1 through S-6.5. Some of these policies are discussed in other categories of this document. They include measures to improve fire protection services, such as requirements for village expansion, sustainable subdivision design, designing public facilities to be compatible with community character and the environment, travel time standards for Land Use designations, fair share funding contributions from development, adequate water supply, and regional coordination. In addition, the following mitigation measures were found to reduce impacts.

- **Pub-1.1** – Participate in interjurisdictional reviews to gather information on and review and provide comments on plans for new or expanded governmental facilities in the region.
- **Pub-1.2** – Plan and site governmental facilities that are context-specific according to their location in village, semi-rural, or rural lands.
- **Pub-1.3** – Revise Board Policy I-63 to minimize leapfrog development and to establish specific criteria for GPAs proposing expansion of areas designated Village regional category. This is intended to limit unexpected demands for new or expanded public services and the associated governmental facilities.

General Plan Policy LU-1.4 also establishes criteria for Village expansion.

- **Pub-1.4** – Review General Plan Amendments for consistency with the goals and policies of the General Plan such that future development in hazardous wildfire areas will be limited to low-density land uses that do not necessitate extensive new fire protection facilities.

See Attachment A – “PSR NM16 – General Plan Conformance” for additional information on findings of consistency with the goals and policies of the General Plan, for this PSR.

- **Pub-1.5** – Implement, and revise as necessary, Board Policy I-84 requiring that discretionary project applications include commitments from available fire protection districts. These commitments shall also demonstrate that the distance between the projects and the fire service facilities do not result in unacceptable travel times.

These commitments are currently required for discretionary projects. Required service availability forms must note the fire protection service travel time to the project site.

- **Pub-1.6** – Maintain and use the County GIS and the County Guidelines for Determining Significance in order to identify fire prone areas during the review of development projects. Once identified, ensure that development proposals meet requirements set by the fire authority having jurisdiction FAHJ and that new/additional fire protection facilities are not required; or, if such facilities are required, that potential environmental impacts resulting from construction are evaluated along with the development project under review.
- **Pub-1.7** – Implement the Building and Fire codes to ensure there are adequate fire protections in place associated with the construction of structures and their defensibility, accessibility and egress, adequate water supply, coverage by the local fire district, and other critical issues.
- **Pub-1.8** – Require CEQA reviews on new public facilities (fire, sheriff, libraries, etc.) or significant expansions and mitigation of environmental impact to the extent feasible.

This measure will ensure that new facilities are adequately analyzed for their respective environmental impacts.

- **Pub-1.9** – Implement procedures to ensure new large development projects fund their fair share toward fire services facilities and explore, if feasible, establishing an impact fee program or Mello-Roos District for all new development to fund their fair share contribution toward fire service facilities. Large development projects are required to provide their fair share contribution to fire services either by providing additional funds and/or development of infrastructure.

Police Protection Services

Police protection in the North Mountain Subregion is provided by the Ranchita Substation (Borrego Springs Office) located south of the North Mountain property in question.

The EIR analysis found that implementation of the General Plan would result in the need for new or expanded police facilities and additional staffing, to able to maintain acceptable response times. The EIR identified General Plan policies and mitigation measures that would reduce impacts to below a level of significance. The EIR identified policies in the Land Use Element that would reduce impacts to fire protection services. The applicable policies are LU-1.4, LU-12.3, and LU-12.4, which are discussed above. Mitigation measures that would reduce impacts are also discussed above, and include Pub-1.1, Pub-1.2, and Pub-1.3.

School Services

The North Mountain Subregion has one school district located entirely within its boundaries, the Warner Union School District. The surrounding subregions have five schools that also serve the Subregion: Julian Union High School, Spencer Valley School, Fallbrook Union High School, Julian Elementary, and Palomar Mountain School.

The EIR analysis found that implementation of the General Plan would involve the buildout of residential Land Use designations, resulting in the need for new or expanded school facilities and associated potential impacts. The EIR identified General Plan policies and mitigation measures that would reduce impacts, but not to below a level of significance. The EIR identified policies in the Land Use Element that would reduce impacts to school services. In addition to policies LU-1.4, LU-12.3 and LU-12.4 (each discussed above), the applicable policies also include LU-9.7, LU-17.1 through LU-17.4, and LU-18.2. These policies encourage the placement of new schools within town centers and villages, guide development with compatibility of infrastructure and services, encourage schools to consider Land Use Map population distribution in planning new facilities, encourage school districts to minimize conflicts between schools and adjacent land uses, and encourage the co-location of civic uses, such as libraries, community centers, parks, and schools. Mitigation measures were also identified that would partially reduce impacts. In addition to Pub-1.1 through Pub-1.3 (discussed above), the following mitigation measures would apply.

- **Pub-3.1**– Coordinate with school districts to encourage siting new facilities in accordance with the County's General Plan and encourage implementing feasible mitigation measures to mitigate environmental impacts.
- **Pub-3.2** – Implement, and revise as necessary, Board Policy I-84 requiring that discretionary project applications include commitments from available school districts.

Any future subdivision under the proposed designations would require service availability forms for school capacity availability.

Other Public Services

Domestic water use and wastewater disposal would be provided through the use of groundwater and septic systems.

The EIR analysis found that implementation of the General Plan Land Use designations would result in increases on population that would necessitate new or expanded library facilities. General Plan policies and mitigation measures were identified that would reduce impacts to below a level of significance. The EIR identified policies in the Land Use Element that would reduce impacts associated with other public services. In addition to General Policies LU-1.4, LU-9.7, LU-12.3, LU-12.4, and LU-18.2 (discussed above), the applicable policies also include LU-9.4 and LU-18.1. These policies require prioritization of providing public facilities in Villages and community core areas that are sized for the intensity of development allowed in the Land Use Map, and require compatibility of civic uses with community character. In addition, mitigation measures Pub-1.1, Pub-1.2, and Pub-1.3 (each discussed above) were identified to reduce impacts.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to public services because:

1. As part of the alternatives analysis, the General Plan EIR analyzed the SR-10 designation in the 199-acre area proposed to change to SR-10. The area proposed to change to OS-C is being preserved as open space, while the EIR analyzed that area for low density residential.
2. Future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; thus providing further assurance that the changes would not result in additional impacts beyond the EIR analysis.

When compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to public services, including: fire protection services, police protection services, school services, and other public services. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-category of school services would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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

The current project proposes to change the General Plan Land Use designations on five parcels totaling 599 acres in the Chihuahua Valley area of the North Mountain Subregional Planning Area. The proposal is to change the designation on the 400-acre western parcel from Rural Lands 80 (RL-80) and Rural Lands 20 (RL-20) to Open Space-Conservation (OS-C). The RL-80 designation allows a maximum density of one dwelling unit per 80 acres. The RL-20 designation allows a maximum density of one unit per 20 acres. Open Space-Conservation does not have an associated density, as it is intended for natural resource protection. The property owner has sold the 400-acre parcel to the federal government for conservation. The project would also change the designation on the four eastern parcels (totaling 199 acres) from RL-20 to SR-10. The SR-10 designation for this area was analyzed as one of the Land Use Map alternatives (Referral Map) in the certified General Plan EIR. This designation allows a maximum density of one dwelling unit per 10 acres in the areas less than 25% slope, and one unit per 20 acres in the areas of 25% and greater slope. The request would essentially shift the planned density from that parcel to four parcels to the east. In addition, the zoning use regulation on the 400-acre parcel would change from A70 (Limited Agricultural) to S80 (Open Space). The zoning use regulations on the eastern four parcels would remain unchanged, with three of the parcels zoned A70 and one parcel zoned A72 (General Agricultural). The proposed changes in General Plan Land Use designations would

result in a reduction in potential dwelling units for the subject area, from 19 potential dwelling units to 18 potential dwelling units.

The North Mountain Subregion contains approximately 112,400 acres of Cleveland National Forest lands and 6,045 acres of regional park lands, including Palomar Mountain County Park, Palomar Mountain State Park, and the Henshaw recreation area (County of San Diego 2011b). Since the amount of open space available for recreational use would increase, and development potential would slightly decrease, impacts to recreational facilities would be reduced compared to the existing General Plan. The increase in 400 acres of open space allows for greater recreational opportunities (associated with potential trails) for current and future populations. The small amount of future development that could occur on the 199 acres would not create substantial deterioration of the proposed open space, neighborhood parks, or recreational facilities.

The Park Land Dedication Ordinance (PLDO) requires that developers pay park fees, dedicate a public park, provide private recreational facilities or a combination of these when developing new residential lots and/or units. The PLDO requirements help alleviate any insufficient park acreage to population ratios and the physical deterioration of local recreation facilities.

Considering that the proposed designations would constitute a lower density than those designations analyzed in the EIR, there would not be a new significant impact to recreation associated with the proposed changes. The mitigation in the General Plan EIR would help to alleviate park and recreation facility deficiencies in the area.

Deterioration of Parks and Recreational Facilities

The EIR analysis found that the buildout of the General Plan Land Use Map would result in an increase in the demand for recreational facilities, which could result in the deterioration of existing recreational facilities. General Plan policies and mitigation measures were identified that would reduce impacts to below a level of significance. The EIR identified policies in the Land Use, Mobility, and Conservation and Open Space Element that would reduce impacts associated with recreation. The relevant policies are LU-12.1, LU-12.2, M-12.1 through M-12.8, M-12.10, H-2.2, COS-21.1, COS-22.1, COS-23.1, COS-23.2, COS-24.1, and COS-24.2. These policies cover requirements to ensure infrastructure and services are provided concurrent with development, prohibit new development that degrades existing facilities, reduce part facility deterioration by requiring fees or the construction of new facilities, identifying trail improvement strategies, provide guidance for recreation improvements in the County, provide on-site open space for certain projects, promote the diversity of recreational facilities, encourage the location of new parks in community center areas, promote open space acquisition, and provide additional public access to recreation opportunities. In addition, the following mitigation measures were found to reduce impacts.

- **Rec-1.1** – Implement Board Policy I-44 to identify park and recreation needs and priorities for communities, and utilize the Community Plans when identifying park and recreation facility requirements.
- **Rec-1.2** – Coordinate with communities, agencies and organizations to identify, prioritize and develop park and recreation needs. This shall include: pursuing partnership opportunities with school districts and other agencies to develop new park and recreation facilities; on-going support of the Park Advisory Committee and use of community center surveys to solicit input on park and recreation program and facility needs and issues;

and continuing partnerships with other jurisdictions to share operation and maintenance costs for facilities via joint powers agreements.

- **Rec-1.3** – Prepare a design manual to provide concepts for park and recreation facility components to reflect locational considerations. The manual shall also include concepts for providing primitive low impact public access to open space areas. The needs for such access shall be identified through continued coordination with community groups.

This measure will ensure design and location of parks are compatible with the surrounding community.

- **Rec-1.4** – Participate in discretionary project review of residential projects with 50 or more units to identify park facility needs. Also, implement the Subdivision Ordinance to require the provision of trail and pathways shown on the Regional Trails Plan or Community Trails Master Plan. In addition, modify development standards and design guidelines to include common open space amenities, such as tot lots, and the use of universal design features that accommodate both abled and disabled individuals.
- **Rec-1.5** – Attain funding for land acquisition and construction of recreational facilities by taking the following actions: implement the PLDO; solicit grants and bonds to fund the operation and maintenance of park and recreation facilities; and form Landscape Improvement Districts and County Service Areas.

So that Park Land Dedication Ordinance Funds may be used to develop local park facilities, the North Mountain Subregional Plan encourages the creation of County Service Areas, alternative taxing agencies, or other organizations to provide ongoing park maintenance and operation services for each community requiring park facilities within the Subregion (County of San Diego 2011b).

- **Rec-1.6** – Acquire trail routes across private lands through direct purchase, easements, and dedication, or by other means from a willing property owner/seller. Encourage the voluntary dedication of easements and/or gifts of land for trails through privately-owned lands, including agricultural and grazing lands.

The proposed change would increase the amount of open space in the Subregion by 400 acres.

- **Rec-1.7** – Prioritize the acquisition and development of trail segments in a manner to provide maximum environmental and public benefit given available public and private resources and the population served. As part of this effort, also maintain a database of information on the locations, status of easements, classifications, forms of access, management activities and land ownership relative to trail facilities.
- **Rec-1.8** – Implement and revise as necessary the Regional Trails Plan as well as the Community Trails Master Plan. This will ensure that community goals, policies, and implementation criteria are defined for community trails. Facilitate interjurisdictional coordination for the implementation of these plans.
- **Rec-1.9** – Consult with the appropriate governing tribal council to facilitate the provision of trail connections through tribal land and/or Native American cultural resources.
- **Rec-1.10** – Develop procedures to coordinate the operation and maintenance of pathways with similar activities for adjacent roads and road rights-of-way.
- **Rec-1.11** – Prioritize open space acquisition needs through coordination with government agencies and private organizations. Once prioritized, acquire open space lands through negotiation with private land owners and through MSCP regulatory requirements. The operation and management of such acquisitions will continue to be achieved by preparing, implementing, and updating Resource Management Plans and MSCP Area Specific Management Directives (ASMDs) for each open space area.

Construction of New Recreational Facilities

The EIR analysis found that implementation of the proposed General Plan Update would require the construction or expansion of recreational facilities to accommodate increased

demand. General Plan policies and mitigation measures were identified that would reduce impacts to below a level of significance. The EIR identified policies in the Land Use, Mobility, Housing, and Conservation and Open Space Elements that would reduce impacts associated with construction of new recreational facilities. In addition to policies LU-6.4, LU-9.7, and LU-18.2 (discussed above), the relevant policies also include M-12.5, M-12.9, M-12.10, H-2.2, COS-21.2, COS-21.3, COS-21.4, COS-23.1, and COS 23.3. These policies apply guidelines to maintain community character, guide the future development of trails to minimize environmental impacts, encourage the location of parks near other community facilities like schools, libraries and community centers, guide design of parks to reflect community character and incorporate natural and cultural landscapes, and require regional parks to offer a broad range of recreational activities. In addition to Rec-1.1, Rec-1.2, Rec-1.3, Rec-1.4, Rec-1.8, and Rec-1.9 (discussed above), the following mitigation measures were also found to reduce impacts.

- **Rec-2.1** – Update Community Plans to reflect the character and vision for each individual community; to address civic needs in a community and encourage the co-location of uses; to establish and maintain greenbelts between communities; to prioritize infrastructure improvements and the provision of public facilities for villages and community cores; and to identify pedestrian routes. With these issues addressed in community plans, potential impacts to visual resources, community character, natural resources, cultural resources, and traffic will be substantially lessened should new or expanded recreational facilities be needed in a given community.

The North Mountain Subregional Plan encourages recreational uses shall a type and scale that is compatible with surrounding low density residential uses and undeveloped National Forest, State Park lands, and private holdings (County of San Diego 2011b).

- **Rec-2.2** – Use community design guidelines as a resource when designing park and recreation facilities. This will help ensure that such facilities are consistent with community character.
- **Rec-2.3** – Amend the Subdivision Ordinance to require new residential development to be integrated with existing neighborhoods by providing connected and continuous road, environmentally-sensitive pathway/trail and recreation/open space networks. Also add new conservation-oriented design guidelines for rural lands projects as part of this amendment. These measures will assist in the planning for recreational facilities as new development is proposed while minimizing impacts to sensitive resources and community character.
- **Rec-2.4** – Develop procedures to consider designating trails that correspond to existing (non-designated) trails, paths, or unpaved roadbeds that already have a disturbed tread. This will minimize new impacts to the natural environment and will potentially benefit existing trail users.
- **Rec-2.5** – Through implementation of Resource Management Plans, monitor and manage preserves and trails such that environmental resources do not become impacted as a result of soil erosion, flooding, fire hazard, or other environmental or man-made effects. Any impacts identified to environmental resources will be restored in accordance with the management directives within the Resource Management Plans.

The designation and proper management of preserves and trails helps alleviate potential hazards and impacts.

- **Rec-2.6** – Develop procedures to encourage the involvement and input of the agricultural community in matters relating to trails on or adjacent to agricultural lands and place a priority on the protection of agriculture.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts related to recreation because:

1. As part of the alternatives analysis, the General Plan EIR analyzed the SR-10 designation in the 199-acre area proposed to change to SR-10. The area proposed to change to OS-C

is being preserved as open space, while the EIR analyzed that area for low density residential.

- 2. Future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; thus providing further assurance that the changes would not result in additional impacts beyond the EIR analysis.

When compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to recreation, including: deterioration of parks and recreational facilities, and construction of new recreational facilities. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required.

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

The current project proposes to change the General Plan Land Use designations on five parcels totaling 599 acres in the Chihuahua Valley area of the North Mountain Subregional Planning Area. The proposal is to change the designation on the 400-acre western parcel from Rural Lands 80 (RL-80) and Rural Lands 20 (RL-20) to Open Space-Conservation (OS-C). The RL-80 designation allows a maximum density of one dwelling unit per 80 acres. The RL-20 designation allows a maximum density of one unit per 20 acres. Open Space-Conservation does not have an associated density, as it is intended for natural resource protection. The property owner has sold the 400-acre parcel to the federal government for conservation. The project would also change the designation on the four eastern parcels (totaling 199 acres) from RL-20 to SR-10. The SR-10 designation for this area was analyzed as one of the Land Use Map alternatives (Referral Map) in the certified General Plan EIR. This designation allows a maximum density of one dwelling unit per 10 acres in the areas less than 25% slope, and one unit per 20 acres in the areas of 25% and greater slope. The request would essentially shift the planned density from that parcel to four parcels to the east. In addition, the zoning use regulation on the 400-acre parcel would change from A70 (Limited Agricultural) to S80 (Open Space). The zoning use regulations on the eastern four parcels would remain unchanged, with three of the parcels zoned A70 and one parcel zoned A72 (General Agricultural). The proposed changes in General Plan Land Use designations would

result in a reduction in potential dwelling units for the subject area, from 19 potential dwelling units to 18 potential dwelling units.

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). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, state, and federal funding to improve freeways to projected level of service objectives in the RTP.

As noted previously, the General Plan EIR provided a full analysis of designations with higher associated densities than those designations/densities associated with the proposed changes. As such, the EIR analyzed a higher number of Average Daily Trips (ADTs) than the potential ADTs associated with the proposed changes. There is no change in circumstance regarding the scope of the proposed changes that would warrant additional traffic analysis at this time. The trips would be distributed on Mobility Element roadways in the unincorporated county that were analyzed by the TIF program, some of which currently or are projected to operate at inadequate levels of service. The potential growth represented by this project was included in the growth projections upon which the TIF program is based. Therefore, with the inclusion into and payment of the TIF, which would be required at issuance of building permits, in combination with other components of the program described above, there would be a less than significant impact. Adequate parking and emergency access would be required for future development projects on the subject properties. Additional information on the EIR analysis, related to transportation and traffic is provided below.

Unincorporated County Traffic and LOS Standards

The EIR analysis found that implementation of the General Plan Update would result in 158 deficient roadway segments throughout the unincorporated County (including 126 Mobility Element segments). The EIR identified General Plan policies and mitigation measures that would reduce impacts, but not to below a level of significance. The EIR identified policies in the Land Use and Mobility Elements that would reduce impacts associated with unincorporated County traffic and LOS standards. The applicable policies are LU-5.1, LU-10.4, LU-11.8, LU-12.2, M-1.1, M-1.3, M-2.1, M-2.3, M-3.1, M-3.2, M-4.2, M-5.1, M-5.2, M-9.1, and M-9.2. The concepts and requirements outlined in these policies include land use planning techniques to reduce vehicle

trips, limiting high-traffic uses in rural and semi-rural areas, encouraging land uses that would reduce employee vehicle trips, requiring development to mitigate significant impacts to existing levels of service (LOS) for public roads, planning for an interconnected road network, establishing LOS criteria, encouraging alternative transportation, and applying appropriate road standards to future development.

In addition to the General Plan policies, the following mitigation measures were identified, to partially reduce impacts.

- **Tra-1.1** – Coordinate with SANDAG and adjacent cities during updates to the Regional Transportation Plan (RTP) to identify a transportation network that maximizes efficiency, enhances connectivity between different modes of travel, and minimizes impacts when locating new freeways and State highways.
- **Tra-1.2** – Coordinate with Caltrans and adjacent jurisdictions during planning and design for improvements to the freeway and State highway network.

The County is actively involved in regional planning forums, interjurisdictional reviews, and collaboration with tribes and adjacent jurisdictions.

- **Tra-1.3** – Implement the County Public Road Standards during review of new development projects. Also revise the Public Road Standards to include a range of road types according to Regional Category context.
- **Tra-1.4** – Implement and revise as necessary the County Guidelines for Determining Significance for Transportation and Traffic to evaluate adverse environmental effects of projects and require mitigation when significant impacts are identified.
- **Tra-1.5** – Implement the Congestion Management Strategies identified in the RTP and require large projects to mitigate impacts to State highways and freeways.
- **Tra-1.6** – Develop project review procedures to require large commercial and office development to use Transportation Demand Management Programs to reduce single-occupant vehicle traffic generation and to prepare and forward annual reports to the County on the effectiveness of the program.
- **Tra-1.7** – Implement the San Diego County TIF Ordinance, which defrays the costs of constructing planned transportation facilities necessary to accommodate increased traffic generated by future development.

Adjacent Cities Traffic and Level of Service (LOS) Standards

The EIR analysis found that implementation of the General Plan Update would result in roadway segments in adjacent cities exceeding the LOS standards established by the applicable jurisdiction. The EIR identified General Plan policies and mitigation measures that would reduce impacts, but not to below a level of significance. The EIR identified policies in the Land Use and Mobility Elements that would reduce impacts associated with adjacent cities traffic and LOS standards. Policies LU-5.1, LU-10.4, LU-11.8, LU-12.2, M-1.1, M-1.2, M-1.3, M-2.1, M-2.2, M-2.3, M-3.1, M-3.2, M-4.2, M-5.1, M-5.2, M-9.1, and M-9.2 (each discussed in the sub-category above) would reduce impacts to adjacent cities traffic and LOS standards. In addition, policies M-4.3 and M-4.6 are applicable to this sub-category. These two policies call for the design of public roads in Semi-Rural and Rural Lands to be consistent with community character, and interjurisdictional coordination in road design and road improvements. In addition to the mitigation measures noted for unincorporated County traffic and LOS standards, the following mitigation measure would reduce impacts to adjacent cities traffic and LOS standards.

- **Tra-2.1** – Establish coordination efforts with other jurisdictions when development projects will result in a significant impact on city roads. When available, use the applicable jurisdiction's significance thresholds and recommend mitigation measures to evaluate and alleviate impacts.

This measure will help identify and alleviate potential increases to traffic in adjacent cities from future development under the General Plan Update.

Rural Road Safety

The EIR analysis found that implementation of the General Plan Update would result a Mobility Element Network that utilizes existing roadways with horizontal and vertical curves that are sharper than those allowed in current road standards. In addition, the analysis found that changes in traffic patterns associated with the new Mobility Element Network may pose an increased risk to pedestrians and bicyclists. General Plan policies and mitigation measures were identified to partially reduce impacts, but not to below a level of significance. The EIR identified policies in the Land Use and Mobility Elements that would reduce impacts associated with rural road safety. In addition to M-4.3 and M-9.1 (discussed above), the applicable policies are LU-2.8, LU-6.10, M-4.4, and M-4.5. These policies include protecting people and property from hazards, requiring adequate emergency access in road design, requiring context sensitive road design, and exploring operational improvements that increase the effective vehicular capacity of public roads. In addition to mitigation measures Tra-1.3, Tra-1.4, and Tra-1.7 (each discussed above), the following mitigation measure would partially reduce impacts.

- **Tra-3.1** – Coordinate with SANDAG to obtain funding for operational improvements to State highways and freeways in the unincorporated area.

Emergency Access

The EIR analysis found that implementation of the General Plan Update would not alleviate emergency access impacts associated with existing inadequate roadway widths, dead end roads, and gated communities. The EIR identified General Plan policies and mitigation measures that would reduce impacts to below a level of significance. The EIR identified policies in the Land Use and Mobility Elements that would reduce impacts associated with emergency access. Policies LU-2.8, LU-6.10, LU-12.2, M-1.2, M-3.3, and M-4.4 are discussed above in this transportation/traffic section, and were found to reduce impacts in this sub-category. In addition, policies S-3.4, S-3.5, and S-14.1 would reduce impacts associated with emergency access. These policies require planning for development where emergency services are available or planned, require development to provide additional access roads when necessary for the safe access of emergency vehicles and resident evacuation, and require development to provide road connections to reduce emergency response times, when feasible. In addition to Tra-1.3, Tra-1.4, and Tra-1.7, the following mitigation measures would reduce impacts to emergency access.

- **Tra-4.1** – Update Community Plans to identify local public road and fire access road networks and pedestrian routes as appropriate.
- **Tra-4.2** – Implement the Building and Fire Codes to ensure there are adequate service levels in place associated with the construction of structures and their accessibility and egress.

- **Tra-4.3** – Implement and revise as necessary the County Guidelines for Determining Significance for Wildland Fire and Fire Protection to evaluate adverse environmental effects of projects. Require fire protection plans to ensure the requirements of the County Fire Code and other applicable regulations are being met.

These Guidelines provide the triggers for requiring Fire Protection Plans and detail design standards to help mitigate impacts associated with wildland fires emergency access issues.

- **Tra-4.4** – Implement and revise as necessary the Subdivision Ordinance to ensure that proposed subdivisions meet current design and accessibility standards.

Improving ease of access for emergency services will increase community safety and reduce impacts.

Parking Capacity

The EIR analysis found that the Land Use designations would have the potential to require modifications to existing County parking regulations. The EIR identified General Plan policies and mitigation measures that would reduce impacts to below a level of significance. The EIR identified policies in the Mobility Element that would reduce impacts associated with parking capacity. The applicable policies are M-8.6, M-9.3, M-9.4, and M-10.1 through M-10.4. These policies seek to improve regional opportunities for park-and-ride facilities, encourage preferred parking for carpools and electric cars, requiring developers to contribute to the development of park-and-ride facilities, set standards for parking capacity and design, provide for sufficient parking capacity that is consistent with the use type, supporting shared parking, and encouraging maximizing on-street parking in town centers. In addition to mitigation measures Tra-1.4 and Tra-1.5 (discussed above), the following mitigation measures were found to reduce impacts associated with parking capacity.

- **Tra-5.1** – When updating the Zoning Ordinance, review and revise parking regulations for senior housing and affordable housing, utilizing data from studies conducted for these groups.
- **Tra-5.2** – Prepare town center plans for village areas that incorporate shared parking facilities and include in Community Plans or other appropriate documents.
- **Tra-5.3** – Revise the Public Road Standards to include standards for the provision of parallel and diagonal on-street parking, according to Regional Category.

Alternative Transportation

The EIR analysis found that existing alternative transportation plans may require updating to account for the shifting of densities associated with the General Plan Update, which could result in adverse impacts from any inconsistencies with plans existing prior to the General Plan Update. General Plan policies and mitigation measures were identified to reduce impacts in this sub-category to below a level of significance. The EIR identified policies in the land Use and Mobility Elements that would reduce impacts associated with alternative transportation. In addition to policies LU-5.1, M-3.1, M-3.2, M-4.3, M-8.6, M-9.2, and M-9.4 (each discussed above), the following policies are also applicable to alternative transportation: LU-5.4, LU-5.5, LU-9.8, LU-11.6, M-8.1 through M-8.5, M-8.7, M-8.8, and M-11.1 through M-11.7. Mitigation measures Tra-5.1 and Tra-5.2 were discussed above, and were also found to reduce impacts to alternative transportation planning. In addition, the following mitigation measures would apply.

- **Tra-6.1** – During community plan updates, establish policies and design guidelines that encourage commercial centers in compact walkable configurations and discourage ‘strip’ commercial development.
- **Tra-6.2**– Establish comprehensive planning principles for transit nodes such as the Sprinter Station located in North County Metro.
- **Tra-6.3** – Locate County facilities near transit facilities, whenever feasible.
- **Tra-6.4** – Coordinate with SANDAG, Caltrans, and tribal governments to maximize opportunities to locate park and ride facilities.
- **Tra-6.5** – Coordinate with SANDAG, Caltrans, and transit agencies to expand the mass transit opportunities in the unincorporated County and to review the location and design of transit stops. Establish a DPLU (now PDS) to ensure land use issues are being addressed.

This coordination will further ensure consistency between County land use decisions and adopted policies, plans and programs that support alternative transportation.

- **Tra-6.6** – Review the improvement plans for railroad facilities in the unincorporated County.
- **Tra-6.7** – Implement and revise every five years, or as necessary, to identify a long range County bicycle network and qualify for State or other funding sources. Coordinate revisions to the County Bicycle Transportation Plan with the County Trails Program.
- **Tra-6.8** – Coordinate with SANDAG in the development of a Regional Bicycle Plan to ensure consistency with County transportation plans. Coordinate revisions to the SANDAG Regional Bicycle Plan with the County Trails Program.
- **Tra-6.9** – Implement and revise as necessary the County Trails Program for trail development and management. Implement and revise as necessary the Community Trails Master Plan, which incorporates adopted individual community trail and pathway plans, based on community goals, policies, and implementation criteria.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to transportation and traffic because:

1. As part of the alternatives analysis, the General Plan EIR analyzed the SR-10 designation in the 199-acre area proposed to change to SR-10. The area proposed to change to OS-C is being preserved as open space, while the EIR analyzed that area for low density residential.
2. Future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; thus providing further assurance that the changes would not result in additional impacts beyond the EIR analysis.

When compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to transportation and traffic including: unincorporated County traffic and LOS standards, adjacent cities traffic and LOS standards, rural road safety, emergency access, parking capacity, and alternative transportation. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-categories of unincorporated County traffic and LOS standards, adjacent cities traffic and LOS standards, and rural road safety would not be reduced to

below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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

The current project proposes to change the General Plan Land Use designations on five parcels totaling 599 acres in the Chihuahua Valley area of the North Mountain Subregional Planning Area. The proposal is to change the designation on the 400-acre western parcel from Rural Lands 80 (RL-80) and Rural Lands 20 (RL-20) to Open Space-Conservation (OS-C). The RL-80 designation allows a maximum density of one dwelling unit per 80 acres. The RL-20 designation allows a maximum density of one unit per 20 acres. Open Space-Conservation does not have an associated density, as it is intended for natural resource protection. The property owner has sold the 400-acre parcel to the federal government for conservation. The project would also change the designation on the four eastern parcels (totaling 199 acres) from RL-20 to SR-10. The SR-10 designation for this area was analyzed as one of the Land Use Map alternatives (Referral Map) in the certified General Plan EIR. This designation allows a maximum density of one dwelling unit per 10 acres in the areas less than 25% slope, and one unit per 20 acres in the areas of 25% and greater slope. The request would essentially shift the planned density from that parcel to four parcels to the east. In addition, the zoning use regulation on the 400-acre parcel would change from A70 (Limited Agricultural) to S80 (Open Space). The zoning use regulations on the eastern four parcels would remain unchanged, with three of the parcels zoned A70 and one parcel zoned A72 (General Agricultural). The proposed changes in General Plan Land Use designations would result in a reduction in potential dwelling units for the subject area, from 19 potential dwelling units to 18 potential dwelling units.

The North Mountain Subregion water supply is generated from groundwater. Services such as sewer and imported water are not provided to the Subregion due to the low population, the lack of demand, and high cost of extending such services to the region (County of San Diego 2011b). Discharged wastewater due to future development under the proposed changes 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.” Solid waste is hauled to the nearest landfill, which is located in Ramona. The North Mountain Subregion presently has bin-transfer sites at Palomar Mountain and Ranchita. Future development would be required to comply with federal, state, and local statutes and regulations related to solid waste.

The proposed changes would reduce the maximum potential dwelling units that could be constructed on the property by one. As a result, the proposed change would slightly reduce the demand for utilities and service systems. Additionally, the proposed changes would cluster development on the eastern 199 acres, rather than allowing development on the entire 599 acres, which would reduce the distance and service area that new or expanded utilities and services would be required to serve. Additional information on the EIR analysis, related to utilities and service systems is provided below.

Wastewater Treatment Requirements

Discharged wastewater due to future development under the proposed changes must conform to the RWQCB applicable standards, including the Regional Basin Plan and the California Water Code. The EIR analysis found a less than significant impact to wastewater treatment requirements, with the incorporation of General Plan policies and mitigation measures. The designation change would not result in new impacts associated with wastewater treatment requirements because development would rely on on-site wastewater systems (OSWS, or septic) that would require DEH review and approval (as noted above), for adherence to current standards. The implementation of General Plan mitigation measures would not be required, in order to avoid new impacts, as these mitigation measures are related to wastewater treatment facilities that would serve more than one property.

New Water and Wastewater Facilities

The EIR analysis found that development of the Land Use designations of the General Plan Update would increase demand for water and wastewater services, thus requiring the construction of new facilities. The EIR identified General Plan policies and mitigation measures that would reduce impacts to below a level of significance. The EIR identified policies in the Land Use and Housing Elements that would reduce impacts associated with new water and wastewater facilities. The applicable policies are LU-1.2, LU-4.3, and H-1.3. These policies involve prohibiting leapfrog development that would require the construction of new infrastructure facilities, require consideration of plans in adjacent jurisdictions, and encourage housing near existing public infrastructure. In addition, the following mitigation measures were found to reduce impacts.

- **USS-2.1** – Revise Board Policy I-63 to minimize leapfrog development and to establish specific criteria for GPAs proposing expansion of areas designated Village regional category.

- **USS-2.2** – Perform CEQA review on privately-initiated water and wastewater facilities and review and comment on water and wastewater project undertaken by other public agencies to ensure that impacts are minimized and that projects are in conformance with County plans.
- **USS-2.3** – Implement, and revise as necessary, the Green Building Program to encourage project designs that incorporate water conservation measures, thereby reducing the potential demand for new water purveyors with the buildout of the General Plan Update.

Sufficient Stormwater Drainage Facilities

The EIR analysis found that the Land Use designations of the General Plan Update would result in the need to construct new stormwater facilities. The EIR identified General Plan policies and mitigation measures that would reduce impacts to below a level of significance. The EIR identified policies in the Land Use and Conservation and Open Space Elements that would reduce impacts associated with sufficient stormwater drainage facilities. The applicable policies are LU-6.5, LU-6.9, and COS-4.3. These policies require sustainable stormwater management, development conformance with topography, and utilization of natural drainage patterns to reduce environmental impacts associated with stormwater facility development. In addition, the following mitigation measures were found to reduce impacts.

- **USS-3.1** – Amend the Subdivision Ordinance to add additional design requirements for subdivisions that encourage conservation oriented design. Also amend it to require new residential development to be integrated with existing neighborhoods by providing connected and continuous road, pathway/trail and recreation/open space networks. This will reduce scattered development footprints and increase pervious surfaces in site design, thereby minimizing the need for new stormwater drainage facilities.
- **USS-3.2** – Prepare Subdivision Design Guidelines that establish a process to identify significant resources on a project site, identify the best areas for development and create a conservation oriented design for both the project and open space areas.

In order to guide subdivision development in rural areas, the County has developed Residential Subdivision Design Guidelines, to coincide with the Conservation Subdivision program, what was part of the General Plan Update.

- **USS-3.3** – Use the County Guidelines for Determining Significance for Surface Water Quality and Hydrology to identify adverse environmental effects on water quality.
- **USS-3.4** – Implement the LID handbook and establish LID standards for new development to minimize runoff and maximize infiltration.
- **USS-3.5** – Evaluate the environmental effects of all proposed stormwater drainage facilities and ensure that significant adverse effects are minimized and mitigated.

Adequate Water Supplies

The EIR analysis found that buildout of the General Plan Land Use designations could result in development with an inadequate water supply, including effects on imported water entitlements and on groundwater supplies. General Plan policies and mitigation measures were identified to reduce potential impacts, but not to below a level of significance. The EIR identified policies in the Land Use and Conservation and Open Space Elements that would reduce impacts associated with adequate water supplies. The General Plan policies that would apply to water supplies are LU-8.1, LU-8.2, LU-13.1, LU-13.2, COS-4.1 through COS-4.4, COS-5.2, and COS-5.5. These policies include prohibiting development from exacerbating groundwater overdraft conditions, coordination of water infrastructure planning with land use planning,

requiring identification of adequate water resources prior to development approval, requiring efficient technologies and conservation efforts to reduce potable water waste, requiring efficient irrigation systems, requiring appropriate measures to avoid groundwater contamination, maximizing stormwater filtration, and minimizing impervious surfaces. In addition, the following mitigation measures would apply in this sub-category.

- **USS-4.1** – Review General Plan Amendments for consistency with the goals and policies of the General Plan. This shall include designating groundwater dependent areas with land use density/intensity that is consistent with the long-term sustainability of groundwater supplies; locating commercial, office, civic and industrial development in villages, town centers or at transit nodes; and ensuring that adequate water supply is available for development projects that rely on imported water.

The North Mountain Subregion water supply is generated from groundwater and development on the subject property would be required to comply with this mitigation measure. The subject area is in a zone of 24-27 inches of precipitation per year. Per the Groundwater Ordinance, this precipitation zone would have a groundwater restricted minimum lot size of 4 acres. The existing 8-acre zoning minimum lot size would not be changed with the current project, and thus it would be more restrictive than the groundwater limitations on parcel size. Considering that this is one of the highest precipitation zones in the County, the rate of groundwater recharge would be higher than the rate of groundwater extraction for residential development at the proposed density. For additional discussion, see Attachment A – “PSR NM16 – General Plan Conformance Findings.”

- **USS-4.2** – Implement, and revise as necessary, the County Green Building Program with incentives for development that is energy efficient and conserves resources, including both groundwater and imported water.
- **USS-4.3** – Implement Policy I-84 requiring discretionary projects obtain water district commitment that water services are available. Also implement and revise as necessary Board Policy G-15 to conserve water at County facilities.
- **USS-4.4** – Implement the Groundwater Ordinance to balance groundwater resources with new development and implement and revise as necessary the Watershed Ordinance to encourage the removal of invasive species to restore natural drainage systems, thereby improving water quality and surface water filtration. Also revise the Ordinance Relating to Water Efficient Landscaping (Water Conservation in Landscaping Ordinance) to further water conservation through the use of recycled water.
- **USS-4.5** – Use the County Guidelines for Determining Significance for Groundwater Resources, Surface Water Quality, and Hydrology to identify and minimize adverse environmental effects on groundwater resources.
- **USS-4.6** – Establish a water credits program between the County and the Borrego Water District to encourage an equitable allocation of water resources.
- **USS-4.7** – Coordinate with the San Diego County Water Authority and other water agencies to coordinate land use planning with water supply planning and support continued implementation and enhancement of water conservation programs.

Adequate Wastewater Facilities

The EIR analysis found that the build out of the General Plan Land Use designation may result in inadequate capacity in the existing wastewater system to serve demand. General Plan policies and mitigation measures were identified that would reduce impacts to below a level of significance. The applicable policy is LU-4.3, which requires consideration of the projects and plans in neighboring jurisdictions, in planning for the unincorporated County. The mitigation measures identified for wastewater treatment requirements would also apply to this sub-category.

Sufficient Landfill Capacity

The EIR analysis found that development of the General Plan Land Use designations could result in the potential for certain areas to be served by a landfill with insufficient capacity to accommodate the solid waste disposal needs. General Plan policies and mitigation measures were identified that would reduce potential impacts to sufficient landfill capacity, but not to below a level of significance. The EIR identified policies in the Land Use and Conservation and Open Space Elements that would partially reduce impacts associated with sufficient landfill capacity. In addition to policies LU-12.1 and LU-12.2 (discussed above) the following policies are also applicable: LU-16.1, LU-16.2, LU-16.3, COS-17.1 through COS-17.4, COS-17.6, COS-17.7, and COS-17.8. These policies encourage recycling facilities, and require landfill waste management, composting, methane recapture, and recycling. In addition, the following mitigation measures would partially reduce impacts.

- **USS-6.1** – Participate in interjurisdictional reviews to gather information on and provide comments on plans of incorporated jurisdictions and public agencies in the region. Also work with jurisdictions in the County to facilitate regulations to site recycling facilities.

This effort will help the County and other jurisdictions to plan for solid waste disposal concurrent with need, and to reduce solid waste production through increased recycling.

- **USS-6.2** – Review all plans for large scale projects and planned developments to ensure there is space allocation for on-site storage to separate recyclable solid waste.
- **USS-6.3** – Promote and enforce the Management of Solid Waste Ordinance requiring mandatory recycling. Evaluate the Zoning Ordinance and other County ordinances, codes and policies to allow the development of the most environmentally sound infrastructure for solid waste facilities including recycling, reuse and composting businesses. Also implement the Zoning Ordinance requirements for a Major Use Permit for new landfills to ensure the facilities are sited in accordance with the San Diego County Integrated Waste Management Plan (IWMP).
- **USS-6.4** – Promote the use of Board Policy B-67 requiring the County to purchase products containing recycled and recyclable materials.

These measures will increase recycling efforts throughout the County and reduce impacts to landfill capacity.

- **USS-6.5** – Regulate refuse hauling companies through County Franchise hauler Agreement permits. Coordinate with solid waste facility operators to extend and/or expand existing landfill capacity by encouraging on-site materials diversion options. Also develop incentives to encourage pilot projects with unincorporated area landfills to use anaerobic digesters to process organic materials currently being landfilled.
- **USS-6.6** – Permit and regulate solid waste operators and closed solid waste disposal sites to ensure compliance with California Code of Regulations and Titles 14 and 27.
- **USS-6.7** – Maintain and monitor inactive solid waste disposal sites to ensure compliance with all applicable environmental regulations. Also establish additional compatible uses for inactive solid waste sites, where possible, that generate cost-saving revenue and provide desirable community resources.
- **USS-6.8** – Conduct recycling and composting public education programs for residents, schools, and businesses. Develop programs to assist farmers, residents, and businesses to divert organic materials. Also encourage the County and private contractors and developers to practice deconstruction and recycling of construction, demolition, and land clearing debris.

Solid Waste Regulations

Future development would be required to comply with federal, state, and local statutes and regulations related to solid waste. The EIR found that future development in accordance with the General Plan Land Use designations would be required to comply with federal, State, and local solid waste regulations. Therefore, impacts in this sub-category would be less than significant. No General Plan policies or mitigation measures were required to reach a finding of a less than significant impact.

Energy

The EIR analysis found that build out of the General Land Use designations would result in the need for new or expanded energy facilities, and the corresponding potential for significant environmental impacts. General Plan policies and mitigation measures were identified to reduce impacts to below a level of significance. The EIR identified policies in the Conservation and Open Space Element that would reduce impacts associated with energy. The relevant policies are COS-14.7, and COS-15.1 through COS-15.5. These policies encourage energy efficiency, the use of alternative energy sources, requiring green building standards in County facilities, and encouraging conservation through energy efficiency audits. In addition, the following mitigation measures were found to reduce impacts.

- **USS-8.1** – Implement, and revise as necessary, the County Green Building Program through incentives for development that is energy efficient and conserves resources.
- **USS-8.2** – Revise Board Policy F-50 to strengthen the County's commitment and requirement to implement resource-efficient design and operations for County funded renovation and new building projects. Also revise Board Policy G-15 to require County facilities to comply with Leadership in Energy and Environmental Design (LEED) standards or other Green Building rating systems.
- **USS-8.3** – Revise Board Policy G-16 to require the County to:
 - Adhere to the same or higher standards it would require from the private sector when locating and designing facilities concerning environmental issues and sustainability; and
 - Require government contractors to use low emission construction vehicles and equipment.
- **USS-8.4** – Prepare a County Climate Action Plan with a baseline inventory of greenhouse gas emissions from all sources; greenhouse gas emissions reduction targets and deadlines, and enforceable greenhouse gas emissions and reductions measures.

The Climate Action Plan has been prepared, approved by the County Board of Supervisors, and is currently being implemented.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts related to utilities and service systems because:

1. As part of the alternatives analysis, the General Plan EIR analyzed the SR-10 designation in the 199-acre area proposed to change to SR-10. The area proposed to change to OS-C is being preserved as open space, while the EIR analyzed that area for low density residential.
2. Future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; thus providing further assurance that the changes would not result in additional impacts beyond the EIR analysis.

When compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to utilities and service systems, including: wastewater treatment requirements, new water or wastewater treatment facilities, sufficient stormwater drainage facilities, adequate water supplies, adequate wastewater facilities, sufficient landfill capacity, solid waste regulations, and energy. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-categories of adequate water supplies and sufficient landfill capacity would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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

Attachments

A. PSR NM16 – General Plan Conformance Findings

B. Addendum to the previously certified Environmental Impact Report, dated March 7, 2014.

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

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

California Environmental Quality Act, CEQA Guidelines

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

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

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

County of San Diego. 2011a. County of San Diego General Plan Update EIR. August 2011. Department of Planning and Land Use.

County of San Diego 2011b. County of San Diego General Plan Update: North Mountain Subregional Plan. August 2011. Department of Planning and Land Use.

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.*)

DOC. 2007. California Department of Conservation: FFMP Important Farmland Map Categories. Date Accessed July 26, 2013.
http://www.consrv.ca.gov/dlrp/fmmp/mccu/Pages/map_categories.aspx

DTSC. 2013. Department of Toxic Substances Control. EnviroStor. August 2013.
http://www.envirostor.dtsc.ca.gov/public/mapfull.asp?global_id=37970017

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



County of San Diego

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March 7, 2014

Environmental Findings for Property Specific Request RM15 – a General Plan Land Use Designation and Zoning Minimum Lot Size Change

Reviewed as One Component of the Property Specific Requests (NM16, RM15, SD2, & SV17) General Plan Amendment; GPA 12-012

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:

On August 3, 2011, the County of San Diego Board of Supervisors adopted a comprehensive update to the County of San Diego General Plan. The General Plan provides a consistent framework for land use and development decisions in the unincorporated County, consistent with an established community vision. The General Plan Land Use Maps set the Land Use designations, and corresponding densities, for all of the land in the unincorporated County.

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 program EIR evaluated the impact of changing Land Use designations throughout the unincorporated area, including in the area covered by the Property Specific Request (PSR) RM15. The certified Program EIR found that in the subject areas of aesthetics, agricultural resources, air quality, biological resources, hazards and hazardous materials, hydrology and water quality, mineral resources, noise, public services, transportation and traffic, and utilities and service systems there would be significant and unavoidable impacts, even with the implementation of mitigation measures. The Program EIR found that in the subject areas of geology/soils and population/housing there would be no potentially significant impacts. The Program EIR found that all impacts

would be mitigated below a level of significance for the following subject areas: cultural and paleontological resources, land use and planning, recreation, and climate change. For those areas in which environmental impacts remained significant and unavoidable, even with the implementation of mitigation measures, statements of overriding considerations were adopted.

The General Plan EIR analyzed four different Land Use Map alternatives for potential impacts: the Draft Land Use Map, the Referral Map, the Environmentally Superior Map, and the Hybrid Map. In each of these map alternatives, RL-40 was proposed for the PSR RM15 area. As the General Plan EIR was a program EIR, it did not include a property-specific analysis for each environmental subject area. The Program EIR analysis assumed impacts based on the maximum allowable development within each Land Use designation. For the PSR RM15 area, the Program EIR assumed impacts based on the maximum allowable development under a RL-40 Land Use designation. The previously certified Program EIR is available at <http://www.sdcounty.ca.gov/pds/gpupdate/environmental.html>.

Background on the previously certified MND:

A Mitigated Negative Declaration (MND) was adopted on March 24, 2006 with the approval of a 36-unit Tentative Map (TM5194RPL²) on the RSR RM 15 site. The project was located on 283 acres in the community of Ramona, south of State Route 78 in the vicinity of Horizon View Drive. The MND analyzed impacts associated with the subdivision of 283 acres into 36 residential parcels with an average lot size of 8 acres. The adopted MND found the project would have potentially significant effects to biological resources, cultural resources and transportation that could be clearly mitigated.

2. Lead agency name and address:

County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

- a. Contact: Kevin Johnston, Project Manager
- b. Phone number: (858) 694-3084
- c. Email: kevin.johnston@sdcounty.ca.gov

3. Project applicant's name and address:

County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

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

YES

NO

The current Property Specific Request (PSR) GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Rural Lands 40 (RL-40) to Semi-Rural 4 (SR-4) on a 348-acre area in Ramona referred to as PSR RM15¹. This 348-acre area includes a 283-acre PSR area and an additional 65-acre study area (see Figure 1 below). The 283-acre PSR area includes all of the area previously analyzed under the MND for TM5194RPL². In order to provide land use mapping consistency with the General Plan Community Development Model, the additional adjacent 65-acre study area was added to the PSR. This addition provides a connection to land designated SR-4 to the northeast, consistent with General Plan Community Development Model principles. The RL-40 designation allows one dwelling unit per 40 acres. The SR-4 designation allows one dwelling unit per 4 acres in the areas less than 25% slope, one dwelling unit per 8 acres in the areas of 25% to less than 50% slope, and one dwelling unit per 16 acres in the areas of 50% or greater slope.

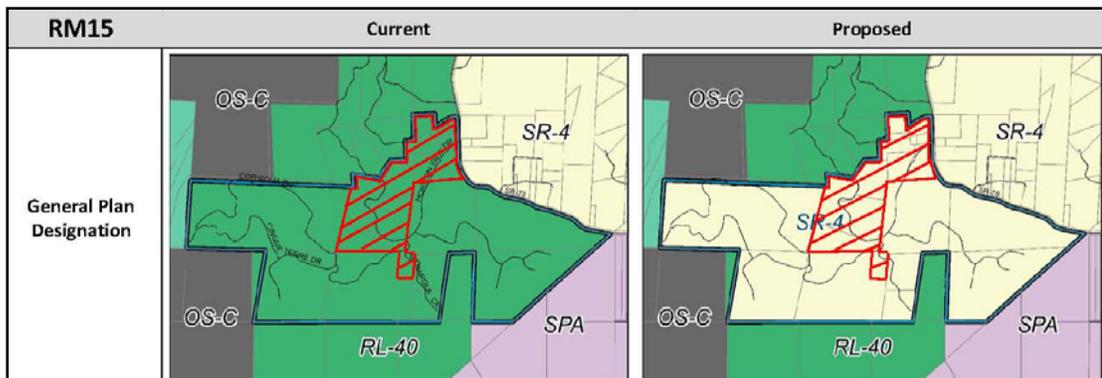


Figure 1: Proposed General Plan Land Use designation change (study area in red outline with hatch)

In the 65-acre study area, although the proposed Land Use designation of SR-4 differs from the previously analyzed designation of RL-40, the proposed Land Use designation change would not result in any additional development potential beyond what would have been allowed with the RL-40 designation. The existing parcelization and steep slopes in the study area restrict further subdivision of existing parcels due to the slope dependent General Plan designation of SR-4. Refer to Table 1 below for a review of parcel sizes and

¹ Within this document, the following terminology are used and are defined as follows:

- PSR RM15 – this refers to the entire 348-acre project area.
- PSR or PSR area – this refers to the 283-acre area that was the subject of the property specific request to the Board of Supervisors. This area was also previously analyzed under a MND for TM5194RPL². Note that the MND refers to a 287-acre area; however the actual acreage of the project was 283 acres based on a review of the project map and environmental analysis.
- Study Area – this refers to the 65-acre area that was included within PSR RM15 for purposes of land use mapping consistency with the General Plan Guiding Principles.

slope constraints for the 65-acre study area, demonstrating no additional subdivision potential.

Table 1: 65-Acre Study Area - Parcels and Development Potential

APN	Total Acreage	Acreage of less than 25% slope ¹	Acreage of 25% to less than 50% slope ¹	Acreage of 50% and greater slope ¹	Development Potential with SR-4 (Dwelling Units)
279-020-65	9.48	0	7	2.48	1
279-020-46	10.55	0	10.55	0	1
279-020-64	11.26	1	9.76	0.5	1
279-020-45	8.37	0	7.57	0.8	1
279-020-25	0.99	For parcels under 8 acres in the SR-4 designation, steep slope acreage totals are not required for potential dwelling unit calculations. Even if there were no steep slopes on the property, a minimum of 8 acres would be required for a possible subdivision.			1
279-020-43	2.62				1
279-020-09	3.9				1
279-020-15	0.84				1
279-020-80	4.5				1
279-020-39	0.97				1
279-020-41	0.55				1
279-020-42	2.2				1
279-020-81	6.06				1
279-030-09	2.85				1

¹ Steep slope acreages were estimated based on a review of County of San Diego GIS data & USGS maps.

Total = 14 DU

In the 283-acre PSR area, although the proposed Land Use designation of SR-4 differs from the previously analyzed designation of RL-40, prior environmental analysis completed at the project level for TM5194RPL² found that development of the property with 36 units would not result in any significant impacts that could not be fully mitigated. At the time TM5194RPL² was approved, the property was subject to the General Plan Regional Category 1.3 Estate Development Area and the Multiple Rural Use Land Use Designation of the Regional Land Use Element. Since that time, the County adopted an updated General Plan that designated the site as RL-40. Despite the General Plan change, the Tentative Map continues to entitle the property owners to develop the 36 residential units. The property owners of TM5194RPL² requested a Land Use designation change to the 283-acre property, to reflect the densities approved under the Tentative Map. If the entitlements under TM5194RPL² were to expire prior to completing a final map (or if the TM project were abandoned, in favor of a different subdivision proposal), it is anticipated that the proposed Land Use designation of SR-4 would restrict development on the site to a maximum of 36 units. This expectation of a lack of additional subdivision potential is due to the slope on the project site, which reduces allowable density under the slope dependent SR-4 designation, and the Groundwater Ordinance 5-acre minimum lot size restriction in this groundwater dependent area. Refer to Table 2 below for a summary of total acreages and acreages in the steep slope categories for the parcels in the 283-acre PSR area. If a new Tentative Map is proposed in the future under the SR-4 Land Use designation, all applicable mitigation measures from the General Plan EIR would be applied to a future development proposal. As a prior environmental analysis for TM5194RPL² considered development of 36 units on the 283-acre property and found that all impacts could be fully mitigated, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts that could not be fully mitigated with the imposition of existing General Plan EIR mitigation measures. Mitigation for all impacts is ensured either

through application of General Plan EIR mitigation measures, or mitigation measures imposed with TM 5194RPL², that would apply if the property owner chooses to develop under existing entitlements.

Table 2: 283 - Acre PSR Area - Parcels and Subdivision Potential

APN	Total Acreage	Acreage of less than 25% slope ¹	Acreage of 25% to less than 50% slope ¹	Acreage of 50% and greater slope ¹	SR-4 Potential Dwelling Units
279-030-11	8.11	0	8.11	0	1
279-030-10	8.46	0	8.45	0.1	1
279-030-02	33.35	6	23.1	4.25	4
279-010-16	81.65	20	49.15	12.5	11
279-030-06	37.76	6	22.76	9	4
279-030-08	36.58	17	19.58	0	6
279-030-07	36.8	4.2	22.6	10	4
279-010-09	40	8.4	29.4	2.2	5

¹ Steep slope acreages were estimated based on a review of County of San Diego GIS data & USGS maps.

Total = 36 DU

Note: the Groundwater Ordinance minimum lot size of 5 acres provides further justification for the expectation that the Land Use designation change would not result in additional subdivision potential, beyond the TM approved lots

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts because:

1. In the 65-acre study area, the Land Use designation change would not result in any new development potential based on existing parcelization and slope constraints;
2. In the 283-acre PSR area, a prior project level environmental analysis found that development of the property with 36 lots could be fully mitigated, and the Land Use designation change is not anticipated to result in additional subdivision potential beyond the 36 lots approved with the TM.

Therefore, no new significant impacts beyond those identified in the General Plan Program EIR would result from the proposed Land Use designation change.

The current project also differs from the previously approved project in that it would decrease the minimum lot size allowed under the Zoning Ordinance on 8 parcels totaling 199 acres in size. Three of the parcels are located within the PSR area and the remaining five are located within the 65-acre study area to the north. The zoning minimum lot sizes on these 199 acres would change from an 8-acre minimum to a 4-acre minimum, to provide consistency with the proposed SR-4 General Plan Land Use designation. These zoning minimum lot size changes are proposed for purposes of zoning and General Plan internal consistency and would not increase development potential, because they would not affect the allowed density or range of potential uses. The zoning use regulation of A70 (Limited Agricultural) would not be modified on any portion of the project site.

5. 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 Emissions
- Hazards & Haz Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities & Service Systems
- 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 previous 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 EIR is adequate 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 SUBSEQUENT or SUPPLEMENTAL EIR is required.



 Signature

March 7, 2014

 Date

Kevin Johnston

 Printed Name

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 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 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 current Property Specific Request (PSR) GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Rural Lands 40 (RL-40) to Semi-Rural 4 (SR-4) on a 348-acre area in Ramona referred to as PSR RM15. This 348-acre area includes a 283-acre PSR area and a 65-acre study area. The RL-40 designation allows a density of 1 dwelling unit per 40 acres. The SR-4 designation allows a density of 1 dwelling unit per 4 acres in the areas under 25% slope, 1 dwelling unit per 8 acres in the areas of 25% to less than 50% slope, and 1 dwelling unit per 16 acres in the areas of 50% or greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 4 and 8 acres to only 4 acres throughout the area subject to the change. Although the SR-4 designation would allow more intense development than the current RL-40 designation (36 lots rather than 9 in the PSR area), the area of the property specific request was analyzed as part of an approved Tentative Map (TM) for which a MND was adopted. That MND found that there would not be any significant impacts from development of the PSR area with 36 lots. The change to SR-4 is not anticipated to result in additional subdivision potential beyond what was approved with the TM. In addition, the change to SR-4 would not result in additional subdivision potential in the 65-acre study area.

The MND for TM5194RPL² found no significant effects to aesthetic resources, and no mitigation for aesthetic resources was required. As noted in the MND, the area proposed for the changes is not located near or visible from a scenic vista, the subdivision will not change the composition of an existing scenic vista, is not within the viewshed of a state scenic highway, and would have a less than significant impact on the existing visual character of the site and its surroundings.

Considering that the proposed changes are not anticipated to result in additional subdivision potential beyond those analyzed in the MND, these conclusions can be carried forward to the current project. Additional detail on the previous EIR analysis and MND analysis, related to aesthetic resources is provided below.

Scenic Vistas and Scenic Resources

Implementation of the General Plan Update was found to have the potential to result in the obstruction, interruption, or detraction of a scenic vista as a result of future development activity. In addition, implementation of the General Plan Update would have the potential to impact scenic resources through the removal or substantial adverse change of features that contribute to the valued visual character or image of an area. General Plan Update policies and mitigation measures were identified that would reduce impacts to below a level of significance. The General Plan Update EIR identified policies in the Land Use, Mobility, and Conservation and Open Space Elements to reduce impacts to scenic vistas and scenic resources. The relevant policies are LU-6.2, LU-6.3, LU-6.6, LU-6.7, LU-6.9, LU-10.1, LU-10.2, M-2.3, COS-11.1, COS-11.2, COS-11.3, COS-11.4, COS-11.5, COS-11.6, COS-11.7, COS-12.1, and COS-12.2. The concepts and requirements covered in these policies include conservation-oriented site design, minimizing visual impacts through site design, preservation and integration of natural features, development conformance with topography, environmentally sensitive road design, and coordination with other jurisdictions, agencies, and private organizations to preserve visual resources.

In addition, the following mitigation measures identified in the EIR were found to mitigate the potentially significant impacts related to scenic vistas and scenic resources, as follows:

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

This mitigation measure is directly related to General Plan Amendments. As discussed in this document, this PSR GPA has been reviewed in relation to this mitigation measure, for General Plan conformance. The proposed changes would not result in new significant impacts to scenic vistas.

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

The regulations contained in these ordinances, plans, and guidelines serve to protect biological resources, steep slopes, wetlands, and floodplains, among other resources. While protecting these resources, the same regulations also serve to protect the visual resources of particular areas where the valued visual character is tied to the natural features of the landscape. These regulations would be applied to any future subdivisions or other discretionary development applications on the subject properties.

- **Aes-1.3** – Amend community plans with improved vision and community character statements to ensure that new development reflects the character and visions for each individual unincorporated community. Community plans are used to review development projects (including General Plan Amendments). These reviews are implemented by State law, County policy and procedures, the Subdivision Ordinance, Zoning Ordinance findings for certain permits, CEQA compliance, etc. The community plans also serve as the foundation for more detailed implementing regulations such as design review guidelines, Zoning box regulations, etc. Community plans are also used for the interjurisdictional review and coordination on projects conducted by other agencies.

The latest version of the Ramona Community Plan was adopted with the General Plan Update. This relatively new document includes updated language for some policies, in addition to completely new policies. The proposed changes for the PSR area and study area were reviewed for consistency with the Ramona Community Plan, and were found to be in conformance.

- **Aes-1.4** – Revise the Design Review process to streamline the process, improve consistency in implementation, and update design criteria as necessary. Current components of that process include Special Area Designators, Design Review Guidelines, and the Site Plan review and approval process.

The Design Review process typically applies to commercial areas, industrial areas, Village areas, and certain scenic corridors. The properties associated with the PSR area and study area do not have special area designators, requiring design review, and these designators are not proposed to be added with this project.

- **Aes-1.5** – Create a Conservation Subdivision Program that facilitates conservation-oriented project design.

This program was put in place with the adoption of the General Plan Update, through updates to the Zoning Ordinance, Resource Protection Ordinance, and Subdivision Ordinance. These updates provide incentives for conservation-oriented design, that in turn, helps improve protection of visual resources.

- **Aes-1.6** – Require that project approvals with significant potential to adversely affect the scenic quality of a community require community review and specific findings of community compatibility. Examples can be found in the Zoning Ordinance with the numerous special uses or exceptions allowed pursuant to Administrative and Use Permits, and Site Plans. The practice has been proved useful for reducing impacts to aesthetic resources and their usefulness will increase as community plans and design guidelines are updated pursuant to Aes-1.3 and Aes-1.4.

Any future subdivision project or other discretionary permit will be reviewed for consistency with the Ramona Community Plan. In addition, these types of projects will be reviewed for potential visual impacts in relation to the County's Guidelines for Determining Significance – Visual Resources, as these projects would be subject to CEQA.

- **Aes-1.7** – Develop and implement programs and regulations that preserve agricultural lands (such as the County's CEQA Guidelines and the Farm Program). Most existing agricultural lands are key components of scenic vistas and community character and the preservation of these resources is critical to minimizing impacts to these resources.

These guidelines and programs would be applied to future subdivisions and other discretionary projects. As discussed further in the agricultural resources section, TM5194RPL² was reviewed per the County's CEQA Guidelines for agricultural resources and found to have no significant impact to agricultural resources. This project proposes a density that is consistent with the density approved with that subdivision.

- **Aes-1.8** – Continue to develop and implement programs and regulations that minimize landform alteration and preserve ridgelines and steep slopes where appropriate. Examples include the County's Grading Ordinance, RPO, and CEQA Guidelines.

Each of these examples would be applied to any future subdivisions or other discretionary projects. For example, the RPO limits the allowed encroachment into steep slope lands, based on the percentage of the lot that contains steep slopes. Open space easements are required for those areas where encroachment is not allowed.

- **Aes-1.9** – Work with communities and other stakeholders to identify key scenic vistas, viewsheds of County scenic roads and highways, and other areas of specific scenic value. Apply Resource Conservation Area designations or other special area designators, guidelines, and tools to guide future development of parcels within these viewsheds to avoid impacts to the scenic vistas.

As with most of the community plans, the Ramona Community Plan designates Resource Conservation Areas, that serve to protect biological and scenic resources. A portion of the Clevenger Canyon Resource Conservation

Area extends into the northwest portion of the PSR area. As part of the TM5194RPL² biological resources mitigation measures, this area would require protection via an open space easement. County guidelines and ordinances would require this protection as part of future subdivisions or other discretionary projects. The Scenic Area special zoning designator can also be applied to areas requiring additional protection of scenic resources. The subject areas do not contain this designator.

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

The County is actively involved in regional planning forums, interjurisdictional reviews, and collaboration with tribes and adjacent jurisdictions.

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

These Board policies outline the process for formation of Underground Utility Districts (UUDs), and outline the process for reviewing requests for waivers of the requirements for undergrounding utilities.

Visual Character or Quality

The EIR analysis found that implementation of the General Plan Update would allow increased development densities to occur in some areas which would result in the potential degradation of the existing visual character or quality of a community. General Plan Update policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The General Plan Update EIR identified policies in the Land Use, Mobility, and Housing Elements to reduce impacts to visual character or quality. The relevant policies are LU-1.4, LU-2.1, LU-2.3, LU-2.5, LU-4.1, LU-4.2, LU-4.3, LU-4.4, LU-11.2, LU-12.4, M-10.6, and H-2.1. The concepts and requirements covered in these policies include stipulations for Village expansion, updating community plans, compatibility with community character, maintaining greenbelts between communities, infrastructure compatibility with community character, and minimizing on-street parking.

In addition to the mitigation measures noted above, the following mitigation measures identified in the EIR were found to partially mitigate the significant impacts related to visual character or quality, as follows:

- **Aes-3.1** – Improve upon the County road standards or other right-of-way design guidelines to provide standards related to road design, parking, landscaping, and elements of the public realm that are critical to the character of a community.
- **Aes-3.2** – Implement existing and prepare new community right-of-way development standards, as appropriate, that supplement the County road standards in order to recognize the unique constraints and character of different communities.

The implementation and continuous improvement of these standards will help to mitigate the visual impacts from new roads and associated elements in the right-of-way.

Light or Glare

The EIR analysis found that implementation of the General Plan Update would have the potential to result in increased light and glare within the County that would adversely affect day or nighttime views. General Plan Update policies and mitigation measures were identified that

would reduce impacts, but not to below a level of significance. The General Plan Update EIR identified policies in the Conservation and Open Space Element to reduce impacts related to visual light or glare. The relevant policies are COS-13.1, COS-13.2, and COS-13.3. These policies serve to restrict outdoor lighting in Semi-Rural and Rural Lands, minimize the impact of development on the dark skies surrounding the Palomar and Mount Laguna observatories, and facilitate coordination with other agencies, jurisdictions, and tribal governments to reduce light pollution.

The following mitigation measures identified in the EIR were found to partially mitigate the significant impacts related to light or glare, as follows:

- **Aes-4.1** – Coordinate with communities and stakeholders to review light pollution controls and consider amendments or expansions to those controls as determined necessary to reduce impacts to dark skies that are important to community character.
- **Aes-4.2** – Maintain light and glare regulations that minimize impacts to adjacent properties, sensitive areas, community character, observatories, and dark skies. These regulations are currently found in the Light Pollution Code and Zoning Ordinance.
- **Aes-4.3** – Participate in regional planning and planning by agencies operating within or adjacent to the County to the extent practical. This includes participation in SANDAG and other regional planning forums, reviewing and commenting on planning and environmental documents issued by other agencies, and ongoing collaboration with Native American tribes and adjacent jurisdictions.

These mitigation measures rely on existing regulations in the County Light Pollution Code and continuous improvements in light pollution control measures, in collaboration with other jurisdictions, agencies, and tribes.

Summary

If a new Tentative Map is proposed in the future under the SR-4 Land Use designation, all applicable mitigation measures related to aesthetics from the General Plan EIR would be applied to a future development proposal. As a prior environmental analysis for TM5194RPL² considered development of 36 units on the 283-acre property and found no significant impacts to aesthetic resources, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts that could not be fully mitigated with the imposition of existing General Plan EIR mitigation measures. Mitigation for all impacts is ensured either through application of General Plan EIR mitigation measures or mitigation measures imposed with TM 5194RPL², that would apply if the property owner chooses to develop under existing entitlements.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to aesthetics because:

1. In the 65-acre study area, the Land Use designation change would not result in any new development potential, based on existing parcelization and slope constraints.
2. In the 283-acre PSR area, a prior project level environmental analysis found that development of the property with 36 lots would not result in any significant impacts to aesthetics. It is not anticipated that the Land Use designation change would result in any additional subdivision potential, beyond the 36 proposed lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant 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. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-categories of visual character or quality and light or glare would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

II. AGRICULTURE AND FORESTRY 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 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 current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Rural Lands 40 (RL-40) to Semi-Rural 4 (SR-4) on a 348-acre area in Ramona referred to as PSR RM15. This 348-acre area includes a 283-acre PSR area and a 65-acre study area. The RL-40 designation allows a density of 1 dwelling unit per 40 acres. The SR-4 designation allows a density of 1 dwelling unit per 4 acres in the areas under 25% slope, 1 dwelling unit per 8 acres in the areas of 25% to less than 50% slope, and 1 dwelling unit per 16 acres in the areas of 50% or greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 4 and 8 acres to only 4 acres throughout the area subject to the change. Although the SR-4 designation would allow more intense development than the current RL-40 designation (36 lots rather than 9 in the PSR area), the area of the property specific request was analyzed as part of an approved Tentative Map (TM) for which a MND was adopted. That MND found that there would not be any significant impacts from development of the PSR area with 36 lots. The change to SR-4 is not anticipated to result in additional subdivision potential beyond what was approved with the TM. In addition, the change to SR-4 would not result in additional subdivision potential in the 65-acre study area.

The MND for TM5194RPL² found no significant effects to agriculture and forestry resources, and no mitigation for agriculture and forestry resources was required. Considering that the proposed changes are not anticipated to result in additional subdivision potential, that conclusion can be

carried forward to the current project. The TM project area does not contain prime agricultural soils, Prime Farmlands, Farmlands of Statewide Importance, agricultural preserves, or Williamson Act contracts. Furthermore, the parcel sizes in the approved TM (5.5 acres to 10 acres, with an average of 8 acres) would support the continuation of agriculture within the project area. The proposed changes would not result in any additional subdivision potential within the 65-acre study area. There are no forestlands or timberland production zones within the PSR area or study area. Additional detail on the previous EIR analysis and MND analysis, related to agricultural resources is provided below.

Direct and Indirect Conversion of Agricultural Resources

Implementation of the General Plan Update was found to result in the potential direct conversion of 53,495 acres of agricultural resources to non-agricultural land uses. General Plan Update policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The General Plan Update EIR included policies in the Land Use and Conservation and Open Space Elements to reduce the potential for direct conversion of farmland. The relevant policies are: LU-6.4, LU-7.1, LU-7.2, and COS-6.4. These policies guide development to preserve existing agricultural resources, encourage acquisition and voluntary dedication of conservation easements, and promote the agricultural industry within the County to ensure the long term viability of agricultural resources.

In addition, the following mitigation measures identified in the EIR were found to partially mitigate the significant impacts related to direct and indirect conversion of Agricultural Resources, as follows:

- **Agr-1.1** – Implement the General Plan Regional Category map and Land Use maps which protect agricultural lands with lower density Land Use designations that will support continued agricultural operations.

This mitigation measure is directly related to General Plan Amendments. As discussed in this document, this PSR GPA has been reviewed in relation to this mitigation measure, for General Plan conformance. The proposed changes would support the continuation of agriculture and would not result in a high density designation in the subject area. For additional discussion on this issue, see Attachment A – “PSR RM15 General Plan Conformance Findings.”

- **Agr-1.2** – Develop and implement programs and regulations that protect agricultural lands (such as CEQA guidelines, Zoning Ordinance, Right to Farm Act, Open Space Subvention Act, Farm and Ranch Lands Protection Program, San Diego County Agricultural Enterprises and Consumer Information Ordinance, BOS Policy I-133 and the San Diego County Farming Program), as well as, those that support implementation of the Williamson Act (including the CEQA guidelines, Zoning Ordinance, and Subdivision Ordinance).

Each of these programs or regulations places limits on allowable impacts to agriculture, thereby substantially reducing the amount of conversion to non-agricultural uses.

- **Agr-1.3** – Create a Conservation Subdivision Program that facilitates conservation-oriented project design through changes to the Subdivision Ordinance, Resource Protection Ordinance, Zoning Ordinance, Groundwater Ordinance, and other regulations as necessary with the goal of promoting conservation of natural resources and open space (including agricultural lands) while improving mechanisms for flexibility in project design so that the production of housing is not negatively impacted.

This program has been implemented and will facilitate development designed to provide sufficient area on subdivision project sites to continue agricultural production while still creating new parcels.

- **Agr-1.4** – Develop and implement the Purchase of Agricultural Conservation Easements (PACE) program which compensates landowners for voluntarily limiting future development on their land.

This program will incentivize the placement of agricultural conservation easements on farmland, thereby increasing preservation and reducing conversion of agricultural resources in the County.

- **Agr-1.5** – Revise community plans to identify important agricultural areas within them and specific compatible uses and desired buffers necessary to maintain the viability of that area. Community plans are used to review development projects (including General Plan Amendments).

While many of the mitigation measures identified above address the need for countywide planning or programs, some of these measures would be applied on a project basis. For example, under Agr-1.2, application of the County CEQA Guidelines for Determining Significance for Agricultural Resources would be applied on a project level to ensure impacts to agricultural resources are mitigated.

As noted in the Agricultural Analysis for TM5194RPL², the County's Department of Agriculture Weights and Measures estimates that there are over 4,000 small farms of less than nine acres in the County, and the ability to farm smaller parcels is critical to the future success of agriculture in the County. Owners of new parcels in the subject area are likely to value the aesthetics and potential income associated with any existing avocado groves. As of 2005, the acreage devoted to these groves had been reduced to approximately 90 acres. The Analysis also noted that the proposed subdivision would directly impact 17 acres of active agriculture; however, the Department of Conservation's Land Evaluation and Site Assessment (LESA) model was applied to the project site and it resulted in a determination that the site is not a significant agricultural resource and therefore no mitigation was deemed necessary. There is no agriculture directly adjacent to the project site which would be converted as a result of the proposed subdivision, and the project proponent will be required to file a notice with the Department of Real Estate which will require notification to purchasers of the parcels created by the proposed subdivision that there may be agricultural nuisances and inconveniences near the property (James Chagala and Associates 2005). The change would not result in a significant impact to surrounding agriculture, because the parcel sizes associated with the TM are not unusual in the surrounding area, with over half of the surrounding properties sized smaller than the average lot size of the TM. These findings would also apply to future development, even if the approved TM project is abandoned and a new subdivision proposal is introduced, because the Groundwater Ordinance minimum lot size would prohibit clustering. The zoning minimum lot size would be 4 acres, but the subject area is groundwater dependent and subject to the Groundwater Ordinance minimum lot size of 5 acres for the corresponding precipitation zone. The A70 (Limited Agricultural) zoning use regulation on the property that allows agricultural uses would not be altered under the proposed changes. Additionally, there are no forestlands or timberland production zones within the subject area.

Land Use Conflicts

The EIR found that effects related to the sub-category of land use conflicts would be less than significant as a result of the General Plan Update. This sub-category analyzed potential conflicts with Williamson Act contract lands. Through the implementation of General Plan policies and the mitigation measure listed below, the effects in this category were found to be less than significant.

- **Agr-2.1** – Prior to the approval of any Zoning Ordinance Amendment that would result in the removal of an "A" designator from a certain property, an analysis shall be conducted to ensure that the action removing such

a designation will not result in any significant direct or indirect adverse impact to Williamson Act contract lands.

As neither the PSR area nor the study area contain any Williamson Act Contract lands or land identified as an Agricultural Preserve ("A" zoning designators), the proposed project changes would not result in any new significant impacts related to land use conflicts with Williamson Act Contracts or Agricultural Preserves.

Summary

If a new Tentative Map is proposed in the future under the SR-4 Land Use designation, all applicable mitigation measures related to agricultural resources from the General Plan EIR would be applied to a future development proposal. As a prior environmental analysis for TM5194RPL² considered development of 36 units on the 283-acre property and found no significant impacts to agricultural resources, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts that could not be fully mitigated with the imposition of existing General Plan EIR mitigation measures. Mitigation for all impacts is ensured either through application of General Plan EIR mitigation measures or mitigation measures imposed with TM 5194RPL², that would apply if the property owner chooses to develop under existing entitlements.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to agricultural resources because:

1. In the 65-acre study area, the Land Use designation change would not result in any new development potential, based on existing parcelization and slope constraints.
2. In the 283-acre PSR area, a prior project level environmental analysis found that development of the property with 36 lots would not result in any significant impacts to agricultural resources. It is not anticipated that the Land Use designation change would result in any additional subdivision potential, beyond the 36 proposed lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects by converting Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicting with existing zoning for agricultural use or a Williamson Act contract, or converting forest land or timberland to a non-agricultural use. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-categories of conversion of agricultural resources and indirect conversion of agricultural resources would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the 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 current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Rural Lands 40 (RL-40) to Semi-Rural 4 (SR-4) on a 348-acre area in Ramona referred to as PSR RM15. This 348-acre area includes a 283-acre PSR area and a 65-acre study area. The RL-40 designation allows a density of 1 dwelling unit per 40 acres. The SR-4 designation allows a density of 1 dwelling unit per 4 acres in the areas under 25% slope, 1 dwelling unit per 8 acres in the areas of 25% to less than 50% slope, and 1 dwelling unit per 16 acres in the areas of 50% or greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 4 and 8 acres to only 4 acres throughout the area subject to the change. Although the SR-4 designation would allow more intense development than the current RL-40 designation (36 lots rather than 9 in the PSR area), the area of the property specific request was analyzed as part of an approved Tentative Map (TM) for which a MND was adopted. That MND found that there would not be any significant impacts from development of the PSR area with 36 lots. The change to SR-4 is not anticipated to result in additional subdivision potential beyond what was approved with the TM. In addition, the change to SR-4 would not result in additional subdivision potential in the 65-acre study area.

The MND for TM5194RPL² found that the subdivision of the PSR area into 36 lots would have a less than significant impact to air quality. Impacts related to air quality violations, non-attainment of criteria pollutants, and exposure of sensitive receptors to pollutants as a result of the proposed changes would be similar, in comparison with the previous MND due to the same level of subdivision potential. Any new stationary sources of pollutants constructed on the property would be subject to Air Pollution Control District (APCD) requirements for permitting and must demonstrate that it would not cause or contribute to a violation of an air quality standard. The increase in potential development would increase the amount of construction pollution from future development as well as the amount of criteria pollutant emissions, but would still result in similar emission levels to those evaluated in the MND. Grading operations associated with future construction would be subject to the County of San Diego Grading Ordinance, which requires the implementation of dust control measures that would reduce construction-related particulate matter emissions.

The San Diego 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. The current RAQS and State Implementation Plan (SIP) are based on projections for residential, commercial, industrial, and recreational land uses contained in the former General

Plan. The density proposed with the current project is not higher than the density under the former General Plan. Therefore, the proposed changes would be consistent with the underlying growth forecasts in the RAQS, as evaluated in the previous MND, and as evaluated in the General Plan EIR. Future development on the property would also be required to be consistent with the emission reduction strategies in the RAQS and the SIP.

Additional detail on the previous EIR analysis and MND analysis, related to air quality is provided below.

Air Quality Plans

The EIR found that the General Plan Update would not conflict with or obstruct implementation of the RAQS or SIP. No mitigation measures were required for the finding of a less than significant impact in this sub-category.

Air Quality Violations

The EIR found that the General Plan Update would have the potential to result in a violation of an air quality standard. General Plan Update policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The General Plan Update EIR included policies in the Conservation and Open Space Element to reduce impacts to air quality violations. The relevant policies are COS-14.1, COS-14.2, COS-14.8, COS-14.9, COS-14.10, COS-15.1, COS-15.3, COS-15.4, COS-15.5, COS-16.2, COS-16.3, and COS-20.3. These policies include promoting land use patterns and a mixture of village uses to reduce vehicle trips, minimizing land use conflicts that would lead to high levels of exposure to pollutants, reducing emissions by promoting green building techniques and low emission construction vehicles, transportation management programs to encourage low emission vehicles and reduce single-occupancy vehicle use, and an emphasis on regional collaboration.

In addition, the following mitigation measures identified in the EIR were found to partially mitigate the significant impacts to air quality violations, as follows:

- **Air-2.1** – Provide incentives such as preferential parking for hybrids or alternatively fueled vehicles such as compressed natural gas (CNG) vehicles or hydrogen-powered vehicles. The County shall also establish programs for priority or free parking on County streets or in County parking lots for hybrids or alternatively fueled vehicles.
- **Air-2.2** – Replace existing vehicles in the County fleet as needed with the cleanest vehicles commercially available that are cost-effective and meet vehicle use needs.
- **Air-2.3** – Implement transportation fleet fueling standards to improve the number of alternatively fueled vehicles in the County fleet.
- **Air-2.4** – Provide incentives to promote the siting or use of clean air technologies where feasible. These technologies shall include, but not be limited to, fuel cell technologies, renewable energy sources, and hydrogen fuel.

These measures will help improve fuel efficiency and reduce emissions through requirements associated with County actions, and incentives to encourage emissions reductions in the private sector.

- **Air-2.5** – Require that the following measures be implemented on all construction projects where project emissions are above the screening-level thresholds (SLTs):

- Multiple applications of water during grading between dozer/scrapper passes
- Paving, chip sealing or chemical stabilization of internal roadways after completion of grading
- Use of sweepers or water trucks to remove 'track out' at any point of public street access
- Termination of grading if winds exceed 25 miles per hour
- Stabilization of dirt storage piles by chemical binders, tarps, fencing or other erosion control
- Use of low-sulfur fuels in construction equipment
- Projects exceeding SLTs will require ten percent of the construction fleet to use any combination of diesel catalytic converters, diesel oxidation catalysts, diesel particulate filters and/or CARB certified Tier I, II, III, IV equipment. Equipment is certified if it meets emission standards established by the EPA for mobile non-road diesel engines of almost all types. Standards established for hydrocarbons, oxides of nitrogen (NO_x), carbon monoxide, and particulate matter. Tier I standards are for engines over 50hp (such as bulldozers) built between 1996 and 2000, and engines under 50hp (such as lawn tractors) built between 1999 and 2000. Tier II standards are for all engine sizes from 2001 to 2006, and Tier III standards are for all engines rated over 50hp from 2006 to 2008. Tier IV standards apply to engines of all sizes built in 2008 or later. Standards are increasingly stringent from Tier I to Tier IV.

Application of these standards will help reduce construction-related pollutants, to substantially reduce the potential for air quality violations from new development.

- **Air-2.6** – Use the County Guidelines for Determining Significance for Air Quality to identify and mitigate adverse environmental effects on air quality.
- **Air-2.7** – Implement County Air Pollution Control District (APCD) regulations for air emissions from all sources under its jurisdiction.

The application of these guidelines and enforcement of APCD regulations provide assurances that development pursuant to the General Plan will not violate air quality standards.

- **Air-2.8** – Require New Source Reviews (NSRs) to prevent permitting projects that are 'major sources.'

The purpose of these reviews is to allow continued industrial growth in non-attainment areas and, at the same time, ensure that new and modified sources do not exacerbate existing air quality problems and/or offset emissions reductions from other sources.

- **Air-2.9** – Implement the Grading, Clearing, and Watercourses Ordinance by requiring all clearing and grading to be conducted with dust control measures.

Measures outlined in this Ordinance serve to minimize particulate matter emissions from construction.

- **Air-2.10** – Revise Board Policy F-50 to strengthen the County's commitment and requirement to implement resource-efficient design and operations for County-funded renovation of new building projects. This could be achieved by making the guidelines within the policy mandatory rather than voluntary.
- **Air-2.11** – Implement the County Regional Air Quality Strategy (RAQS) to attain State air quality standards for ozone (O₃).
- **Air-2.12** – Revise Board Policy G-15 to require County facilities to comply with Silver Leadership in Energy and Environmental Design (LEED) standards or other equivalent Green Building rating systems.
- **Air-2.13** – Revise Board Policy G-16 to require the County to:
 - Adhere to the same or higher standards it would require from the private sector when locating and designing facilities concerning environmental issues and sustainability; and
 - Require government contractors to use low emission construction vehicles and equipment.

Mitigation measures Air-2.12 and 2.13 will substantially reduce emissions associated with County operations.

Non-Attainment Criteria Pollutants

The EIR analysis found that implementation of the General Plan Update would have the potential to result in cumulatively considerable net increase in pollutants for which the San Diego Air Basin (SDAB) is listed as non-attainment. The same General Plan Update policies and mitigation measures identified for the air quality violations sub-category would be applied to reduce impacts associated with non-attainment criteria pollutants; however, these policies and mitigation measures would not reduce impacts to below a level of significance. Even though these General Plan Update goals and policies and other County regulations are intended to minimize impacts associated with non-attainment criteria pollutants, implementation of the General Plan Update would allow for the development of land uses that would increase County-wide emissions of particulate matter.

Sensitive Receptors

The EIR analysis found that the General Plan Update would have the potential to result in the exposure of sensitive receptors to substantial amounts of toxic air contaminants (TACs) that would result in a potentially significant increase in cancer risk.

The following mitigation measure identified in the EIR was found to partially mitigate the significant impacts to air quality violations, as follows:

- **Air-4.1** – Use the policies set forth in the California Air Resources Board’s (CARB) Land Use and Air Quality Handbook (CARB 2005) as a guideline for siting sensitive land uses. Implementation of this measure will ensure that sensitive land uses such as residences, schools, day care centers, playgrounds, and medical facilities are sited appropriately to minimize exposure to emissions of TACs.

Heavy-duty trucks that utilize diesel engines are a common source of these TACs. This measure would emphasize reducing land use conflicts that would place sensitive receptors in close proximity to industrial uses that often involve the use of these types of vehicles.

Though this mitigation measure would reduce potential impacts to sensitive receptors; potential impacts would not be reduced to below a level of significance and would remain significant and unavoidable, as noted in the EIR.

Objectionable Odors

The General Plan Update was found to comply with APCD regulations that require odor sources to reduce impacts to nearby receptors. No mitigation measures were required for the finding of a less than significant impact in this sub-category.

Summary

If a new Tentative Map is proposed in the future under the SR-4 Land Use designation, all applicable mitigation measures related to air quality from the General Plan EIR would be applied to a future development proposal. As a prior environmental analysis for TM5194RPL² considered development of 36 units on the 283-acre property and found no significant impacts to air quality, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts that could not be fully mitigated with the imposition of existing General Plan EIR mitigation measures and adherence to existing regulations and guidelines.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to air quality because:

1. In the 65-acre study area, the Land Use designation change would not result in any new development potential, based on existing parcelization and slope constraints.
2. In the 283-acre PSR area, a prior project level environmental analysis found that development of the property with 36 lots would not result in any significant impacts to air quality. It is not anticipated that the Land Use designation change would result in any additional subdivision potential, beyond the 36 proposed lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to air quality including: air quality plans, air quality violations, non-attainment criteria pollutants, exposure of sensitive receptors to pollutants, and objectionable odors. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-categories of air quality violations, non-attainment criteria pollutants, and exposure of sensitive receptors to pollutants would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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

The current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Rural Lands 40 (RL-40) to Semi-Rural 4 (SR-4) on a 348-acre area in Ramona referred to as PSR RM15. This 348-acre area includes a 283-acre PSR area and a 65-acre study area. The RL-40 designation allows a density of 1 dwelling unit per 40 acres. The SR-4 designation allows a density of 1 dwelling unit per 4 acres in the areas under 25% slope, 1 dwelling unit per 8 acres in the areas of 25% to less than 50% slope, and 1 dwelling unit per 16 acres in the areas of 50% or greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum

allowable lot size would change from the existing combination of 4 and 8 acres to only 4 acres throughout the area subject to the change. Although the SR-4 designation would allow more intense development than the current RL-40 designation (36 lots rather than 9 in the PSR area), the area of the property specific request was analyzed as part of an approved Tentative Map (TM) for which a MND was adopted. That MND found that there would not be any significant impacts from development of the PSR area with 36 lots. The change to SR-4 is not anticipated to result in additional subdivision potential beyond what was approved with the TM. In addition, the change to SR-4 would not result in additional subdivision potential in the 65-acre study area.

The prior MND for the 348-acre PSR area included a biological technical study completed by Everett and Associates (2002). This study found that much of the area was planted with avocado groves, citrus, and row flowers. Smaller areas of native vegetation also exist in the subject area, including 2.45 acres of Southern Coast Live Oak riparian forest, 2.94 acres of Coast Live Oak woodland, 0.39 acres of Southern Willow scrub, and 0.22 acres of disturbed wetland (Everett and Associates 2002). The TM included a condition that would require placement of the sensitive habitats in biological open space easements prior to Final Map. The MND found a low potential for the presence of the federally endangered Stephen's kangaroo rat and arroyo toad in the TM area; and with the added protection of native habitat on-site within open space easements, the MND concluded that the proposed subdivision would not have a significant adverse effect on these listed species. If the approved TM plan were to be abandoned in favor of a new subdivision application, these sensitive habitats would still require protection. Considering that the proposed changes are not anticipated to result in any additional subdivision potential in the study area, there would be no new impacts to biological resources associated with the study area. A 30-acre portion of the northwest corner of the property associated with the TM is located within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program (MSCP) Subarea Plan. This portion of the TM was therefore required to conform to the MSCP and the Biological Mitigation Ordinance. This entire area is planted in avocado orchards, with the exception of a small disturbed wetland (0.14 acres). In addition, this area is not classified as a Biological Resource Core Area (BRCA) or a Pre-Approved Mitigation Area (PAMA).

Future development under the proposed changes would not conflict with programs and ordinances that protect biological resources, because in order for future proposed discretionary projects to be approved and developed, projects would be required to comply with the adopted MSCP Subarea Plan and Biological Mitigation Ordinance where applicable, the Habitat Loss Permit Ordinance, and the Resource Protection Ordinance.

The analysis in the MND found that impacts to biological resources would be potentially significant unless mitigation is incorporated. The required mitigation measures were found to reduce potential impacts to below a level of significance. Mitigation measures included preservation of the following resources: 2.45 acres of Southern Coast Live Oak riparian forest, 2.94 acres of Dense Coast Live Oak woodland, 0.39 acres of Southern Willow scrub, 0.22 acres of disturbed wetland, a 300-foot buffer from the off-site riparian habitat, and a 100-foot Limited Building Zone easement placed adjacent to the biological open space easement to preclude placement of structures that would require fire clearing into the open space easement. Associated with these mitigation measures would be requirements for temporary fencing during construction, permanent fencing on some of the lots, and signage for protection of the open space easement.

Additional detail on the previous EIR analysis and MND analysis, related to biological resources is provided below.

Special Status Species

The EIR analysis determined the implementation of the General Plan Update would have the potential to result in impacts to special status species. General Plan Update policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The EIR identified policies in the Land Use and Conservation and Open Space Elements that would reduce the potential for impacts to special status species. The relevant policies are: LU-6.1, LU-6.2, LU-6.3, LU-6.4, LU-6.6, LU-6.7, LU-10.2, COS 1.3, COS 1.6 through COS 1.11, COS-2.1, and COS-2.2. These policies require monitoring, management and maintenance of a regional preserve system; facilitate preserve assembly and funding; help minimize edge effects; facilitate preparation of habitat conservation plans and resource management plans; direct development to avoid and/or preserve habitat; provide for long-term sustainability of the natural environment, and encourage contiguous open space areas that protect wildlife habitat and corridors.

In addition, the following mitigation measures identified in the EIR were found to partially mitigate the significant impacts related to special status species, as follows:

- **Bio-1.1** – Create a Conservation Subdivision Program that facilitates conservation-oriented project design through changes to the Subdivision Ordinance, Resource Protection Ordinance (RPO), Zoning Ordinance, Groundwater Ordinance, and other regulations as necessary. It is intended that these changes will promote conservation of natural resources and open space while improving mechanisms for flexibility in project design so that production of housing stock is not negatively impacted. Additionally, any such allowances of flexibility must be done with consideration of community character through planning group coordination and/or findings required for project approval.

The Conservation Subdivision Program is now in effect and facilitates the protection of larger blocks of open space, thus providing improved protection of habitats associated with special status species.

- **Bio-1.2** – Implement and revise existing Habitat Conservation Plans/Policies to preserve sensitive resources within a cohesive system of open space. In addition, continue preparation of MSCP Plans for North County and East County.
- **Bio-1.3** – Implement conservation agreements through Board Policy I-123, as this will facilitate preservation of high-value habitat in the County's MSCP Subarea Plan.
- **Bio-1.4** – Coordinate with nonprofit groups and other agencies to acquire preserve lands.

These mitigation measures will serve to continue adding preserve lands throughout the County for protection of sensitive habitats.

- **Bio-1.5** – Utilize County Guidelines for Determining Significance for Biological Resources to identify adverse impacts to biological resources. Also utilize the County's Geographic Information System (GIS) records and the Comprehensive Matrix of Sensitive Species to locate special status species populations on or near project sites. This information will be used to avoid or mitigate impacts as appropriate.
- **Bio-1.6** – Implement the RPO, Biological Mitigation Ordinance (BMO), and Habitat Loss Permit (HLP) Ordinance to protect wetlands, wetland buffers, sensitive habitat lands, biological resource core areas, linkages, corridors, high-value habitat areas, subregional Coastal sage scrub focus areas, and populations of rare, or endangered plant or animal species.

- **Bio-1.7** – Minimize edge effects from development projects located near sensitive resources by implementing the County Noise Ordinance, the County Groundwater Ordinance, the County's Landscaping Regulations (currently part of the Zoning Ordinance), and the County Watershed Protection, Stormwater Management, and Discharge Control Ordinance.

Implementation of this measure helps to reduce impacts to special status species.

The MND included a habitat assessment for the endangered Stephen's kangaroo rat. The assessment found a low potential for occurrence on-site due to lack of suitable soils and topography of the site. An assessment was also completed for the endangered arroyo toad. Suitable arroyo toad breeding habitat was only found off-site, along Santa Ysabel Creek. Santa Ysabel Creek merges with Clevenger Canyon near the PSR area to the northeast. As discussed above, the TM project would require a 300-foot open space easement buffer from the off-site riparian habitat. This would provide additional assurance of habitat protection, even though the assessment notes that it is highly unlikely that foraging toads would make it into the PSR area, due to the narrow, steep sided topography of Clevenger Canyon. In addition, should the TM be abandoned in favor of a new design with similar density, comparable mitigation measures would be required, as identified in the GPU mitigation measures discussed herein.

Riparian Habitat and Other Sensitive Natural Communities

The EIR analysis found that implementation of the General Plan Update would have the potential to result in impacts to riparian habitat and other sensitive natural communities. General Plan Update policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The EIR identified the policies that apply to special status species to reduce potential impacts; in addition to policy COS-3.1 in the Conservation and Open Space Element which requires development to preserve existing natural wetland areas and associated transitional riparian and upland buffers.

The EIR mitigation measures identified for special status species would also serve to reduce potential impacts to riparian habitat and other sensitive natural communities. In addition, the following mitigation measures identified in the EIR were found to partially mitigate the significant impacts related to riparian habitat and other sensitive natural communities.

- **Bio-2.1** – Revise the Ordinance relating to water conservation in landscaping to incorporate appropriate plant types and regulations requiring planting of native or compatible non-native, non-invasive plant species in new development.

The Water Conservation in Landscaping Ordinance was updated in 2010, after the development of these General Plan mitigation measures. The current ordinance meets the intent of this mitigation measure.

- **Bio-2.2** – Require that development projects obtain CWA Section 401/404 permits issued by the California Regional Water Quality Control Board and U.S. Army Corps of Engineers for all project-related disturbances of waters of the U.S. and/or associated wetlands. Also continue to require that projects obtain Fish and Game Code Section 1602 Streambed Alteration Agreements from the California Department of Fish and Game for all project-related disturbances of streambeds.
- **Bio-2.3** – Ensure that wetlands and wetland buffer areas are adequately preserved whenever feasible to maintain biological functions and values.

- **Bio-2.4** – Implement the Watershed Protection, Stormwater Management, and Discharge Control Ordinance to protect wetlands.

Federally Protected Wetlands

The EIR analysis found that implementation of the General Plan Update would have the potential to result in a significant impact to federally protected wetlands. General Plan Update policies and mitigation measures were identified that would reduce impacts to below a level of significance. The EIR identified policies in the Conservation and Open space Element that would reduce impacts to federally protected wetlands. The relevant policies are COS-3.1 and COS-3.2. These policies require the preservation of wetlands and protection of wetlands from pollutant discharges. The mitigation measures identified to reduce impacts to federally protected wetlands are Bio-1.1, Bio-1.5, Bio-1.6, Bio-1.7, Bio-2.2, Bio-2.3, and Bio-2.4, all of which are discussed above.

Wildlife Movement Corridors and Nursery Sites

The EIR analysis found that implementation of the General Plan Update would have the potential to impact wildlife movement corridors. General Plan Update policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The EIR identified policies in the Land Use and Conservation and Open Space Elements that would reduce the potential for impacts to wildlife movement corridors and nursery sites. The relevant policies are: COS-1.1 through COS-1.5, LU-6.1 and LU-6.7. These policies facilitate creation, protection, maintenance and management of a coordinated biological preserve system that includes Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.

The mitigation measures identified to reduce impacts to federally protected wetlands are Bio-1.1 through Bio-1.7, and Bio-2.3, all of which are discussed above.

Local Policies and Ordinances

The EIR analysis found that implementation of the General Plan Update would not conflict with local biological resources related policies and ordinances. No mitigation measures were required to reach a less than significant finding in this category.

Habitat Conservation Plans

The EIR analysis also found that implementation of the General Plan Update would not conflict with any applicable Habitat Conservation Plan (HCP) or Natural Communities Conservation Plan (NCCP). No mitigation measures were required to reach a less than significant finding in this category.

Summary

If a new Tentative Map is proposed in the future under the SR-4 Land Use designation, all applicable mitigation measures related to biological resources from the General Plan EIR would be applied to a future development proposal. As a prior environmental analysis for TM5194RPL² considered development of 36 units on the 283-acre property and found no significant impacts to biological resources, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts that could not be fully mitigated with the imposition of existing General Plan EIR mitigation measures. Mitigation for

all impacts is ensured either through application of General Plan EIR mitigation measures or mitigation measures imposed with TM 5194RPL², that would apply if the property owner chooses to develop under existing entitlements.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to biological resources because:

1. In the 65-acre study area, the Land Use designation change would not result in any new development potential, based on existing parcelization and slope constraints.
2. In the 283-acre PSR area, a prior project level environmental analysis found that impacts to biological resources as a result of development of the property with 36 lots could be fully mitigated to a level below significance with the imposition of mitigation measures. It is not anticipated that the Land Use designation change would result in any additional subdivision potential, beyond the 36 proposed lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to biological resources including: special status species, riparian habitat and other sensitive natural communities, federally protected wetlands, wildlife movement corridors and nursery sites, local policies and ordinances, and Habitat Conservation Plans and Natural Communities Conservation Plans. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-categories of special status species, riparian habitat and other sensitive natural communities, and wildlife movement corridors and nursery sites would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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 current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Rural Lands 40 (RL-40) to Semi-Rural 4 (SR-4) on a 348-acre area in Ramona referred to as PSR RM15. This 348-acre area includes a 283-acre PSR area and a 65-acre study area. The RL-40 designation allows a density of 1 dwelling unit per 40 acres. The SR-4 designation allows a density of 1 dwelling unit per 4 acres in the areas under 25% slope, 1 dwelling unit per 8 acres in the areas of 25% to less

than 50% slope, and 1 dwelling unit per 16 acres in the areas of 50% or greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 4 and 8 acres to only 4 acres throughout the area subject to the change. Although the SR-4 designation would allow more intense development than the current RL-40 designation (36 lots rather than 9 in the PSR area), the area of the property specific request was analyzed as part of an approved Tentative Map (TM) for which a MND was adopted. That MND found that there would not be any significant impacts from development of the PSR area with 36 lots. The change to SR-4 is not anticipated to result in additional subdivision potential beyond what was approved with the TM. In addition, the change to SR-4 would not result in additional subdivision potential in the 65-acre study area.

The project area is classified as underlain by cretaceous plutonic rock, having no paleontological sensitivity. As such, the prior MND concluded that impacts to paleontological resources would be less than significant. Similarly, any future development in the project area would have a less than significant impact related to paleontological resources due to the low paleontological sensitivity in the project area and the imposition of General Plan mitigation measures related to paleontological resources.

The MND found there would be no significant impacts to cultural resources as a result of the TM project, with mitigation incorporated. No historic or prehistoric resources were identified within the project area by a records search. Eleven prehistoric sites were identified during a field survey. A subsequent testing program was completed to determine the significance of seven of these sites. No cultural material was recovered from any of the sites during the testing program, and all of these sites were identified as not significant. The remaining four sites were not tested, because these areas were to be placed in Biological/Archaeological open space easements, per the mitigation requirements (Kyle Consulting 2001). The change to SR-4 is not anticipated to result in any additional subdivision potential in the 65-acre study area, so there would be no new impacts to cultural resources in the study area as a result of these changes. Since the 65-acre study area would not have any additional subdivision potential associated with the proposed change, no additional analysis or protections are required for that area, as the current project would not affect development potential there.

Additional detail on the previous EIR analysis and MND analysis, related to cultural resources is provided below.

Historical Resources

The EIR analysis found that implementation of the General Plan Update would have the potential to result in substantial adverse changes to significant historical resources. General Plan Update policies and mitigation measures were identified that would reduce impacts to below a level of significance. The relevant policy is COS-8.1, from the Conservation and Open Space Element, which encourages the preservation or adaptive reuse of historic sites, structures, and landscapes.

In addition, the following mitigation measures identified in the EIR were found to mitigate the potentially significant impacts related to historical resources, as follows:

- **Cul-1.1** – Utilize the RPO, CEQA, the Grading and Clearing Ordinance, and the Zoning Ordinance to identify and protect important historic and archaeological resources by requiring appropriate reviews and applying mitigation when impacts are significant.

There are regulations in each of these that provide appropriate triggers for historical resource evaluations.

- **Cul-1.2** – Provide incentives through the Mills Act to encourage the restoration, renovation or adaptive reuse of historic resources.

Property owners can receive tax benefits from preservation and maintenance of historical resources.

- **Cul-1.3** – Initiate a new effort to identify and catalog historic and potentially historic resources within unincorporated San Diego County. This process will require public participation and evaluation by County staff and the Historic Site Board. The anticipated result of this effort is: (1) at a minimum, landowners will be better informed of potential resources on their properties as well as the options available to them under the State/National Register or the Mills Act; and (2) in some cases, properties may be zoned with a special area designator for historic resources, thereby restricting demolition/removal and requiring a Site Plan permit for proposed construction which will be reviewed by the Historic Site Board.
- **Cul-1.4** – Support the Historic Site Board in their efforts to provide oversight for historic resources.

The Historic Site Board is an advisory body that provides recommendations to decision makers on archaeological and historic cultural resources. This Board also reviews resources associated with property owners seeking historic designation and participation in the Mills Act.

- **Cul-1.5** – Ensure landmarking and historical listing of County owned historic sites.
- **Cul-1.6** – Implement, and update as necessary, the County's Guidelines for Determining Significance for Cultural Resources to identify and minimize adverse impacts to historic and archaeological resources.
- **Cul-1.7** – Identify potentially historic structures within the County and enter the information in the Department of Planning and Land Use (now PDS) property database. Identification will occur by compiling information from all available sources (e.g. County surveys, Historic Site Board, information received from SOHO and community planning groups, information from other jurisdictions, etc.) and shall be updated at least every five years.
- **Cul-1.8** – Revise the Resource Protection Ordinance (RPO) to apply the demolition or alteration of identified significant historic structures.

These measures will help to avoid potential impacts to historic resources, in addition to improving public awareness.

Archaeological Resources

The EIR analysis found that implementation of the General Plan Update would result in new development that would have the potential to cause a substantial adverse change in the significance of an archaeological resource, including the potential destruction or disturbance of an archaeological site. General Plan Update policies and mitigation measures were identified that would reduce impacts to below a level of significance. The relevant policies are COS-7.1 through COS-7.4, in the Conservation and Open Space Element. These policies detail how archaeological resources should be protected, the handling of archaeological resources mitigation in development projects, treatment of collections, and consultation with Native American tribes and other affected communities on the treatment of archaeological resources.

In addition to mitigation measures Cul-1.1 and Cul-1.6 (discussed above), the following mitigation measures identified in the EIR were found to mitigate the potentially significant impacts related to archaeological resources, as follows:

- **Cul-2.1** – Develop management and restoration plans for identified and acquired properties with cultural resources.
- **Cul-2.2** – Facilitate the identification and acquisition of important resources through collaboration with agencies, tribes, and institutions, such as the South Coast Information Center (SCIC), while maintaining the confidentiality of sensitive cultural information.
- **Cul-2.3** – Support the dedication of easements that protect important cultural resources by using a variety of funding methods, such as grant or matching funds, or funds from private organizations.

These measures help preserve cultural resources and minimize potential impacts. As noted above, the biological resources open space easement required on the TM project was also intended to serve the purpose of preserving the four identified prehistoric sites that were not included in the significance testing.

- **Cul-2.4** – Protect significant cultural resources through regional coordination and consultation with the NAHC and local tribal governments, including SB-18 review.

These efforts help to ensure significant sites are identified and preserved to the satisfaction of all parties.

- **Cul-2.5** – Protect undiscovered subsurface archaeological resources by requiring grading monitoring by a qualified archaeologist and a Native American monitor for all ground disturbing activities, and also, when feasible, during initial surveys.

The use of monitors prevents direct impacts to archaeological resources.

- **Cul-2.6** – Protect significant cultural resources by facilitating the identification and acquisition of important resources through regional coordination with agencies and institutions, such as the South Coast Information Center (SCIC) and consultation with the Native American Heritage Commission (NAHC) and local tribal governments, including SB-18 review, while maintaining the confidentiality of sensitive cultural information.

Paleontological Resources

The EIR analysis found that implementation of the General Plan would result in new development with the potential to impact unique paleontological resources. A General Plan Update policy and mitigation measures were identified that would reduce impacts to below a level of significance. The relevant policy from the Conservation and Open Space Element is COS-9.1, which requires the salvage and preservation of unique paleontological resources during excavation or grading activities.

In addition, the following mitigation measures identified in the EIR were found to mitigate the potentially significant impacts related to paleontological resources, as follows:

- **Cul-3.1** – Implement the Grading Ordinance and CEQA to minimize impacts to paleontological resources, require a paleontological resources monitor during grading when appropriate, and apply appropriate mitigation when impacts are significant.
- **Cul-3.2** – Implement, and update as necessary, the County's Guidelines for Determining Significance for Paleontological Resources to identify and minimize adverse impacts to paleontological resources.

These measures require paleontological grading monitoring in areas with significant potential for unique paleontological resources.

Human Remains

The EIR analysis found that implementation of the General Plan would result in new development that would have the potential to disturb human remains, including those discovered outside of formal cemeteries. A General Plan Update policy and mitigation measures were identified that would reduce impacts to below a level of significance. The relevant policy is COS-7.5, in the Conservation and Open Space Element, which discusses the treatment of human remains.

In addition to mitigation measures Cul-1.1 and Cul-1.6 (discussed above), the following mitigation measure identified in the EIR was found to mitigate the potentially significant impacts related to human remains, as follows:

- **Cul-4.1** – Include regulations and procedures for discovery of human remains in all land disturbance and archaeological related programs. Ensure that all references to discovery of human remains promote preservation and include proper handling and coordination with Native American groups. Apply appropriate mitigation when impacts are significant.

These measures will promote preservation and include proper handling and mitigating actions.

Summary

If a new Tentative Map is proposed in the future under the SR-4 Land Use designation, all applicable mitigation measures related to cultural resources from the General Plan EIR would be applied to a future development proposal. As a prior environmental analysis for TM5194RPL² considered development of 36 units on the 283-acre property and found that potential impacts to cultural resources could be fully mitigated to a level below significance, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts that could not be fully mitigated with the imposition of existing General Plan EIR mitigation measures. Mitigation for all impacts is ensured either through application of General Plan EIR mitigation measures or mitigation measures imposed with TM 5194RPL², that would apply if the property owner chooses to develop under existing entitlements.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to cultural resources because:

1. In the 65-acre study area, the Land Use designation change would not result in any new development potential, based on existing parcelization and slope constraints.
2. In the 283-acre PSR area, a prior project level environmental analysis found that potential impacts to cultural resources associated with development of the property with 36 lots could be fully mitigated to a level below significance with the imposition of mitigation measures. It is not anticipated that the Land Use designation change would result in any additional subdivision potential, beyond the 36 proposed lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to cultural

resources including: historical resources, archaeological resources, paleontological resources, and human remains. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required.

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 current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Rural Lands 40 (RL-40) to Semi-Rural 4 (SR-4) on a 348-acre area in Ramona referred to as PSR RM15. This 348-acre area includes a 283-acre PSR area and a 65-acre study area. The RL-40 designation allows a density of 1 dwelling unit per 40 acres. The SR-4 designation allows a density of 1 dwelling unit per 4 acres in the areas under 25% slope, 1 dwelling unit per 8 acres in the areas of 25% to less than 50% slope, and 1 dwelling unit per 16 acres in the areas of 50% or greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 4 and 8 acres to only 4 acres throughout the area subject to the change. Although the SR-4 designation would allow more intense development than the current RL-40 designation (36 lots rather than 9 in the PSR area), the area of the property specific request was analyzed as part of an approved TM for which a MND was adopted. That MND found that there would not be any significant impacts from development of the PSR area with 36 lots. The change to SR-4 is not anticipated to result in additional subdivision potential beyond what was approved with the TM. In addition, the change to SR-4 would not result in additional subdivision potential in the 65-acre study area.

The MND found there would be no significant impacts to geology and soils as a result of the TM project. The change to SR-4 is not anticipated to result in any additional subdivision potential in the 65-acre study area, so there would be no new impacts to geology and soils in the study area as a result of these changes. Any new development under the proposed changes would be subject to regulations in place to reduce erosion, septic system failure, and hazards associated with seismic activity, soil stability, and expansive soils. Similar to other areas of the County with potential geologic hazards, all future development associated with the proposed changes would be required to comply with federal, state, and local building standards and regulations, including the California Building Code (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 Management Plans (SWMPs) to be prepared and best management practices (BMPs) to be identified. All construction activities occurring under the proposed changes 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 proposed changes 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.

Additional detail on the previous EIR analysis and MND analysis, related to cultural resources is provided below.

Exposure to Seismic Related Hazards

The EIR analysis found that the General Plan Update Land Use designations would allow development in areas with geological risks; however (as discussed above), future development would be required to comply with all applicable federal, State, and local building regulations to minimize seismic hazards. As such, no General Plan policies or mitigation measures were required to reach a finding of a less than significant impact.

Soil Erosion or Top Soil Loss

The EIR analysis also found that Land Use designations under the General Plan Update would allow construction and operational activities that would have the potential to expose topsoil to erosion. Required compliance with the NPDES, the CBC and the County Grading Ordinance would reduce impacts to below a significance level. No General Plan policies or mitigation measures were required to reach this finding.

Soil Stability

The General Plan Update would result in the same situation related to hazards associated with on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse, associated with structures that can be permitted under the designations. Future development would be required to comply with all applicable federal, State, and local building regulations, including the CBC and County required geotechnical reconnaissance reports. Because of these requirements, the General Plan Update was found to result in a less than significant impact to soil stability. No General Plan policies or mitigation measures were required to reach this finding.

Expansive Soils

Similar to the sub-categories noted above, the General Plan Update Land Use designations would allow for the development of structures on potentially expansive soils. The required compliance with federal, State, and local building codes and other regulations was found to reduce impacts associated with expansive soils to less than significant. No General Plan policies or mitigation measures were required to reach this finding.

Waste Water Disposal Systems

The EIR analysis also found that the General Plan Land Use designations would allow development in areas where soils are incapable of adequately supporting the use of septic tanks or other on-site waste water disposal systems. Future development would be required to comply with State and local regulations for onsite wastewater disposal systems, including County DEH regulations. Because of these requirements, the General Plan Update was found to result in a less than significant impact to waste water disposal systems. No General Plan policies or mitigation measures were required to reach this finding.

Unique Geologic Features

The EIR found that the General Plan Land Use designations would allow development in areas with unique geologic features, leading to damage to the unique geologic features. Due to required compliance with existing regulations, including the County's Guidelines for Determining Significance and triggers for requiring geological reconnaissance reports, the EIR found a less than significant impact to unique geologic features. No General Plan policies or mitigation measures were required to reach this finding.

Summary

If a new Tentative Map is proposed in the future under the SR-4 Land Use designation, all applicable mitigation measures related to geology and soils from the General Plan EIR would be applied to a future development proposal. As a prior environmental analysis for TM5194RPL² considered development of 36 units on the 283-acre property and found no significant impacts to geology and soils, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts, due to existing regulations in place, that reduce potential impacts to below significance levels.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to geology and soils because:

1. In the 65-acre study area, the Land Use designation change would not result in any new development potential, based on existing parcelization and slope constraints.
2. In the 283-acre PSR area, a prior project level environmental analysis found that development of the property with 36 lots would not result in any significant impacts to geology and soils. It is not anticipated that the Land Use designation change would result in any additional subdivision potential, beyond the 36 proposed lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to geology and soils including: exposure to seismic related hazards, soil erosion or topsoil loss, soil stability, expansive soils, waste water disposal systems, and unique geologic features. The impacts described in the General Plan EIR would still be considered less than significant.

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

The current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Rural Lands 40 (RL-40) to Semi-Rural 4 (SR-4) on a 348-acre area in Ramona referred to as PSR RM15. This 348-acre area includes a 283-acre PSR area and a 65-acre study area. The RL-40 designation allows a density of 1 dwelling unit per 40 acres. The SR-4 designation allows a density of 1 dwelling unit per 4 acres in the areas under 25% slope, 1 dwelling unit per 8 acres in the areas of 25% to less than 50% slope, and 1 dwelling unit per 16 acres in the areas of 50% or greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 4 and 8 acres to only 4 acres throughout the area subject to the change. Although the SR-4 designation would allow more intense development than the current RL-40 designation (36 lots rather than 9 in the PSR area), the area of the property specific request was analyzed as part of an approved TM for which a MND was adopted. That MND found that there would not be any significant impacts from development of the PSR area with 36 lots. The change to SR-4 is not anticipated to result in additional subdivision potential beyond what was approved with the TM. In addition, the change to SR-4 would not result in additional subdivision potential in the 65-acre study area.

Since the previous MND was adopted, the State CEQA Guidelines were amended (March 2010) to require that the potential environmental effects of greenhouse gas emissions be addressed in CEQA documents. 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 CO₂e (Carbon Dioxide Equivalent) emissions that would be anticipated. If a proposed project is the same type and equal to, or smaller than the project size listed in the screening criteria, it is anticipated that the project emissions would not exceed 2,500 MT (metric tons) of CO₂e per year, and there would be a less than cumulatively considerable impact. As discussed previously, a subdivision project in the PSR area, in accordance with the proposed changes would be anticipated to yield a maximum of 36 potential lots. This potential density would fall well below the Guidelines' screening criteria for single-family housing of 86 dwelling units. There would be no additional subdivision potential in the study area as a result of the proposed changes. Therefore, no new significant impacts associated with greenhouse gas emissions would occur and no revisions to the previous MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects is required.

The following General Plan policies in the Conservation and Open Space Element reduce impacts associated with greenhouse gas emissions. COS-10.7 encourages construction and

demolition debris recycling as an accessory use at permitted mining facilities. COS-15.1 requires new buildings to be designed and constructed to incorporate techniques and materials that maximize energy efficiency. COS-15.2 encourages retrofitting of existing buildings for energy efficiency. COS-15.3 requires all new County facilities to meet identified 'green building' programs for energy efficiency. COS-17.1 promotes reduction, reuse, and recycling of solid waste to increase solid waste diversion from landfills. COS-17.5 and COS-18.2 encourage methane sequestration and recapture from landfill operations. COS-20.1 requires the preparation, maintenance, and implementation of a climate change action plan with GHG emission inventories, reduction targets, and deadlines. COS-20.2 requires the establishment and maintenance of a program to monitor GHG emissions. COS-20.4 requires the County to furnish materials and programs to educate on reducing GHG emissions, and provide technical assistance.

The following mitigation measures identified in the EIR were found to mitigate the potentially significant impacts related to greenhouse gas emissions, as follows:

- **CC-1.1** – Update the County Green Building Program to increase effectiveness of encouraging incentives for development that is energy efficient and conserves resources through incentives and education.
- **CC-1.2** – Prepare a County Climate Action Plan with an updated baseline inventory of greenhouse gas emissions from all sources, more detailed greenhouse gas emissions reduction targets and deadlines; and comprehensive and enforceable GHG emissions reduction measures that will achieve a 17% reduction in emissions from County operations from 2006 to 2020 and a 9% reduction in community emissions between 2006 and 2020. Once prepared, implementation of the plan will be monitored and progress reported on a regular basis

The Climate Action Plan has been prepared, approved by the County Board of Supervisors, and is currently being implemented.

- **CC-1.3** – Work with SANDAG to achieve regional goals in reducing GHG emissions associated with land use and transportation.
- **CC-1.4** – Review traffic operations to implement measures that improve flow and reduce idling such as improving traffic signal synchronization and decreasing stop rate and time.
- **CC-1.5** – Coordinate with the San Diego County Water Authority and other water agencies to better link land use planning with water supply planning with specific regard to potential impacts from climate change and continued implementation and enhancement of water conservation programs to reduce demand. Also support water conservation pricing (e.g. tiered rate structures) to encourage efficient water use.
- **CC-1.6** – Implement and expand Countywide recycling and composting programs for residents and businesses. Require commercial and industrial recycling.
- **CC-1.7** – Incorporate the California ARB's recommendations for a climate change CEQA threshold into the County Guidelines for Determining Significance for Climate Change. These recommendations will include energy, waste, water, and transportation performance measures for new discretionary projects in order to reduce GHG emissions. Should the recommendation not be released in a timely manner, the County will prepare its own threshold.
- **CC-1.8** – Revise County Guidelines for Determining Significance based on the Climate Action Plan. The revisions will include guidance for proposed discretionary projects to achieve greater energy, water, waste, and transportation efficiency.

The County's "Guidelines for Determining Significance – Climate Change" were updated on November 7, 2013, to reflect the County's approved Climate Action Plan.

- **CC-1.9** – Coordinate with APCD, SDG&E, and the California Center for Sustainable Energy to research and possibly develop a mitigation credit program. Under this program, mitigation funds will be used to retrofit existing buildings for energy efficiency to reduce GHG emissions.
- **CC-1.10** – Continue to implement the County Groundwater Ordinance, Watershed Protection Ordinance (WPO), Resource Protection Ordinance (RPO), and prepare MSCP Plans for North and East County in order to further preserve wildlife habitat and corridors, wetlands, watersheds, groundwater recharge areas and other open space that provide carbon sequestration benefits and to restrict the use of water for cleaning outdoor surfaces and vehicles. The Watershed Protection Ordinance (WPO) also implements low-impact development practices that maintain the existing hydrologic character of the site to manage storm water and protect the environment. Retaining storm water runoff on-site can drastically reduce the need for energy-intensive imported water at the site.
- **CC-1.11** – Revise the Ordinance Relating to Water Conservation for Landscaping to further water conservation to:
 - Create water-efficient landscapes and use water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls
 - Use reclaimed water for landscape irrigation
 - Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff
 - Provide education about water conservation and available programs and incentives.
- **CC-1.12** – Continue to coordinate with resource agencies, CALFIRE, and fire districts to minimize potential wildfire risks in the County and to plan for the potential increase in future risk that may result from Climate Change.
- **CC-1.13** – Continue to implement and revise as necessary the Regional Trails Plan as well as the Community Trails Master Plan to connect parks and publicly accessible open space through shared pedestrian/bike paths and trails to encourage walking and bicycling.
- **CC-1.14** – Provide public education and information about options for reducing greenhouse gas emissions. In addition to addressing land development, education should also address purchasing, conservation, and recycling.
- **CC-1.15** – Reduce VMT and encourage alternative modes of transportation by implementing the following measures:
 - During Community Plan updates, establish policies and design guidelines that encourage commercial centers in compact walkable configurations and discourage 'strip' commercial development.
 - Expand community bicycle infrastructure.
 - Revise the Off-Street Parking Design Manual to include parking placement concepts that encourage pedestrian activity and concepts for providing shared parking facilities
 - Establish comprehensive planning principles for transit nodes such as the Sprinter Station located in North County Metro
 - Continue to locate County facilities near transit facilities whenever feasible
 - Coordinate with SANDAG, Caltrans, and tribal governments to maximize opportunities to locate park and ride facilities
 - Continue to coordinate with SANDAG, Caltrans, and transit agencies to expand the mass transit opportunities in the unincorporated County and to review the location and design of transit stops. Establish a DPLU (now PDS) transit coordinator to ensure land use issues are being addressed.
 - Update the Zoning Ordinance to require commercial, office, and industrial development to provide preferred parking for carpools, vanpools, electric vehicles, and flex cars.

- **CC-1.16** – Develop and implement a Strategic Energy Plan to increase energy efficiency in existing County buildings and set standards for any new County facilities that will ultimately reduce GHG emissions. This will include implementation of the following measures as will be detailed within the Plan:
 - Improve energy efficiency within existing operations through retrofit projects, updated purchasing policies, updated maintenance/operations standards, and education.
 - Improve energy efficiency of new construction and major renovations by applying design criteria and participating in incentive programs.
 - Provide energy in a reliable and cost-effective manner and utilize renewable energy systems where feasible.
 - Monitor and reduce energy demand through metering, building controls, and energy monitoring systems.
 - Increase County fleet fuel efficiency by acquiring more hybrid vehicles, using alternative fuels, and by maintaining performance standards for all fleet vehicles.
- **CC-1.17** – Develop and implement a County Operations Recycling Program. This will include implementation of the following measures as will be detailed within the Program:
 - Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).
 - Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas.
 - Recover by-product methane to generate electricity.
 - Provide education and publicity about reducing waste and available recycling services.
- **CC-1.18** – Develop and implement a County Operations Water Conservation Program.
- **CC-1.19** – Revise the Zoning Ordinance to facilitate recycling salvaged concrete, asphalt and rock.

Summary

If a new Tentative Map is proposed in the future under the SR-4 Land Use designation, all applicable mitigation measures related to greenhouse gas emissions from the General Plan EIR would be applied to a future development proposal.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to greenhouse gas emissions because:

1. In the 65-acre study area, the Land Use designation change would not result in any new development potential, based on existing parcelization and slope constraints.
2. In the 283-acre PSR area, the 36 potential dwelling units anticipated under the proposed SR-4 Land Use designation would fall well under the County's significance threshold of 86 units for single-family residential development. As such, a subdivision project associated with the proposed change would be expected to fall well below the cumulatively considerable threshold of 2,500 MT CO₂e per year. It is not anticipated that the Land Use designation change would result in any additional subdivision potential, beyond the 36 proposed lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to greenhouse gas emissions. The impacts described in the General Plan EIR would still be considered less than significant.

III. 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 current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Rural Lands 40 (RL-40) to Semi-Rural 4 (SR-4) on a 348-acre area in Ramona referred to as PSR RM15. This 348-acre area includes a 283-acre PSR area and a 65-acre study area. The RL-40 designation allows a density of 1 dwelling unit per 40 acres. The SR-4 designation allows a density of 1 dwelling unit per 4 acres in the areas under 25% slope, 1 dwelling unit per 8 acres in the areas of 25% to less than 50% slope, and 1 dwelling unit per 16 acres in the areas of 50% or greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 4 and 8 acres to only 4 acres throughout the area subject to the change. Although the SR-4 designation would allow more intense development than the current RL-40 designation (36 lots rather than 9 in the PSR area), the area of the property specific request was analyzed as part of an approved beyond the 36 potential lots for which a MND was adopted. That MND found that there would not be any significant impacts from development of the PSR area with 36 lots. The change to SR-4 is not anticipated to result in additional subdivision potential beyond what was approved with the TM. In addition, the change to SR-4 would not result in additional subdivision potential in the 65-acre study area.

The MND found a less than significant impact associated with hazards and hazardous materials, for the TM project. Additional detail on the previous EIR analysis and MND analysis, related to hazards and hazardous materials is provided below.

Hazardous Materials – transportation, use, disposal, accidental release, and existing hazardous materials sites

The subject properties are not located on or adjacent to a hazardous materials site pursuant to Government Code Section 65962.5 (DTSC, 2013). Any future development of land uses under the proposed changes 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 minimize impacts related to hazardous materials, and the transportation, use, and disposal of hazardous materials. 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 EIR analysis found that implementation of the General Plan would result in an increase in the transport, use, and disposal of hazardous materials; however, future development would be required to comply with existing federal, State, and local regulatory requirements, which strictly regulate the transportation, use and disposal of hazardous materials. As such, no General Plan policies or mitigation measures were required to reach a finding of a less than significant impact.

Public and Private Airports

The Ramona Airport is a general aviation airport and is part of the County's regional air transportation network. It is located approximately two miles west of the Ramona Town Center, and two miles south of the property in question. The Ramona airport is operated by the County of San Diego Department of Public Works. The property in question is located within the Airport Influence Area (AIA) and future development would be required to comply with the Airport Land Use Compatibility Plan (ALUCP), which would be consistent with General Plan Update Policy S-15.1. A residential subdivision project would not result in a safety hazard associated with the airport proximity because it would not involve distracting visual hazards, construction of any structure equal to or greater than 150 feet in height, and does not propose any artificial bird attractor.

The EIR analysis found that the General Plan Land Use designations would have the potential to increase the risk of people living or working in public airport AIAs to be exposed to hazards associated with airport operations. In addition, development could occur within two miles of a private airport. General Plan Update policies and mitigation measures were identified that would reduce impacts to below a level of significance. The relevant policies are LU-4.7, M-7.1, S-15.1, S-15.2, S-15.3, and S-15.4, from the Land Use, Mobility, and Safety Elements. The concepts and requirements covered in these policies include supporting review of ALUCPs within AIAs, requiring land uses to be compatible with airport operations, requiring new public or private airports to demonstrate compatibility with surrounding land uses in operational plans, restrict potential flight hazards in approach and departure areas, discouraging uses that may impact

airport operations, and minimizing impacts to environmental resources and surrounding communities during operation or expansion of airport facilities.

In addition, the following mitigation measures were found to reduce impacts to below a level of significance as follows:

- **Haz-1.1** – Implement the Guidelines for Determining Significance, Airport Hazards, when reviewing new development projects to ensure compatibility with surrounding airports and land uses and apply appropriate mitigation when impacts are significant.

These Guidelines are used to review projects within Airport Influence Areas, to ensure land use compatibility. In addition, the department has an airport hazards specialist who reviews projects in AIAs to for further compatibility assurance.

- **Haz-1.2** – Participate in the development of ALUCPs and future revisions to the ALUCPs to ensure the compatibility of land uses and airport operations.
- **Haz-1.3** – Review the Air Installation Compatible Use Zone (AICUZ) when reviewing new development projects within the study area. Ensure that such development projects are consistent with the land use compatibility and safety issues therein.
- **Haz-1.4** – Facilitate coordination between DPW and DPLU (now PDS) staff when planning new airports or operational changes to existing airports when those changes would produce new or modified airport hazard zones.
- **Haz-1.5** – Coordinate with the San Diego County Regional Airport Authority (SDCRAA) and County Airports for issues related to airport planning and operations.
- **Haz-2.1** – Implement and revise as necessary the Zoning Ordinance requiring Major Use Permits (MUPs) for private airports and heliports.

Each of these measures serves the purpose of providing greater assurance of land use compatibility around airport operations.

Emergency Response and Evacuation Plans

The MND for the TM project reviewed major emergency response and evacuation plans for the subject area and found the subdivision of the area into 36 lots would have a less than significant impact related to any effect on these plans. The General Plan EIR found that implementation of the General Plan would allow increased development potential in areas that may not have accounted for the potential growth in their existing emergency response and evacuation plans. General Plan Update policies and mitigation measures were identified that would reduce impacts to below a level of significance. The relevant policies are S-1.3, M-1.2, M-3.3, and M-4.4, in the Safety and Mobility Elements. These policies promote risk reduction programs, provide for an interconnected road network with multiple connections, require multiple ingress/egress routes, and provide accommodations for emergency vehicles on public and private roads.

In addition, the following mitigation measures were found to reduce impacts to below a level of significance as follows:

- **Haz-3.1** – Facilitate coordination between DPLU (now PDS) and the Office of Emergency Services to implement and periodically update the Hazard Mitigation Plan.

- **Haz-3.2** – Implement the CEQA Guidelines for Determining Significance to ensure that discretionary projects do not adversely impact emergency response or evacuation plans. Also implement the County Public Road Standards and County Private Road Standards during these reviews and ensure that road improvements are consistent with Emergency Response and Evacuation Plans. Apply appropriate mitigation when impacts are significant.

All proposed internal roads within the TM project were reviewed for consistency with emergency vehicle access requirements, and the same would be required of a new subdivision project.

- **Haz-3.3** – Prepare Fire Access Road network plans and include in Community Plans or other documents as appropriate.

Wildland Fires

Portions of the subject area are located within a very high fire hazard severity zone. The proposed Land Use designation change is not anticipated to result in an increase in development potential, beyond the lots associated with the approved TM. In addition, the change to SR-4 would not result in additional subdivision potential in the 65-acre study area. Fire protection measures were required of the TM project and would be required on a new/revised subdivision project also. These included 10,000 gallon water storage tanks for each parcel, paved access roads (with sufficient emergency vehicle access), 100-foot fuel modification zones around structures, and Limited Building Zone easements to assure fuel modification would not affect open space easement areas. Regardless of whether the property owners developed under the existing TM plan or proposed a new subdivision plan, the project would be subject to the 5-acre minimum lot size per the Groundwater Ordinance in this groundwater-dependent area. These minimum lot sizes would be large enough to ensure adequate defensible space can be provided on all future parcels. In addition, future development in the subject area would be able to meet the 10-minute fire protection service travel time for the SR-4 density, per General Plan Policy S-6.4 and Table S-1. Due to the fact that portions of the property in question are located a very high fire hazard area, a new Fire Protection Plan would be required if the current subdivision plan is abandoned, in favor of a different proposal (pursuant to Article 86, Section 8601 of the 2001 California Fire Code). The Fire Protection Plan details the adequacy of the water supply, proposed access, building ignition and fire resistance, fire protection systems and equipment, Fuel Modification Zones and vegetation management.

The EIR analysis found that the General Plan Land Use designations would result in significant and unavoidable impacts to wildland fire hazards. The Land Use designations would allow residential, commercial, and industrial development in high fire hazard areas. The majority of the unincorporated County is located in high or very high fire hazard zones. General Plan Update policies and mitigation measures were identified that would partially reduce impacts, but not to below a level of significance. The applicable policies from the Land Use, Safety, and Conservation and Open Space Elements are LU-6.11, LU-11.2, S-3.1, S-3.2, S-3.3, S-3.4, S-3.6, S-4.1, and COS-18.3. These policies guide land use planning in high fire hazard areas, require development projects to be designed to minimize fire hazards, require adequate access roads and fire protection infrastructure, and call for supporting fuel management programs.

In addition, the following mitigation measures were identified, that would partially reduce impacts associated with wildland fire hazards.

- **Haz-4.1** – Identify and minimize potential fire hazards for future development by using and maintaining a database that identifies fire prone areas, locating development away from Fire Hazard areas whenever practicable, and adhering to the County Guidelines for Determining Significance for Wildland Fires and Fire Protection and applying appropriate mitigation measures when impacts are significant.

As discussed above, the TM approval included many fire protection requirements, and these measures would be required of a new Subdivision proposal, as well.

- **Haz-4.2** – Conduct effective and environmentally sensitive brush management measures such as: addressing habitat-specific fire controls within Resource Management Plans; implementation of the Weed Abatement Ordinance and enforcing proper techniques for maintaining defensible space around structures; coordination with the local FAHJ to ensure that district goals for fuel management and fire protection are being met; and recognizing the Memorandum of Understanding (MOU) between the wildlife agencies and fire authorities that guides the abatement of flammable vegetation without violating environmental regulations for habitat protection.
- **Haz-4.3** – Enforce and comply with Building and Fire Codes to ensure there are adequate fire service levels; and require site and/or building designs that incorporate features that reduce fire hazards. Also implement the General Plan Regional Category Map and Land Use Maps, which typically show lower densities in wildland areas.

Portions of the PSR area and study area are within a Very High Fire Hazard Severity Zone; however, this is the case for most of the Ramona Community Planning area, including large areas with higher densities than SR-4. There are large areas of SR2, SR-1, and higher densities in Very High Fire Hazard Severity Zones in Ramona. Since Very High Fire Hazard Zones are very prevalent throughout the unincorporated County, other factors are also taken into consideration for Land Use designation mapping in these areas; including access, fire protection service travel time, and fuel modification feasibility. Therefore, the proposed designation is consistent with land use mapping in high fire hazard areas in Ramona. See Attachment A – “PSR RM15 General Plan Conformance Findings” for further discussion.

- **Haz-4.4** – Create a Conservation Subdivision Program that facilitates conservation-oriented, fire-safe, project design through changes to the Subdivision Ordinance, Resource Protection Ordinance, Zoning Ordinance, Groundwater Ordinance, and other regulations as necessary.

This program was put in place with the adoption of the General Plan Update, through updates to the Zoning Ordinance, Resource Protection Ordinance, and Subdivision Ordinance. These updates provide incentives for conservation-oriented design, including clustered development footprints. These types of incentives reduce the area that emergency responders need to cover, reduce the extent of necessary fuel management, and reduce the need for access roads.

Vectors

The EIR analysis found that the General Plan Land Use designations would have the potential to increase human exposure to vectors; however future development would be required to comply with existing regulations, plans, and guidelines that reduce potential impacts to below a level of significance. No General Plan policies or mitigation measures were required to reach this finding.

Summary

If a new Tentative Map is proposed in the future under the SR-4 Land Use designation, all applicable mitigation measures related to hazards and hazardous materials from the General Plan EIR would be applied to a future development proposal. As a prior environmental analysis for TM5194RPL² considered development of 36 units on the 283-acre property and found no

significant impacts to hazards and hazardous materials, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts that could not be fully mitigated with the imposition of existing General Plan EIR mitigation measures. Mitigation for all impacts is ensured either through application of General Plan EIR mitigation measures or ordinance/code compliance measures imposed with TM 5194RPL², that would apply if the property owner chooses to develop under existing entitlements.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to hazards and hazardous materials because:

1. In the 65-acre study area, the Land Use designation change would not result in any new development potential, based on existing parcelization and slope constraints.
2. In the 283-acre PSR area, a prior project level environmental analysis found that development of the property with 36 lots would not result in any significant impacts to hazards and hazardous materials. It is not anticipated that the Land Use designation change would result in any additional subdivision potential, beyond the 36 proposed lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to hazards and hazardous materials including: hazardous materials, public or private airports, emergency response and evacuation plans, wildland fires, and vectors. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-category of wildland fires would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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

The current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Rural Lands 40 (RL-40) to Semi-Rural 4 (SR-4) on a 348-acre area in Ramona referred to as PSR RM15. This 348-acre area includes a 283-acre PSR area and a 65-acre study area. The RL-40 designation allows a density of 1 dwelling unit per 40 acres. The SR-4 designation allows a density of 1 dwelling unit per 4 acres in the areas under 25% slope, 1 dwelling unit per 8 acres in the areas of 25% to less than 50% slope, and 1 dwelling unit per 16 acres in the areas of 50% or greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 4 and 8 acres to only 4 acres throughout the area subject to the change. Although the SR-4 designation would allow more intense development than the current RL-40 designation (36 lots rather than 9 in the PSR area), the area of the property specific request was analyzed as part of an approved beyond the 36 potential lots for which a MND was adopted. That MND found that there would not be any significant impacts from development of the PSR area with 36 lots. The change to SR-4 is not anticipated to result in additional subdivision potential beyond what was approved with the TM. In addition, the change to SR-4 would not result in additional subdivision potential in the 65-acre study area.

Water Quality Standards and Requirements

The TM project provided a Stormwater Management Plan (SWMP) that outlined Best Management Practices (BMPs) that would be implemented to ensure the development complies with erosion control and stormwater pollution control standards set by the Standard Urban Storm Water Mitigation Plan (SUSMP). The MND found that as a result of the required BMPs outlined in the SWMP, the TM project would not contribute to a cumulative impact to an already impaired water body. Site design measures and source control and treatment BMPs would reduce runoff to the maximum extent practicable, so as not to increase the level of pollutants in receiving waters, resulting from the project. The change in the General Plan designation would not trigger an updated SWMP in itself. If the approved TM was abandoned, in favor of a new proposal, a new Stormwater Management Plan and studies would be required, in conformance with updated, more stringent requirements.

The EIR analysis found that the General Plan Land Use designations would result in development with the potential to contribute pollutants that would impair water quality, and in some cases, further degrade existing surface and groundwater pollution conditions. The EIR identified General Plan Update policies and mitigation measures that would partially reduce impacts, but not to below a level of significance. General Plan Update policies in the Land Use and Conservation and Open Space Elements would partially reduce impacts to water quality standards and requirements. The applicable policies are LU-6.5, LU-6.9, LU-14.1, LU-14.2, LU-14.3, LU-14.4, COS-4.2, COS-4.3, COS-4.4, COS-5.2, COS-5.3, and COS-5.5. These policies cover the following concepts and requirements: requiring Low Impact Development (LID) techniques to reduce impervious surfaces and promote sustainable stormwater management, requiring development conformance with topography, requiring coordination with other wastewater

agencies, requiring adequate wastewater disposal, requiring public maintenance of wastewater treatment facilities serving multiple properties, prohibiting sewer facilities that would induce unplanned growth, requiring efficient irrigation systems in new development, maximization of natural stormwater filtration, and applying appropriate development standards to reduce the potential for groundwater contamination.

In addition, the following mitigation measures identified in the EIR were found to partially mitigate the significant impacts associated with water quality standards and requirements.

- **Hyd-1.1** – Update and implement the County of San Diego’s Jurisdictional Urban Runoff Management Program (JURMP).

The JURMP describes the County’s approach to meeting the requirements of the Municipal Stormwater Permit.

- **Hyd-1.2** – Implement and revise as necessary the Watershed Protection Ordinance to reduce the effects of polluted runoff discharges on waters and to encourage the removal of invasive species and restore natural drainage systems.

The County’s Resource Protection Ordinance also includes stringent regulations to limit circumstances where alteration of natural drainage channels associated with floodplains and floodways can be allowed.

- **Hyd-1.3** – Establish and implement Low Impact Development (LID) standards for new development to minimize runoff and maximize infiltration.

If a new subdivision plan were proposed, the new project would be required to incorporate more stringent LID standards for stormwater management, associated with the current Municipal Stormwater Permit.

- **Hyd-1.4** – Revise and implement the Stormwater Standards Manual requiring appropriate measures for land use with a high potential to contaminate surface water or groundwater resources.
- **Hyd-1.5** – Utilize the County Guidelines for Determining Significance for Surface Water Quality, Hydrology, and Groundwater Resources to identify adverse environmental effects.
- **Hyd-1.6** – Implement, and revise as necessary, Board Policy I-84 requiring that discretionary project applications include commitments from available water sanitation districts.
- **Hyd-1.7** – Ensure County planning staff participation in the review of wastewater facility long range and capital improvements plans.
- **Hyd-1.8** – Allow wastewater facilities contingent upon approval of a Major Use Permit to ensure facilities are adequately sized.
- **Hyd-1.9** – Review septic system design, construction, and maintenance in cooperation with the Regional Water Quality Control Board through the septic tank permit process.
- **Hyd-1.10** – Coordinate with the State Water Resources Control Board to develop statewide performance and design standards for conventional and alternative on-site wastewater treatment systems.

Groundwater Supplies and Recharge

The MND found a less than significant impact to groundwater resources. Considering that the subject area has been extensively irrigated for agricultural production, the change to residential use or residential in combination with agriculture on the parcels proposed in the TM would not lead to an increase in water consumption. Since the proposed changes would not lead to increased

subdivision potential beyond the lots proposed in the TM, the impacts to groundwater would remain less than significant.

The EIR analysis found that the buildout of the General Plan Land Use designations would result in significant and unavoidable impacts to groundwater supplies and recharge. General Plan Update policies and mitigation measures were identified to reduce impacts, but not to below a level of significance. General Plan Update policies in the Land Use and Conservation and Open Space Elements were identified that would partially reduce impacts. In addition to General Plan policies COS-4.2, COS-4.3, COS-4.4, and COS-5.2 noted above, in the sub-category of water quality standards, the following policies would also apply to groundwater supplies and recharge: LU-8.1, LU-8.2, LU-13.1, LU-13.2, and COS-4.1. These policies require that land use densities relate to groundwater sustainability, evaluate new groundwater-dependent development to reduce the potential for overdrafts and impacts to existing groundwater users, require water supply commitments for new development, and encourage water conservation and groundwater recharge.

In addition to mitigation measures Hyd-1.1 through Hyd-1.5, noted above, in the sub-category of water quality standards and requirements, the following mitigation measures were identified, that would partially reduce impacts associated with groundwater supplies and recharge.

- **Hyd-2.1** – Implement, and revise as necessary, Board Policy I-84 requiring that discretionary project applications include commitments from available districts. Also implement and revise as necessary Board Policy G-15 to conserve water at County facilities.
- **Hyd-2.2** – Implement the Groundwater Ordinance to balance groundwater resources with new development. Also revise the Ordinance Related to Water Conservation for Landscaping to further water conservation through the use of recycled water.

The Water Conservation in Landscaping Ordinance was updated in 2010, after the development of these General Plan mitigation measures. The updated ordinance provides incentives for the use of recycled water, in accordance with this mitigation measure.

- **Hyd-2.3** – Establish a water credits program between the County and the Borrego Water District to provide a streamlined and consistent process for the permanent cessation of outdoor water intensive uses such as irrigated agricultural or golf course land.

This program for water credits in the Borrego Valley was implemented through a Memorandum of Agreement between the County and the Borrego Water District, and updates to the County's Groundwater Ordinance, which were approved in 2013.

- **Hyd-2.4** – Coordinate with the San Diego County Water Authority and other water agencies to coordinate land use planning with water supply planning and implementation and enhancement of water conservation programs.
- **Hyd-2.5** – Implement and revise as necessary the Resource Protection Ordinance and Policy I-68 Proposed Projects in Floodplains/Floodways to restrict development in floodplains/floodways.

Erosion or Siltation

As discussed above, the MND found a less than significant impact associated with erosion or siltation, because of the stormwater management BMPs that would be required to be implemented as part of the TM project. The EIR analysis found that implementation of the

General Plan would result in increased runoff with the potential for significant impacts associated with erosion. General Plan Update policies and mitigation measures were identified that would reduce impacts to below a level of significance. The relevant policies are LU-6.5, LU-6.9, and COS-5.3, in the Land Use and Conservation and Open Space Elements, which are discussed above in the sub-category of water quality standards and requirements.

In addition to mitigation measures Hyd-1.1, Hyd-1.3, and Hyd-1.5, noted above, in the sub-category of water quality standards and requirements, the following mitigation measures were identified, that mitigate impacts associated with erosion or siltation.

- **Hyd-3.1** – Implement and revise, as necessary, ordinances to require new development to be located down and away from ridgelines, conform to the natural topography, not significantly alter dominant physical characteristics of the site, and maximize natural drainage and topography when conveying stormwater.
- **Hyd-3.2** – Implement and revise as necessary the RPO to limit development on steep slopes. Also incorporate Board Policy I-73, the Hillside Development Policy, into the RPO to the extent that it will allow for one comprehensive approach to steep-slope protections.

The RPO limited the extent of steep slope encroachment associated with the TM project, and an open space easement was required to protect the steep slope areas that were off limits to encroachment, per the RPO standards. These requirements would be carried forward to a new subdivision proposal if the current entitlements are abandoned.

- **Hyd-3.3** – Implement the Grading, Clearing and Watercourses Ordinance to protect development sites against erosion and instability.

This ordinance includes various requirements to avoid erosion and siltation, such as, sedimentation basins, planting requirements, slope stabilization measures, installation of erosion control and drainage devices, etc.

Flooding

The MND found that the TM project would have a less than significant impact associated with flooding, due to the alteration an existing drainage pattern. The drainage study prepared for the project demonstrated that drainage would be conveyed to either natural drainage channels or approved drainage facilities; the project would not increase water surface elevation in a watercourse with a watershed equal to or greater than one square mile by one foot or more in height; and the project would not increase surface runoff exiting the project equal to or greater than one cubic foot/second.

The EIR analysis found that implementation of the General Plan Update would convert permeable surfaces to impermeable surfaces, resulting in the potential for flooding. General Plan Update policies and mitigation measures were identified to reduce impacts to below a level of significance. The EIR identified polices in the Land Use, Safety, and Conservation and Open Space Elements that would reduce impacts associated with flooding. In addition to policy COS-6.5, discussed above in the sub-category of water quality standards and requirements, the following policies would also apply to flooding: LU-6.10, S-9.2, S-10.2, S-10.3, S-10.4, and S-10.6. These polices require minimizing impervious surfaces, implementing LID techniques, designing and locating development to minimize hazard risks, require adequately sized and maintained flood control facilities, minimizing stormwater impacts, and minimizing impacts to an area's existing hydrology.

In addition to mitigation measures Hyd-1.1, through Hyd-1.5, and Hyd-2.5 noted above, in the sub-categories of water quality standards and requirements, and groundwater supplies and recharge, the following mitigation measures were identified, that mitigate impacts associated with erosion or siltation.

- **Hyd-4.1** – Implement the Flood Damage Prevention Ordinance to reduce flood losses in specified areas.

Requirements in the County's Flood Damage Prevention Ordinance are modeled after FEMA's National Flood Insurance Program (NFIP) Policy requirements, associated with development in floodplains and floodways.

- **Hyd-4.2** – Implement the Grading, Clearing and Watercourses Ordinance to limit activities affecting watercourses.
- **Hyd-4.3** – Implement and revise as necessary Board Policies such as: Policy I-68, which establishes procedures for projects that impact floodways; Policy I-45, which defines watercourses that are subject to flood control; and Policy I-56, which permits, and establishes criteria for, staged construction of off-site flood control and drainage facilities by the private sector when there is a demonstrated and substantial public, private or environmental benefit.

Exceed Capacity of Stormwater Systems

The drainage study prepared for the TM project and the MND analysis found that the TM project would not create or contribute to runoff water that would exceed the capacity of existing or proposed stormwater drainage facilities.

The EIR analysis found that implementation of the General Plan Update would lead to exceeding the capacity of existing stormwater drainage facilities. General Plan policies and mitigation measures were identified to reduce impacts to below a level of significance. The EIR identified General Plan policies in the Land Use, Conservation and Open Space, and Safety Elements, and mitigation measures that would reduce impacts in this sub-category to below a level of significance. In addition to policies LU-6.5, LU-6.9, COS-4.3, COS-5.2, S-9.2, S-10.2, S-10.3, S-10.4, and S-10.6 (discussed above in the sub-categories associated with hydrology and water quality), Policy S-10.5 would also apply to capacity of stormwater systems. S-10.5 requires development to provide necessary on- and off-site improvements to stormwater management and drainage facilities. The applicable mitigation measures were each discussed above, and include Hyd-1.1, Hyd-1.2, Hyd-1.3, Hyd-1.4, Hyd-1.5, Hyd-2.5, Hyd-3.1, Hyd-4.1, Hyd-4.2, and Hyd-4.3.

Housing within a 100-year Flood Hazard Area / Impeding or Redirecting Flood Flows / Dam Inundation and Flood Hazards

The subject area is not within a County or FEMA-mapped flood hazard area, a dam inundation area, or any other special flood hazard area. As such, the proposed changes would not lead to significant impacts associated with flooding as the result of the failure of a levee or dam, structures impeding flood flows, or housing placed within a 100-year flood hazard area.

Seiche, Tsunami, and Mudflow Hazards

The subject area is not located along the shoreline of a lake or reservoir; therefore, the area would not be inundated by a seiche. The project is not located within a mile of the Pacific Ocean coast; therefore, the area would not be inundated by a tsunami.

The MND analysis found that the geologic environment of the subject area is not in an area of potential or pre-existing conditions that could become unstable in the event of seismic activity. The staff geologist determined that the site does not have the characteristics of landslide susceptibility or unstable soils that would trigger a potentially significant impact from mudslide hazards. The EIR analysis found that implementation of the General Plan Update would result in an increased risk of exposing communities to potential damage from mudslides. General Plan policies and implementation measures were identified that would reduce potential impacts to below a level of significance. The EIR identified policies in the Safety Element that would reduce impacts. The applicable policies are S-8.1 and S-8.2. These policies direct development away from areas with high potential for landslides, mudslides, or rockfalls and prohibit development from causing or contributing to slope instability. In addition, mitigation measures Hyd-3.1, Hyd-3.2 and Hyd-3.3 (all discussed above) were identified to reduce potential impacts from mudflow hazards.

Summary

If a new Tentative Map is proposed in the future under the SR-4 Land Use designation, all applicable mitigation measures related to hydrology and water quality from the General Plan EIR would be applied to a future development proposal. As a prior environmental analysis for TM5194RPL² considered development of 36 units on the 283-acre property and found no significant impacts to hydrology and water quality, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts that could not be fully mitigated with the imposition of existing General Plan EIR mitigation measures. Mitigation for all impacts is ensured either through application of General Plan EIR mitigation measures or ordinance/code/guidelines compliance measures imposed with TM 5194RPL², that would apply if the property owner chooses to develop under existing entitlements.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to hydrology and water quality because:

1. In the 65-acre study area, the Land Use designation change would not result in any new development potential, based on existing parcelization and slope constraints.
2. In the 283-acre PSR area, a prior project level environmental analysis found that development of the property with 36 lots would not result in any significant impacts to hydrology and water quality. It is not anticipated that the Land Use designation change would result in any additional subdivision potential, beyond the 36 proposed lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to hydrology and water quality including: water quality standards and requirements, groundwater supplies and recharge, erosion or siltation, flooding, exceeding capacity of stormwater systems, housing within a 100-year flood hazard area, impeding or redirecting flood flows dam inundation and flood hazards, or seiche, tsunami, or mudflow hazards. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-categories of water quality standards and requirements, and groundwater supplies and recharge would not be reduced to below a level of

significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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

The current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Rural Lands 40 (RL-40) to Semi-Rural 4 (SR-4) on a 348-acre area in Ramona referred to as PSR RM15. This 348-acre area includes a 283-acre PSR area and a 65-acre study area. The RL-40 designation allows a density of 1 dwelling unit per 40 acres. The SR-4 designation allows a density of 1 dwelling unit per 4 acres in the areas under 25% slope, 1 dwelling unit per 8 acres in the areas of 25% to less than 50% slope, and 1 dwelling unit per 16 acres in the areas of 50% or greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 4 and 8 acres to only 4 acres throughout the area subject to the change. Although the SR-4 designation would allow more intense development than the current RL-40 designation (36 lots rather than 9 in the PSR area), the area of the property specific request was analyzed as part of an approved TM for which a MND was adopted. That MND found that there would not be any significant impacts from development of the PSR area with 36 lots. The change to SR-4 is not anticipated to result in additional subdivision potential beyond what was approved with the TM. In addition, the change to SR-4 would not result in additional subdivision potential in the 65-acre study area.

Physical Division of an Established Community

Neither the TM project, nor this GPA propose new infrastructure, such as major roadways, major roadway widening, or water supply systems to the area. In addition, if the current TM was abandoned in favor of a new Subdivision project, the potential dwelling units associated with an SR-4 designation in the area would not necessitate such new infrastructure.

Conflicts with Land Use Plans, Policies and Regulations / Conflicts with Habitat Conservation Plans (HCPs) or Natural Community Conservation Plans (NCCPs)

The proposed changes would not conflict with the following planning documents: Regional Comprehensive Plan (RCP), 2030 RTP, Congestion Management Program (CMP), San Diego Basin Plan (Basin Plan), airport land use compatibility plans (ALUCPs), the Regional Air Quality Strategy (RAQS), the County Trails Program (CTP), spheres of influence (SOI), community plans, and specific plans. In addition, similar to the existing General Plan, future development under the proposed changes would be required to demonstrate compliance with any HCP or NCCP adopted

for the project area, including the MSCP in areas located within the adopted South County MSCP Subarea Plan.

The proposed changes are consistent with the principles and policies of the General Plan, which provides a framework for land use in the unincorporated County. With the changes, the land use pattern in the area would also maintain consistency with the General Plan's Community Development Model, and does not constitute leapfrog development because the area subject to the change is adjacent to a large area of SR-4 properties to the northeast, adjacent to even higher density properties to the southeast and the change does not involve the introduction of Village densities in the area. With the change, there would remain an area of Rural Lands, including designated open space, to serve as a buffer between communities, and maintain consistency with Policy LU-10.3 which seeks to maintain rural lands as community buffers. The change would maintain consistency with General Plan policies that seek to protect and preserve agricultural lands. The MND found that only 6% of the existing agriculture in the area of the TM would be impacted by the subdivision and the rest would remain viable. As noted above, the TM 5194 project area does not contain prime agricultural soils, Prime Farmlands, Farmlands of Statewide Importance, agricultural preserves, or Williamson Act contracts. Furthermore, the parcel sizes (5.5 acres to 10 acres, with an average of 8 acres) would support the continuation of agriculture within the project area. The change would still allow consistency with Policy LU-5.3 and COS-2.2, which seek to preserve biologically sensitive areas and agricultural lands, particularly in rural areas, through site design. The areas of Coast Live Oak riparian forest, Oak woodlands, Southern Willow scrub, and disturbed wetland would be protected in open space easements, along with an open space easement 300-foot buffer from the riparian habitat and wildlife corridor associated with Clevenger Canyon. If the TM project were abandoned in favor of a different design, these requirements would be placed on a new subdivision project, as well. Considering the 65-acre study area is not anticipated to result in any additional subdivision potential, the change would not affect parcelization in that area and General Plan consistency findings can be made for that area as well. For additional information on General Plan conformance, see Attachment A – "PSR RM15 General Plan Conformance Findings."

The EIR analysis found a less than significant impact associated with conflicts with land use plans, policies and regulations, and conflicts with HCPs and NCCPs. No General Plan policies or mitigation measures were required to reach these findings.

Summary

As a prior environmental analysis for TM5194RPL² considered development of 36 units on the 283-acre property and found no significant impacts to land use planning, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to land use planning because:

1. In the 65-acre study area, the Land Use designation change would not result in any new development potential, based on existing parcelization and slope constraints.

- 2. In the 283-acre PSR area, a prior project level environmental analysis found that development of the property with 36 lots would not result in any significant impacts to land use planning. In addition, a General Plan conformance review has been completed (Attachment A) that finds the additional development in the PSR area would be consistent with the updated General Plan. It is not anticipated that the Land Use designation change would result in any additional subdivision potential, beyond the 36 proposed lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to land use planning including: physical division of an established community, conflicts with land use plans, policies, and regulations, and conflicts with HCPs and NCCPs. In the sub-area of physical division of an established community, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required.

XI. 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

The current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Rural Lands 40 (RL-40) to Semi-Rural 4 (SR-4) on a 348-acre area in Ramona referred to as PSR RM15. This 348-acre area includes a 283-acre PSR area and a 65-acre study area. The RL-40 designation allows a density of 1 dwelling unit per 40 acres. The SR-4 designation allows a density of 1 dwelling unit per 4 acres in the areas under 25% slope, 1 dwelling unit per 8 acres in the areas of 25% to less than 50% slope, and 1 dwelling unit per 16 acres in the areas of 50% or greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 4 and 8 acres to only 4 acres throughout the area subject to the change. Although the SR-4 designation would allow more intense development than the current RL-40 designation (36 lots rather than 9 in the PSR area), the area of the property specific request was analyzed as part of an approved TM for which a MND was adopted. That MND found that there would not be any significant impacts from development of the PSR area with 36 lots. The change to SR-4 is not anticipated to result in additional subdivision potential beyond what was approved with the TM. In addition, the change to SR-4 would not result in additional subdivision potential in the 65-acre study area.

The Ramona planning area currently has one existing active mine, the Olive Street Borrow Pit. The mine currently produces aggregate materials for the use by the Department of Public Works

(DPW). The Olive Street Borrow Pit is located south of the property in question and the proposed changes would not result in the loss of availability in mineral resources (County of San Diego 2011b). Therefore, the proposed changes would not result in the loss of locally important mineral resource recovery sites.

The area subject to the proposed change has been classified by the California Department of Conservation – Division of Mines and Geology as MRZ-1. Lands with this designation are located in an area where geologic information indicates no significant mineral resources are present. If the resources are not considered significant mineral deposits, loss of these resources cannot contribute to a potentially significant cumulative impact. In addition, the area is not part of a mineral resource recovery site, delineated on the General Plan, a specific plan, or other land use plan. As such, the impacts identified in the MND would still be considered less than significant.

Additional detail on the previous EIR analysis and MND analysis, related to mineral resources is provided below.

Mineral Resource Availability

The EIR analysis found that implementation of the General Plan Update would have the potential to result in significant impacts associated with the loss of availability of mineral resources. General Plan policies and mitigation measures were identified to reduce impacts, but not to below a level of significance. The EIR identified policies in the Conservation and Open Space Element to reduce impacts associated with mineral resource availability. The relevant policies are COS-10.1 through COS-10.4, COS-10.6, COS-10.8, and COS-10.9. These policies require the protection of mineral resources from incompatible land uses, require maintenance of mining facility access roads, streamlining the permitting process for mining facilities (recognizing the need to meet local demand), and providing MRZ-2 overlay zones to review the effect of proposed land uses on the ability to conduct future mining activity. In addition, the following mitigation measures were found to partially reduce impacts to mineral resource availability.

- **Min-1.1** – Assess the impact of new development on mineral resources as required by the County Guidelines for Determining Significance for Mineral Resources. Update the CEQA Guidelines for Determining Significance (Mineral Resources) to include the requirement to evaluate whether access is being maintained to existing mining sites.
- **Min-1.2** – Revise and update the County ordinances to designate areas of known importance for mineral resources as follows:
 - Update the Zoning Ordinance with the addition of a Mining Compatibility Designator or Overlay that identifies parcels with a high potential for mineral resources. The purpose is to take into account the potential for mineral resources not to preclude the potential mining use. In addition, specify that notification of potential mining use is provided to all parcels within a 1,500-foot radius of parcels with a Mining Compatibility Designator/Overlay.
 - Revise the Zoning Ordinance to facilitate recycling of salvaged concrete, asphalt, and rock by allowing this activity to occur by right at permitted mining facilities.
 - Revise the Zoning Ordinance and Grading Ordinance to authorize surface mining operations with a Surface Mining Permit rather than a MUP. Incorporate findings of approval that reflect the Mineral Compatibility Designator, SMARA Sections 2762 and 2763, and the inherent nature of surface mining operations. Parcels with a high potential for mineral resources could include those areas designated as MRZ-2 or other areas identified as containing mineral resources that are located where a sufficient buffer is available so that extraction activities are feasible.

- **Min-1.3** – Request that the State Geologist identify mineral resources in previously unmapped areas of East and North County.

Mineral Resources Recovery Sites

The EIR analysis found that implementation of the General Plan Update would have the potential to result in the loss of locally important mineral resource recovery sites. The General Plan policies and mitigation measures identified for mineral resources availability were also found to reduce impacts to mineral resources recovery sites, but not to below a level of significance.

Summary

If a new Tentative Map is proposed in the future under the SR-4 Land Use designation, all applicable mitigation measures related to mineral resources from the General Plan EIR would be applied to a future development proposal. As a prior environmental analysis for TM5194RPL² considered development of 36 units on the 283-acre property and found no significant impacts to mineral resources, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts that could not be fully mitigated with the imposition of existing General Plan EIR mitigation measures. Mitigation for all impacts is ensured either through application of General Plan EIR mitigation measures or ordinance/code/guidelines compliance measures imposed with TM 5194RPL², that would apply if the property owner chooses to develop under existing entitlements.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to mineral resources because:

1. In the 65-acre study area, the Land Use designation change would not result in any new development potential, based on existing parcelization and slope constraints.
2. In the 283-acre PSR area, a prior project level environmental analysis found that development of the property with 36 lots would not result in any significant impacts to mineral resources. It is not anticipated that the Land Use designation change would result in any additional subdivision potential, beyond the 36 proposed lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to mineral resources including: mineral resource availability and mineral resources recovery sites. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with each of these sub-categories of mineral resources would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

XII. 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 current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Rural Lands 40 (RL-40) to Semi-Rural 4 (SR-4) on a 348-acre area in Ramona referred to as PSR RM15. This 348-acre area includes a 283-acre PSR area and a 65-acre study area. The RL-40 designation allows a density of 1 dwelling unit per 40 acres. The SR-4 designation allows a density of 1 dwelling unit per 4 acres in the areas under 25% slope, 1 dwelling unit per 8 acres in the areas of 25% to less than 50% slope, and 1 dwelling unit per 16 acres in the areas of 50% or greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 4 and 8 acres to only 4 acres throughout the area subject to the change. Although the SR-4 designation would allow more intense development than the current RL-40 designation (36 lots rather than 9 in the PSR area), the area of the property specific request was analyzed as part of an approved TM for which a MND was adopted. That MND found that there would not be any significant impacts from development of the PSR area with 36 lots. The change to SR-4 is not anticipated to result in additional subdivision potential beyond what was approved with the TM. In addition, the change to SR-4 would not result in additional subdivision potential in the 65-acre study area.

The MND did not find significant effects related to exposure of noise sensitive areas to noise in excess of a Community Noise Equivalent Level of 60 decibels (dBA) for single family residences (General Plan Noise Element standard – typically associated with transportation noise). In addition, the MND found that construction noise and new residential uses associated with the proposed subdivision would not be expected to exceed County Noise Ordinance standards, and impacts associated with introduced noise sources were found to be less than significant.

Considering that the proposed changes are not anticipated to result in any additional subdivision potential beyond the lots approved with the TM, or beyond the existing parcelization in the study area, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts that could not be fully mitigated.

Additional detail on the previous EIR analysis and MND analysis, related to noise is provided below.

Excessive Noise Levels

The MND analysis found that project implementation was not expected to expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial, or other noise in excess of the General Plan Noise Element threshold of 60 dBA. Based on the noise contour

mapping in the Noise Element, future projected noise contours associated with the Mobility Element Network buildout are also not anticipated to exceed 60 dBA in the subject area. The A70 zoning for the subject area is not proposed to change with the current project. The A70 zone has a one-hour average sound limit of 45 decibels. The same holds true for neighboring residential properties. The MND analysis found that that the project would not be anticipated to exceed these County standards.

The EIR found implementation of the General Plan Update would have the potential to expose land uses to noise levels in excess of County guidelines and regulations. General Plan policies and mitigation measures were identified to reduce potential impacts to below a level of significance. The EIR identified policies in the Land Use, Mobility, and Noise Elements to reduce impacts associated with excessive noise levels. The applicable policies are LU-2.8, M-1.3, M-2.4, N-1.4, N-1.5, N-2.1, N-2.2, N-4.1, N-4.2, N-4.3, N-4.5, N-4.7, and N-4.8. The concepts and requirements outlined in these policies include: requiring measures that minimize noise impacts, reducing noise impacts of freeways through design, incorporating adjacent jurisdiction noise standards in project review, regional coordination to reduce potential noise impacts, inclusion of noise barriers where multi-family patios or balconies would exceed 65 CNEL, requiring noise studies where development may result in exposure of noise sensitive land uses to greater than 60 CNEL, traffic calming to reduce noise impacts, promoting the establishment of train horn 'quiet zones,' requiring that projects that would increase anticipated average daily traffic do not increase cumulative traffic noise beyond acceptable levels, and locating new or expanded roads in areas where the impacts to noise sensitive land uses would be minimized.

In addition, the following mitigation measures were identified that would reduce potential impacts from excessive noise levels to below a level of significance.

- **Noi-1.1** – Require an acoustical analysis whenever a new development may result in any existing or future noise sensitive land uses being subject to on-site noise levels of 60 dBA (CNEL) or greater, or other land uses that may result in noise levels exceeding the 'acceptable' standard in the Noise Compatibility Guidelines (Table N-1 in the Noise Element).

This measure coincides with General Plan Policy N-2.1. A noise study would be required on a future project in the subject area if new noise-producing facilities are proposed that would have the potential to exceed standards.

- **Noi-1.2** – Revise the Guidelines for Determining Significance for new developments where the exterior noise level on patios or balconies for multi-family residences or mixed-use development exceeds 65 dBA (CNEL), a solid noise barrier is incorporated into the building design of balconies and patios for units that exceed 65 dBA (CNEL) while still maintaining the openness of the patio or balcony.

See also Policy N-2.2. The zoning for the subject area does not allow multi-family development, and this would not change with the proposed changes in the current project.

- **Noi-1.3** – Require an acoustical study for projects proposing amendments to the County General Plan Land Use Element and/or Mobility Element that propose a significant increase to the average daily traffic due to trips associated with the project beyond those anticipated in the General Plan.

The density changes associated with this GPA would not result in a significant increase in the average daily traffic. For further discussion, see the transportation and traffic section of this document.

- **Noi-1.4** – Edit the Guidelines for Determining Significance standard mitigation and project design considerations to promote traffic calming design, traffic control measures, and low-noise pavement surfaces that minimize motor vehicle traffic noise.
- **Noi-1.5** – Coordinate with Caltrans and SANDAG as appropriate to identify and analyze appropriate route alternatives that may minimize noise impacts to noise sensitive land uses within the unincorporated areas of San Diego County.
- **Noi-1.6** – Coordinate with SANDAG, MTS, California High-Speed Rail Authority as appropriate, and passenger and freight train operators to install noise attenuation features to minimize impacts to adjacent residential or other noise sensitive land uses.

The County is actively involved in regional planning forums, interjurisdictional reviews, and collaboration with adjacent jurisdictions.

- **Noi-1.7** – Work with project applicants during the scoping phase of proposed projects to take into consideration impacts resulting from on-site noise generation to noise sensitive land uses located outside the County's jurisdictional authority. The County will notify and coordinate with the appropriate jurisdiction(s) to determine appropriate project design techniques and/or mitigation.

Impacts to noise sensitive land uses in adjacent jurisdictions would fall under the same significance guidelines, and would require mitigation if potentially significant; however, the subject area is not adjacent to another jurisdiction.

- **Noi-1.8** – Implement and/or establish procedures (or cooperative agreements) with Caltrans, the City of San Diego, and other jurisdictions as appropriate to ensure that a public participation process or forum is available for the affected community to participate and discuss issues regarding transportation generated noise impacts for new or expanded roadway projects that may affect noise sensitive land uses within the unincorporated areas of San Diego County.
- **Noi-1.9** – Coordinate with Caltrans and the DPLU (now PDS) Landscape Architect, and receive input from community representatives as appropriate (e.g., Planning or Sponsor Group) to determine the appropriate noise mitigation measure (planted berms, noise attenuation barriers or a combination of the two) to be required as a part of the proposals for roadway improvement projects and ensure that the County's Five Year Capital Improvement Program and Preliminary Engineering Reports address noise impacts and appropriate mitigation measures for road improvement projects within or affecting the unincorporated area of the County.

Excessive Groundborne Vibration

The subject area is not located within 200 feet of extractive mining operations, railroads, or public roads with projected noise contours of 65 dBA or more. A setback of 200 feet ensures that land uses where low ambient vibration is essential (such as residential uses) would not be impacted by groundborne vibration from those sources.

The EIR analysis found that implementation of the General Plan Update would have the potential to affect groundborne vibration sensitive land uses in areas where construction equipment would operate or near the Sprinter Rail Line. General Plan policies and mitigation measures were identified that would reduce potential impacts to below a level of significance. The EIR identified policies in the Noise Element that would reduce impacts associated with excessive groundborne vibration. The applicable policies are N-3.1, N-4.7, N-5.2, N-6.3, and N-6.4. These policies require the use of federal guidelines to limit the extent of exposure that sensitive land uses have to groundborne vibration, require the County to work with SANDAG and rail operators to minimize impacts, require the location of industrial facilities in areas to minimize impacts to sensitive land uses, require development to limit the frequency of high-

noise equipment, and require development to limit the hours of operation as appropriate for non-emergency noise-producing and potentially excessive groundborne vibration producing activities such as construction and trash collection. In addition to mitigation measure N-1.7 (discussed above) and N-2.1 (only applying to properties within the vicinity of the Sprinter Rail Line and not applicable to the subject area), the EIR also identified the following mitigation measures that would reduce impacts associated with excessive groundborne vibration.

- **Noi-2.2** – Revise the County CEQA determinations of significance to reflect limits in the Noise Compatibility Guidelines and Noise Standards (Policy N-3.1). Periodically review the Guidelines for Determining Significance to incorporate standards for minimizing effects of groundborne vibration during project operation or construction.
- **Noi-2.3** – Review project applications for industrial facilities to ensure they are located in areas that would minimize impacts to noise-sensitive land uses. Revise CEQA Guidelines for Determining Significance to incorporate appropriate noise attenuation measures for minimizing industrial-related noise.
- **Noi-2.4** – Require an acoustical study whenever a proposed extractive land use facility may result in a significant noise impact to existing noise sensitive land uses, or when a proposed noise sensitive land use may be significantly affected by an existing extractive land use facility. The results of the acoustical study may require a buffer zone to be identified on all Major Use Permit applications for extractive facilities whenever a potential for a noise impact to noise sensitive land uses may occur.

Permanent Increase in Ambient Noise Level

The MND analysis found that the projected 432 average daily trips (ADT) associated with the TM project would not expose existing or planned noise sensitive land uses in the vicinity to a substantial permanent increase in noise levels. The EIR analysis found that implementation of the General Plan Update would permanently increase ambient noise along roadways. General Plan policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The EIR identified policies in the Land Use, Mobility, and Noise Elements to reduce impacts associated with permanent increase in ambient noise level. In addition to policies LU-2.8, M-1.3, M-2.4, N-1.5, N-4.1, and N-4.2 (discussed above), the EIR also identified policies N-4.6, N-5.1, and N-5.2 to reduce impacts. These policies cover evaluating road improvement projects for potential impacts to ambient noise, designing development so that access to industrial and commercial properties is located at the maximum practical distance from residential properties, and locating noise-generating industrial facilities at the maximum extent practical from residential zones. In addition to Noi-1.3, Noi-1.4, Noi-1.5, Noi-1.8, Noi-2.3, and Noi-2.4 (each discussed above), the following mitigation measures were identified to partially reduce impacts associated with permanent increase in ambient noise level.

- **Noi-3.1** – Ensure that for new County road improvement projects either the County's Noise Standards are used to evaluate noise impacts or the project does not exceed 3 decibels over existing noise levels.
- **Noi-3.2** – Work with the project applicant during the review of either the building permit or discretionary action (whichever is applicable) to determine the appropriate noise reduction site design techniques that include:
 - Orientation of loading/unloading docks away from noise sensitive land uses
 - Setbacks or buffers to separate noise generating activities from noise sensitive land uses
 - Design on-site ingress and egress access away from noise sensitive land uses

Temporary Increase in Ambient Noise Levels

Any future development in accordance with the proposed Land Use designation change would be required to adhere to the noise limits in the County's Noise Ordinance. The EIR analysis found that implementation of the General Plan would have the potential to temporarily increase ambient noise, resulting from construction activity or other temporary noise sources. General Plan policies and mitigation measures were identified that would reduce impacts to below a level of significance. The EIR identified policies in the Noise Element that would reduce impacts associated with temporary increase in ambient noise levels. In addition to policies N-6.3 and N-6.4 (each discussed above), N-6.1, N-6.2, N-6.5, and N-6.6 would also apply. These policies entail regularly updating ordinances to regulate impacts from disruptive noise sources, minimizing impacts from recurring intermittent noise, scheduling County-sponsored events during the day if they have the potential to generate excessive noise, and allocating necessary resources for effective code enforcement. In addition, the following mitigation measures were found to mitigate impacts.

- **Noi-4.1** – Periodically review and revise the Noise Ordinance and Section 6300 of the Zoning Ordinance as necessary to ensure appropriate restrictions for intermittent, short-term, or other nuisance noise sources.
- **Noi-4.2** – Augment staff and equipment as appropriate to facilitate enforcement of the Noise Ordinance.

Excessive Noise Exposure from a Public or Private Airport

The subject area is located within 2 miles of the Ramona Airport; however the MND analysis (based on review of County noise contour maps) determined that the implementation of the TM project was not expected to expose future residents to noise levels in excess of 60 CNEL. The EIR analysis found that implementation of the General Plan would have the potential to expose noise sensitive land uses (including residential) to excessive noise from airports. General Plan policies and mitigation measures were identified that would reduce potential impacts to below a level of significance. The EIR identified policies in the Noise Element that would reduce impacts associated with excessive noise exposure from a public or private airport. The applicable policies are N-4.9, S-15.1, S-15.2, and S-15.4. These policies involve assuring airport noise compatibility during project review, requiring operational plans for airports and heliports to assure land use compatibility, and careful consideration in locating private airstrips and heliports. In addition, the following mitigation would reduce impacts.

- **Noi-5.1** – Use the applicable Airport Land Use Compatibility Plans (ALUCP) as guidance/reference during development review of projects that are planned within an Airport Influence Area (AIA). Any projects that are within the AIA shall be submitted to the San Diego County Regional Airport Authority for review.

The subject area is within the AIA for the Ramona Airport and any future development projects would require review by the San Diego County Regional Airport Authority.

- **Noi-5.2** – Evaluate noise exposure impacts related to a private airport or heliport use for consistency with the FAA standards.
- **Noi-5.3** – Consult with the FAA standards and the County Noise Ordinance as a guide for assessing noise impacts from private airports and helipads.

Summary

If a new Tentative Map is proposed in the future under the SR-4 Land Use designation, all applicable mitigation measures related to noise from the General Plan EIR would be applied to

a future development proposal. As a prior environmental analysis for TM5194RPL² considered development of 36 units on the 283-acre property and found no significant impacts associated with noise, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts that could not be fully mitigated with the imposition of existing General Plan EIR mitigation measures. Mitigation for all impacts is ensured either through application of General Plan EIR mitigation measures or ordinance/code/guidelines compliance measures imposed with TM 5194RPL², that would apply if the property owner chooses to develop under existing entitlements.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts associated with noise because:

1. In the 65-acre study area, the Land Use designation change would not result in any new development potential, based on existing parcelization and slope constraints.
2. In the 283-acre PSR area, a prior project level environmental analysis found that development of the property with 36 lots would not result in any significant impacts associated with noise. It is not anticipated that the Land Use designation change would result in any additional subdivision potential, beyond the 36 proposed lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects associated with noise, including: excessive noise levels, excessive groundborne vibration, permanent increase in ambient noise level, temporary increase in ambient noise level, and excessive noise exposure from a public or private airport. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-category of permanent increase in ambient noise level would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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

The current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Rural Lands 40 (RL-40) to Semi-Rural 4 (SR-4) on a 348-acre area in Ramona referred to as PSR RM15. This 348-acre area includes a 283-acre PSR area and a 65-acre study area. The RL-40 designation allows a density of 1 dwelling unit per 40 acres. The SR-4 designation allows a density of 1 dwelling unit per 4 acres in the areas under 25% slope, 1 dwelling unit per 8 acres in the areas of 25% to less

than 50% slope, and 1 dwelling unit per 16 acres in the areas of 50% or greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 4 and 8 acres to only 4 acres throughout the area subject to the change. Although the SR-4 designation would allow more intense development than the current RL-40 designation (36 lots rather than 9 in the PSR area), the area of the property specific request was analyzed as part of an approved TM for which a MND was adopted. That MND found that there would not be any significant impacts from development of the PSR area with 36 lots. The change to SR-4 is not anticipated to result in additional subdivision potential beyond what was approved with the TM. In addition, the change to SR-4 would not result in additional subdivision potential in the 65-acre study area.

While the project involves a General Plan Amendment and an associated increase in density, the density increase would not be beyond the density approved with the Tentative Map project and would not displace a substantial amount of housing, as only one single family dwelling exists on the TM property, and was proposed to remain under the original proposal. The increase in density would be consistent with forecasted growth for the unincorporated County.

The EIR found a less than significant effect to population and housing, resulting from the implementation of the General Plan. No General Plan policies or mitigation measures were required to be able to reach this less than significant finding.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts associated with population and housing because:

1. In the 65-acre study area, the Land Use designation change would not result in any new development potential, based on existing parcelization and slope constraints.
2. In the 283-acre PSR area, a prior project level environmental analysis found that development of the property with 36 lots would not result in any significant impacts associated with population and housing. It is not anticipated that the Land Use designation change would result in any additional subdivision potential, beyond the 36 proposed lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects associated with population and housing, including: population growth, displacement of housing, and displacement of people.

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

The current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Rural Lands 40 (RL-40) to Semi-Rural 4 (SR-4) on a 348-acre area in Ramona referred to as PSR RM15. This 348-acre area includes a 283-acre PSR area and a 65-acre study area. The RL-40 designation allows a density of 1 dwelling unit per 40 acres. The SR-4 designation allows a density of 1 dwelling unit per 4 acres in the areas under 25% slope, 1 dwelling unit per 8 acres in the areas of 25% to less than 50% slope, and 1 dwelling unit per 16 acres in the areas of 50% or greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 4 and 8 acres to only 4 acres throughout the area subject to the change. Although the SR-4 designation would allow more intense development than the current RL-40 designation (36 lots rather than 9 in the PSR area), the area of the property specific request was analyzed as part of an approved TM for which a MND was adopted. That MND found that there would not be any significant impacts from development of the PSR area with 36 lots. The change to SR-4 is not anticipated to result in additional subdivision potential beyond what was approved with the TM. In addition, the change to SR-4 would not result in additional subdivision potential in the 65-acre study area.

Based on received service availability forms for the TM project and review of public service ratios/objectives, the MND analysis found that the subdivision would not require construction of new or physically altered governmental facilities to serve the proposed population density. Portions of the subject area are in a very high wildfire hazard zone. A Fire Protection Plan was approved for the project to assure that fire protection measures and services would be adequate to support the new lots. If a different subdivision plan were proposed, a new Fire Protection Plan would be required. The approved TM for the property specific request area received service availability forms that assured fire protection service (San Pasqual Fire Protection District) and school service (Ramona Unified School District) would be available to serve the proposed new development. Due to the time elapsed, new service availability forms would be required before a Final Map can be recorded, and of course new service availability forms would be required if a new subdivision is proposed. The San Diego County Sheriff's Department provides law enforcement services to the planning area. Library services are provided by the County of San Diego Library (County of San Diego 2011b). Since the change would not result in any additional subdivision potential beyond the lots approved with the TM, there would be no new impacts to public services in the property specific request area. In addition, the changes are not anticipated to result in any additional subdivision potential in the 65-acre study area, so there would be no additional impacts to public services in that area, as a result of the change. As such, it can be seen with certainty that the land use designation change would not result in any new impacts that could not be fully mitigated. Additional information on the General Plan EIR analysis for each sub-category of public services, and how it relates to the PSR is provided below.

Fire Protection Services

The EIR analysis found that implementation of the General Plan would result in impacts associated with new or expanded fire protection facilities that would be required. General Plan

policies and mitigation measures were identified that would reduce impacts to below a level of significance. The EIR identified policies in the Land Use and Safety Elements that would reduce impacts associated with fire protection services. The applicable policies are LU-1.4, LU-6.4, LU-6.11, LU-12.3, LU-12.4, S-3.4, S-5.1, S-5.2, and S-6.1 through S-6.5. Some of these policies are discussed in other categories of this document. They include measures to improve fire protection services, such as requirements for village expansion, sustainable subdivision design, designing public facilities to be compatible with community character and the environment, travel time standards for Land Use designations, fair share funding contributions from development, adequate water supply, and regional coordination. In addition, the following mitigation measures were found to reduce impacts.

- **Pub-1.1** – Participate in interjurisdictional reviews to gather information on and review and provide comments on plans for new or expanded governmental facilities in the region.

The County is actively involved in regional planning forums, interjurisdictional reviews, and collaboration with tribes and adjacent jurisdictions.

- **Pub-1.2** – Plan and site governmental facilities that are context-specific according to their location in village, semi-rural, or rural lands.
- **Pub-1.3** – Revise Board Policy I-63 to minimize leapfrog development and to establish specific criteria for GPAs proposing expansion of areas designated Village regional category. This is intended to limit unexpected demands for new or expanded public services and the associated governmental facilities.

General Plan Policy LU-1.4 also establishes criteria for Village expansion. No Village expansion is proposed with the current project.

- **Pub-1.4** – Review General Plan Amendments for consistency with the goals and policies of the General Plan such that future development in hazardous wildfire areas will be limited to low-density land uses that do not necessitate extensive new fire protection facilities.

See Attachment A – “PSR RM15 – General Plan Conformance” for additional information on findings of consistency with the goals and policies of the General Plan, for this PSR.

- **Pub-1.5** – Implement, and revise as necessary, Board Policy I-84 requiring that discretionary project applications include commitments from available fire protection districts. These commitments shall also demonstrate that the distance between the projects and the fire service facilities do not result in unacceptable travel times.

These commitments are currently required for discretionary projects. Required service availability forms (discussed further above) must note the fire protection service travel time to the project site.

- **Pub-1.6** – Maintain and use the County GIS and the County Guidelines for Determining Significance in order to identify fire prone areas during the review of development projects. Once identified, ensure that development proposals meet requirements set by the fire authority having jurisdiction FAHJ and that new/additional fire protection facilities are not required; or, if such facilities are required, that potential environmental impacts resulting from construction are evaluated along with the development project under review.
- **Pub-1.7** – Implement the Building and Fire codes to ensure there are adequate fire protections in place associated with the construction of structures and their defensibility, accessibility and egress, adequate water supply, coverage by the local fire district, and other critical issues.

- **Pub-1.8** – Require CEQA reviews on new public facilities (fire, sheriff, libraries, etc.) or significant expansions and mitigation of environmental impact to the extent feasible.
- **Pub-1.9** – Implement procedures to ensure new large development projects fund their fair share toward fire services facilities and explore, if feasible, establishing an impact fee program or Mello-Roos District for all new development to fund their fair share contribution toward fire service facilities. Large development projects are required to provide their fair share contribution to fire services either by providing additional funds and/or development of infrastructure.

Police Protection Services

The EIR analysis found that implementation of the General Plan would result in the need for new or expanded police facilities and additional staffing, to able to maintain acceptable response times. General Plan policies and mitigation measures were identified that would reduce impacts to below a level of significance. The EIR identified policies in the Land Use Element that would reduce impacts to fire protection services. The applicable policies are LU-1.4, LU-12.3, and LU-12.4, which are discussed above. Mitigation measures that would reduce impacts are also discussed above, and include Pub-1.1, Pub-1.2, and Pub-1.3.

School Services

The EIR analysis found that implementation of the General Plan would involve the buildout of residential Land Use designations, resulting in the need for new or expanded school facilities and associated potential impacts. General Plan policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The EIR identified policies in the Land Use Element that would reduce impacts to school services. In addition to policies LU-1.4, LU-12.3 and LU-12.4 (each discussed above), the applicable policies also include LU-9.7, LU-17.1 through LU-17.4, and LU-18.2. These policies encourage the placement of new schools within town centers and villages, guide development with compatibility of infrastructure and services, encourage schools to consider Land Use Map population distribution in planning new facilities, encourage school districts to minimize conflicts between schools and adjacent land uses, and encourage the co-location of civic uses, such as libraries, community centers, parks, and schools. Mitigation measures were also identified that would partially reduce impacts. In addition to Pub-1.1 through Pub-1.3 (discussed above), the following mitigation measures would apply.

- **Pub-3.1**– Coordinate with school districts to encourage siting new facilities in accordance with the County's General Plan and encourage implementing feasible mitigation measures to mitigate environmental impacts.
- **Pub-3.2** – Implement, and revise as necessary, Board Policy I-84 requiring that discretionary project applications include commitments from available school districts.

School service availability forms are required for residential subdivisions and multi-family projects. The TM project provided verification of school service availability from the Ramona Unified School District. The owners would be required to provide new school service verification from this district in order to process a Final Map for the TM project, or if they decided to pursue a new subdivision proposal.

Other Public Services

The EIR analysis found that implementation of the General Plan Land Use designations would result in increases on population that would necessitate new or expanded library facilities. General Plan policies and mitigation measures were identified that would reduce impacts to below a level of significance. The EIR identified policies in the Land Use Element that would reduce impacts associated with other public services. In addition to General Policies LU-1.4,

LU-9.7LU-12.3, LU-12.4, and LU-18.2 (discussed above), the applicable policies also include LU-9.4 and LU-18.1. These policies require prioritization of providing public facilities in Villages and community core areas that are sized for the intensity of development allowed in the Land Use Map, and require compatibility of civic uses with community character. In addition, mitigation measures Pub-1.1, Pub-1.2, and Pub-1.3 (each discussed above) were identified to reduce impacts.

Summary

If a new Tentative Map is proposed in the future under the SR-4 Land Use designation, all applicable mitigation measures related to public services from the General Plan EIR would be applied to a future development proposal. As a prior environmental analysis for TM5194RPL² considered development of 36 units on the 283-acre property and found no significant impacts associated with public services, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts that could not be fully mitigated with the imposition of existing General Plan EIR mitigation measures. Mitigation for all impacts is ensured either through application of General Plan EIR mitigation measures or ordinance/code/guidelines compliance measures imposed with TM 5194RPL², that would apply if the property owner chooses to develop under existing entitlements.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts associated with public services because:

1. In the 65-acre study area, the Land Use designation change would not result in any new development potential, based on existing parcelization and slope constraints.
2. In the 283-acre PSR area, a prior project level environmental analysis found that development of the property with 36 lots would not result in any significant impacts associated with public services. It is not anticipated that the Land Use designation change would result in any additional subdivision potential, beyond the 36 proposed lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to public services, including: fire protection services, police protection services, school services, and other public services. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-category of school services would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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

The current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Rural Lands 40 (RL-40) to Semi-Rural 4 (SR-4) on a 348-acre area in Ramona referred to as PSR RM15. This 348-acre area includes a 283-acre PSR area and a 65-acre study area. The RL-40 designation allows a density of 1 dwelling unit per 40 acres. The SR-4 designation allows a density of 1 dwelling unit per 4 acres in the areas under 25% slope, 1 dwelling unit per 8 acres in the areas of 25% to less than 50% slope, and 1 dwelling unit per 16 acres in the areas of 50% or greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 4 and 8 acres to only 4 acres throughout the area subject to the change. Although the SR-4 designation would allow more intense development than the current RL-40 designation (36 lots rather than 9 in the PSR area), the area of the property specific request was analyzed as part of an approved TM for which a MND was adopted. That MND found that there would not be any significant impacts from development of the PSR area with 36 lots. The change to SR-4 is not anticipated to result in additional subdivision potential beyond what was approved with the TM. In addition, the change to SR-4 would not result in additional subdivision potential in the 65-acre study area.

The Park Land Dedication Ordinance (PLDO) requires that developers pay park fees, dedicate a public park, provide private recreational facilities or a combination of these when developing new residential lots and/or units. The PLDO requirements help alleviate any insufficient park acreage to population ratios and the physical deterioration of local recreation facilities. The developer of the TM project opted to pay park fees. Meeting these requirements ensured the project would not result in significant impacts associated with inadequate recreational facilities.

The EIR analysis found that the buildout of the General Plan Land Use Map would result in an increase in the demand for recreational facilities, which could result in the deterioration of existing recreational facilities. General Plan policies and mitigation measures were identified that would reduce impacts to below a level of significance. The EIR identified policies in the Land Use, Mobility, and Conservation and Open Space Element that would reduce impacts associated with recreation. The relevant policies are LU-12.1, LU-12.2, M-12.1 through M-12.8, M-12.10, H-2.2, COS-21.1, COS-22.1, COS-23.1, COS-23.2, COS-24.1, and COS-24.2. These policies cover requirements to ensure infrastructure and services are provided concurrent with development, prohibit new development that degrades existing facilities, reduce park facility deterioration by requiring fees or the construction of new facilities, identifying trail improvement strategies, provide guidance for recreation improvements in the County, provide on-site open space for certain projects, promote the diversity of recreational facilities, encourage the location of new parks in community center areas, promote open space acquisition, and provide additional public access to recreation opportunities. In addition, the following mitigation measures were found to reduce impacts.

- **Rec-1.1** – Implement Board Policy I-44 to identify park and recreation needs and priorities for communities, and utilize the Community Plans when identifying park and recreation facility requirements.
- **Rec-1.2** – Coordinate with communities, agencies and organizations to identify, prioritize and develop park and recreation needs. This shall include: pursuing partnership opportunities with school districts and other agencies to develop new park and recreation facilities; on-going support of the Park Advisory Committee and use of community center surveys to solicit input on park and recreation program and facility needs and issues; and continuing partnerships with other jurisdictions to share operation and maintenance costs for facilities via joint powers agreements.
- **Rec-1.3** – Prepare a design manual to provide concepts for park and recreation facility components to reflect locational considerations. The manual shall also include concepts for providing primitive low impact public access to open space areas. The needs for such access shall be identified through continued coordination with community groups.
- **Rec-1.4** – Participate in discretionary project review of residential projects with 50 or more units to identify park facility needs. Also, implement the Subdivision Ordinance to require the provision of trail and pathways shown on the Regional Trails Plan or Community Trails Master Plan. In addition, modify development standards and design guidelines to include common open space amenities, such as tot lots, and the use of universal design features that accommodate both abled and disabled individuals.
- **Rec-1.5** – Attain funding for land acquisition and construction of recreational facilities by taking the following actions: implement the PLDO; solicit grants and bonds to fund the operation and maintenance of park and recreation facilities; and form Landscape Improvement Districts and County Service Areas.
- **Rec-1.6** – Acquire trail routes across private lands through direct purchase, easements, and dedication, or by other means from a willing property owner/seller. Encourage the voluntary dedication of easements and/or gifts of land for trails through privately-owned lands, including agricultural and grazing lands.
- **Rec-1.7** – Prioritize the acquisition and development of trail segments in a manner to provide maximum environmental and public benefit given available public and private resources and the population served. As part of this effort, also maintain a database of information on the locations, status of easements, classifications, forms of access, management activities and land ownership relative to trail facilities.
- **Rec-1.8** – Implement and revise as necessary the Regional Trails Plan as well as the Community Trails Master Plan. This will ensure that community goals, policies, and implementation criteria are defined for community trails. Facilitate interjurisdictional coordination for the implementation of these plans.
- **Rec-1.9** – Consult with the appropriate governing tribal council to facilitate the provision of trail connections through tribal land and/or Native American cultural resources.
- **Rec-1.10** – Develop procedures to coordinate the operation and maintenance of pathways with similar activities for adjacent roads and road rights-of-way.
- **Rec-1.11** – Prioritize open space acquisition needs through coordination with government agencies and private organizations. Once prioritized, acquire open space lands through negotiation with private land owners and through MSCP regulatory requirements. The operation and management of such acquisitions will continue to be achieved by preparing, implementing, and updating Resource Management Plans and MSCP Area Specific Management Directives (ASMDs) for each open space area.

Construction of New Recreational Facilities

The EIR analysis found that implementation of the proposed General Plan Update would require the construction or expansion of recreational facilities to accommodate increased demand. General Plan policies and mitigation measures were identified that would reduce impacts to below a level of significance. The EIR identified policies in the Land Use, Mobility,

Housing, and Conservation and Open Space Elements that would reduce impacts associated with construction of new recreational facilities. In addition to policies LU-6.4, LU-9.7, and LU-18.2 (discussed above), the relevant policies also include M-12.5, M-12.9, M-12.10, H-2.2, COS-21.2, COS-21.3, COS-21.4, COS-23.1, and COS 23.3. These policies apply guidelines to maintain community character, guide the future development of trails to minimize environmental impacts, encourage the location of parks near other community facilities like schools, libraries and community centers, guide design of parks to reflect community character and incorporate natural and cultural landscapes, and require regional parks to offer a broad range of recreational activities. In addition to Rec-1.1, Rec-1.2, Rec-1.3, Rec-1.4, Rec-1.8, and Rec-1.9 (discussed above), the following mitigation measures were also found to reduce impacts.

- **Rec-2.1** – Update Community Plans to reflect the character and vision for each individual community; to address civic needs in a community and encourage the co-location of uses; to establish and maintain greenbelts between communities; to prioritize infrastructure improvements and the provision of public facilities for villages and community cores; and to identify pedestrian routes. With these issues addressed in community plans, potential impacts to visual resources, community character, natural resources, cultural resources, and traffic will be substantially lessened should new or expanded recreational facilities be needed in a given community.

The current Ramona Community Plan includes goals and policies related to the provision of additional parks and recreational facilities in specific areas.

- **Rec-2.2** – Use community design guidelines as a resource when designing park and recreation facilities. This will help ensure that such facilities are consistent with community character.
- **Rec-2.3** – Amend the Subdivision Ordinance to require new residential development to be integrated with existing neighborhoods by providing connected and continuous road, environmentally-sensitive pathway/trail and recreation/open space networks. Also add new conservation-oriented design guidelines for rural lands projects as part of this amendment. These measures will assist in the planning for recreational facilities as new development is proposed while minimizing impacts to sensitive resources and community character.
- **Rec-2.4** – Develop procedures to consider designating trails that correspond to existing (non-designated) trails, paths, or unpaved roadbeds that already have a disturbed tread. This will minimize new impacts to the natural environment and will potentially benefit existing trail users.
- **Rec-2.5** – Through implementation of Resource Management Plans, monitor and manage preserves and trails such that environmental resources do not become impacted as a result of soil erosion, flooding, fire hazard, or other environmental or man-made effects. Any impacts identified to environmental resources will be restored in accordance with the management directives within the Resource Management Plans.
- **Rec-2.6** – Develop procedures to encourage the involvement and input of the agricultural community in matters relating to trails on or adjacent to agricultural lands and place a priority on the protection of agriculture.

Summary

If a new Tentative Map is proposed in the future under the SR-4 Land Use designation, all applicable mitigation measures related to recreation from the General Plan EIR would be applied to a future development proposal. As a prior environmental analysis for TM5194RPL² considered development of 36 units on the 283-acre property and found no significant impacts associated with recreation, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts that could not be fully mitigated with the

imposition of existing General Plan EIR mitigation measures. Mitigation for all impacts is ensured either through application of General Plan EIR mitigation measures or ordinance/code/guidelines compliance measures imposed with TM 5194RPL², that would apply if the property owner chooses to develop under existing entitlements.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts associated with recreation because:

1. In the 65-acre study area, the Land Use designation change would not result in any new development potential, based on existing parcelization and slope constraints.
2. In the 283-acre PSR area, a prior project level environmental analysis found that development of the property with 36 lots would not result in any significant impacts associated with recreation. It is not anticipated that the Land Use designation change would result in any additional subdivision potential, beyond the 36 proposed lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to recreation, including: deterioration of parks and recreational facilities, and construction of new recreational facilities. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required.

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

The current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Rural Lands 40 (RL-40) to Semi-Rural 4 (SR-4) on a 348-acre area in Ramona referred to as PSR RM15. This 348-acre area includes a 283-acre PSR area and a 65-acre study area. The RL-40 designation allows a density of 1 dwelling unit per 40 acres. The SR-4 designation allows a density of 1 dwelling unit per 4 acres in the areas under 25% slope, 1 dwelling unit per 8 acres in the areas of 25% to less

than 50% slope, and 1 dwelling unit per 16 acres in the areas of 50% or greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 4 and 8 acres to only 4 acres throughout the area subject to the change. Although the SR-4 designation would allow more intense development than the current RL-40 designation (36 lots rather than 9 in the PSR area), the area of the property specific request was analyzed as part of an approved TM for which a MND was adopted. That MND found that there would not be any significant impacts from development of the PSR area with 36 lots. The change to SR-4 is not anticipated to result in additional subdivision potential beyond what was approved with the TM. In addition, the change to SR-4 would not result in additional subdivision potential in the 65-acre study area.

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). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, state, and federal funding to improve freeways to projected level of service objectives in the RTP.

The MND for the TM found that the proposed TM would result in a minimal increase in Average Daily Trips (ADT). These additional ADTs would not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions. The proposed change is not anticipated to result in additional subdivision potential in the area of the property specific request or in the study area. There is no change in circumstance regarding the scope of the proposed changes that would warrant additional traffic analysis at this time. The trips would be distributed on Mobility Element roadways in the unincorporated county that were analyzed by the TIF program, some of which currently or are projected to operate at inadequate levels of service. In addition, the potential growth represented by the TM project was included in the growth projections upon which the TIF program is based. Therefore, with the inclusion into and payment of the TIF, which would be required at issuance of building permits (and is included as a required mitigation measure in the MND), in combination with other components of the program described above, would ensure that all impacts associated with the Land Use designation change could be fully mitigated.

The proposed changes would not create a significant new environmental effect or substantially increase the severity of previously identified significant effects resulting in exceedance of LOS standards, increased rural road safety hazards, impaired emergency access, or inadequate parking facilities. Additional information on the MND and EIR analysis, related to transportation and traffic is provided below.

Unincorporated County Traffic and LOS Standards

The EIR analysis found that implementation of the General Plan Update would result in 158 deficient roadway segments throughout the unincorporated County (including 126 Mobility Element segments). General Plan policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The EIR identified policies in the Land Use and Mobility Elements that would reduce impacts associated with unincorporated County traffic and LOS standards. The applicable policies are LU-5.1, LU-10.4, LU-11.8, LU-12.2, M-1.1, M-1.3, M-2.1, M-2.3, M-3.1, M-3.2, M-4.2, M-5.1, M-5.2, M-9.1, and M-9.2. The concepts and requirements outlined in these policies include land use planning techniques to reduce vehicle trips, limiting high-traffic uses in rural and semi-rural areas, encouraging land uses that would reduce employee vehicle trips, requiring development to mitigate significant impacts to existing levels of service (LOS) for public roads, planning for an interconnected road network, establishing LOS criteria, encouraging alternative transportation, and applying appropriate road standards to future development.

In addition to the General Plan policies, the following mitigation measures were identified, to partially reduce impacts.

- **Tra-1.1** – Coordinate with SANDAG and adjacent cities during updates to the Regional Transportation Plan (RTP) to identify a transportation network that maximizes efficiency, enhances connectivity between different modes of travel, and minimizes impacts when locating new freeways and State highways.
- **Tra-1.2** – Coordinate with Caltrans and adjacent jurisdictions during planning and design for improvements to the freeway and State highway network.

The County is actively involved in regional planning forums, interjurisdictional reviews, and collaboration with tribes and adjacent jurisdictions.

- **Tra-1.3** – Implement the County Public Road Standards during review of new development projects. Also revise the Public Road Standards to include a range of road types according to Regional Category context.
- **Tra-1.4** – Implement and revise as necessary the County Guidelines for Determining Significance for Transportation and Traffic to evaluate adverse environmental effects of projects and require mitigation when significant impacts are identified.

For the TM project, traffic mitigation was required in the form of required payment of the Transportation Impact Fee (TIF), at the building permit stage. If the current entitlements were abandoned, in favor of a new Subdivision proposal, the impacts to traffic would likely be found potentially significant, requiring road improvements or payment of the TIF, in order to reduce potential impacts to below the significance level.

- **Tra-1.5** – Implement the Congestion Management Strategies identified in the RTP and require large projects to mitigate impacts to State highways and freeways.

- **Tra-1.6** – Develop project review procedures to require large commercial and office development to use Transportation Demand Management Programs to reduce single-occupant vehicle traffic generation and to prepare and forward annual reports to the County on the effectiveness of the program.
- **Tra-1.7** – Implement the San Diego County TIF Ordinance, which defrays the costs of constructing planned transportation facilities necessary to accommodate increased traffic generated by future development.

As noted above, mitigation for the TM project included a requirement for payment of the TIF at the building permit stage, to mitigate traffic impacts.

Adjacent Cities Traffic and Level of Service (LOS) Standards

The EIR analysis found that implementation of the General Plan Update would result in roadway segments in adjacent cities exceeding the LOS standards established by the applicable jurisdiction. General Plan policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The EIR identified policies in the Land Use and Mobility Elements that would reduce impacts associated with adjacent cities traffic and LOS standards. Policies LU-5.1, LU-10.4, LU-11.8, LU-12.2, M-1.1, M-1.2, M-1.3, M-2.1, M-2.2, M-2.3, M-3.1, M-3.2, M-4.2, M-5.1, M-5.2, M-9.1, and M-9.2 (each discussed in the sub-category above) are applicable in this sub-category. In addition, policies M-4.3 and M-4.6 are also applicable. These two policies call for the design of public roads in Semi-Rural and Rural Lands to be consistent with community character, and interjurisdictional coordination in road design and road improvements. In addition to the mitigation measures noted for unincorporated County traffic and LOS standards, the following mitigation measure would reduce impacts to adjacent cities traffic and LOS standards.

- **Tra-2.1** – Establish coordination efforts with other jurisdictions when development projects will result in a significant impact on city roads. When available, use the applicable jurisdiction's significance thresholds and recommend mitigation measures to evaluate and alleviate impacts.

Rural Road Safety

The EIR analysis found that implementation of the General Plan Update would result a Mobility Element Network that utilizes existing roadways with horizontal and vertical curves that are sharper than those allowed in current road standards. In addition, the analysis found that changes in traffic patterns associated with the new Mobility Element Network may pose an increased risk to pedestrians and bicyclists. General Plan policies and mitigation measures were identified to partially reduce impacts, but not to below a level of significance. The EIR identified policies in the Land Use and Mobility Elements that would reduce impacts associated with rural road safety. In addition to M-4.3 and M-9.1 (discussed above), the applicable policies are LU-2.8, LU-6.10, M-4.4, and M-4.5. These policies include protecting people and property from hazards, requiring adequate emergency access in road design, requiring context sensitive road design, and exploring operational improvements that increase the effective vehicular capacity of public roads. In addition to mitigation measures Tra-1.3, Tra-1.4, and Tra-1.7 (each discussed above), the following mitigation measure would partially reduce impacts.

- **Tra-3.1** – Coordinate with SANDAG to obtain funding for operational improvements to State highways and freeways in the unincorporated area.

Emergency Access

The EIR analysis found that implementation of the General Plan Update would not alleviate emergency access impacts associated with existing inadequate roadway widths, dead end roads, and gated communities. General Plan policies and mitigation measures were identified that would reduce impacts to below a level of significance. The EIR identified policies in the Land Use and Mobility Elements that would reduce impacts associated with emergency access. Policies LU-2.8, LU-6.10, LU-12.2, M-1.2, M-3.3, and M-4.4 are discussed above in this transportation/traffic section, and were found to reduce impacts in this sub-category. In addition, policies S-3.4, S-3.5, and S-14.1 would also reduce impacts. These policies require planning for development where emergency services are available or planned, require development to provide additional access roads when necessary for the safe access of emergency vehicles and resident evacuation, and require development to provide road connections to reduce emergency response times, when feasible. In addition to Tra-1.3, Tra-1.4, and Tra-1.7, the following mitigation measures would reduce impacts to emergency access.

- **Tra-4.1** – Update Community Plans to identify local public road and fire access road networks and pedestrian routes as appropriate.
- **Tra-4.2** – Implement the Building and Fire Codes to ensure there are adequate service levels in place associated with the construction of structures and their accessibility and egress.
- **Tra-4.3** – Implement and revise as necessary the County Guidelines for Determining Significance for Wildland Fire and Fire Protection to evaluate adverse environmental effects of projects. Require fire protection plans to ensure the requirements of the County Fire Code and other applicable regulations are being met.

These Guidelines provide the triggers for requiring Fire Protection Plans and detail design standards to help mitigate impacts associated with fire protection emergency access issues.

- **Tra-4.4** – Implement and revise as necessary the Subdivision Ordinance to ensure that proposed subdivisions meet current design and accessibility standards.

Parking Capacity

The EIR analysis found that the Land Use designations would have the potential to require modifications to existing County parking regulations. General Plan policies and mitigation measures were identified that would reduce impacts to below a level of significance. The EIR identified policies in the Mobility Element that would reduce impacts associated with parking capacity. The applicable policies are M-8.6, M-9.3, M-9.4, and M-10.1 through M-10.4. These policies seek to improve regional opportunities for park-and-ride facilities, encourage preferred parking for carpools and electric cars, requiring developers to contribute to the development of park-and-ride facilities, set standards for parking capacity and design, provide for sufficient parking capacity that is consistent with the use type, supporting shared parking, and encouraging maximizing on-street parking in town centers. In addition to mitigation measures Tra-1.4 and Tra-1.5 (discussed above), the following mitigation measures were found to reduce impacts associated with parking capacity.

- **Tra-5.1** – When updating the Zoning Ordinance, review and revise parking regulations for senior housing and affordable housing, utilizing data from studies conducted for these groups.
- **Tra-5.2** – Prepare town center plans for village areas that incorporate shared parking facilities and include in Community Plans or other appropriate documents.

- **Tra-5.3** – Revise the Public Road Standards to include standards for the provision of parallel and diagonal on-street parking, according to Regional Category.

Alternative Transportation

The EIR analysis found that existing alternative transportation plans may require updating to account for the shifting of densities associated with the General Plan Update, which could result in adverse impacts from any inconsistencies with plans existing prior to the General Plan Update. General Plan policies and mitigation measures were identified to reduce impacts in this sub-category to below a level of significance. The EIR identified policies in the Land Use and Mobility Elements that would reduce impacts associated with alternative transportation. In addition to policies LU-5.1, M-3.1, M-3.2, M-4.3, M-8.6, M-9.2, and M-9.4 (each discussed above), the following policies are also applicable to alternative transportation: LU-5.4, LU-5.5, LU-9.8, LU-11.6, M-8.1 through M-8.5, M-8.7, M-8.8, and M-11.1 through M-11.7. Mitigation measures Tra-5.1 and Tra-5.2 were discussed above, and were also found to reduce impacts to alternative transportation planning. In addition, the following mitigation measures would apply.

- **Tra-6.1** – During community plan updates, establish policies and design guidelines that encourage commercial centers in compact walkable configurations and discourage ‘strip’ commercial development.
- **Tra-6.2**– Establish comprehensive planning principles for transit nodes such as the Sprinter Station located in North County Metro.
- **Tra-6.3** – Locate County facilities near transit facilities, whenever feasible.
- **Tra-6.4** – Coordinate with SANDAG, Caltrans, and tribal governments to maximize opportunities to locate park and ride facilities.
- **Tra-6.5** – Coordinate with SANDAG, Caltrans, and transit agencies to expand the mass transit opportunities in the unincorporated County and to review the location and design of transit stops. Establish a DPLU (now PDS) transit coordinator to ensure land use issues are being addressed.
- **Tra-6.6** – Review the improvement plans for railroad facilities in the unincorporated County.
- **Tra-6.7** – Implement and revise every five years, or as necessary, to identify a long range County bicycle network and qualify for State or other funding sources. Coordinate revisions to the County Bicycle Transportation Plan with the County Trails Program.
- **Tra-6.8** – Coordinate with SANDAG in the development of a Regional Bicycle Plan to ensure consistency with County transportation plans. Coordinate revisions to the SANDAG Regional Bicycle Plan with the County Trails Program.
- **Tra-6.9** – Implement and revise as necessary the County Trails Program for trail development and management. Implement and revise as necessary the Community Trails Master Plan, which incorporates adopted individual community trail and pathway plans, based on community goals, policies, and implementation criteria.

Summary

If a new Tentative Map is proposed in the future under the SR-4 Land Use designation, all applicable mitigation measures related to transportation and traffic from the General Plan EIR would be applied to a future development proposal. As a prior environmental analysis for

TM5194RPL² considered development of 36 units on the 283-acre property and found no significant impacts to transportation and traffic, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts that could not be fully mitigated with the imposition of existing General Plan EIR mitigation measures. Mitigation for all impacts is ensured either through application of General Plan EIR mitigation measures or mitigation measures and regulations/guidelines compliance imposed with TM 5194RPL², that would apply if the property owner chooses to develop under existing entitlements.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to transportation and traffic because:

1. In the 65-acre study area, the Land Use designation change would not result in any new development potential, based on existing parcelization and slope constraints.
2. In the 283-acre PSR area, a prior project level environmental analysis found that development of the property with 36 lots would result in impacts to transportation and traffic that could be fully mitigated. It is not anticipated that the Land Use designation change would result in any additional subdivision potential or additional trips beyond what was analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to transportation and traffic including: unincorporated County traffic and LOS standards, adjacent cities traffic and LOS standards, rural road safety, emergency access, parking capacity, and alternative transportation. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-categories of unincorporated County traffic and LOS standards, adjacent cities traffic and LOS standards, and rural road safety would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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

The current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Rural Lands 40 (RL-40) to Semi-Rural 4 (SR-4) on a 348-acre area in Ramona referred to as PSR RM15. This 348-acre area includes a 283-acre PSR area and a 65-acre study area. The RL-40 designation allows a density of 1 dwelling unit per 40 acres. The SR-4 designation allows a density of 1 dwelling unit per 4 acres in the areas under 25% slope, 1 dwelling unit per 8 acres in the areas of 25% to less than 50% slope, and 1 dwelling unit per 16 acres in the areas of 50% or greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 4 and 8 acres to only 4 acres throughout the area subject to the change. Although the SR-4 designation would allow more intense development than the current RL-40 designation (36 lots rather than 9 in the PSR area), the area of the property specific request was analyzed as part of an approved TM for which a MND was adopted. That MND found that there would not be any significant impacts from development of the PSR area with 36 lots. The change to SR-4 is not anticipated to result in additional subdivision potential beyond what was approved with the TM. In addition, the change to SR-4 would not result in additional subdivision potential in the 65-acre study area.

The proposed new lots approved with the TM would rely on groundwater and on-site wastewater systems (OSWS). Considering the lack of additional subdivision potential in the study area, the proposed changes would not have any impact on imported water supplies or wastewater treatment facilities and sewer systems. California Water Code Section 13282 allows RWQCBs to authorize a local public agency to issue permits for 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.” The project was reviewed by DEH and found to be in conformance with requirements for on-site wastewater systems, and the proposed changes would not result in new impacts. In addition, considering the lack of additional subdivision potential beyond the proposed lots associated with the approved TM, the change would not result in new impacts associated with exceeding landfill capacities or stormwater drainage facility capacities. As such, the impacts identified in the MND would still be considered less than significant.

Additional detail on the previous EIR analysis and MND analysis, related to utilities and service systems is provided below.

Wastewater Treatment Requirements

The EIR analysis found a less than significant impact to wastewater treatment requirements, with the incorporation of General Plan policies and mitigation measures. The designation change would not result in new impacts associated with wastewater treatment requirements because development would rely on on-site wastewater systems (OSWS, or septic) that would require DEH review and approval (as noted above), for adherence to current standards. The implementation of

General Plan mitigation measures would not be required, in order to avoid new impacts, as these mitigation measures are related to wastewater treatment facilities that would serve more than one property.

New Water and Wastewater Facilities

The EIR analysis found that development of the Land Use designations of the General Plan Update would increase demand for water and wastewater services, thus requiring the construction of new facilities. General Plan policies and mitigation measures were identified that would reduce impacts to below a level of significance. The EIR identified policies in the Land Use and Housing Elements that would reduce impacts associated with new water and wastewater facilities. The applicable policies are LU-1.2, LU-4.3, and H-1.3. These policies involve prohibiting leapfrog development that would require the construction of new infrastructure facilities, require consideration of plans in adjacent jurisdictions, and encourage housing near existing public infrastructure. In addition, the following mitigation measures were found to reduce impacts.

- **USS-2.1** – Revise Board Policy I-63 to minimize leapfrog development and to establish specific criteria for GPAs proposing expansion of areas designated Village regional category.

The current GPA does not propose expansion of the Village regional category. In addition, the proposed Land Use designation change would not result in leapfrog development, due to adjacent densities. See Attachment A – “PSR RM15 General Plan Conformance Findings” for additional discussion.

- **USS-2.2** – Perform CEQA review on privately-initiated water and wastewater facilities and review and comment on water and wastewater project undertaken by other public agencies to ensure that impacts are minimized and that projects are in conformance with County plans.
- **USS-2.3** – Implement, and revise as necessary, the Green Building Program to encourage project designs that incorporate water conservation measures, thereby reducing the potential demand for new water purveyors with the buildout of the General Plan Update.

Sufficient Stormwater Drainage Facilities

The EIR analysis found that the Land Use designations of the General Plan Update would result in the need to construct new stormwater facilities. General Plan policies and mitigation measures were identified that would reduce impacts to below a level of significance. The EIR identified policies in the Land Use and Conservation and Open Space Elements that would reduce impacts associated with sufficient stormwater drainage facilities. The applicable policies are LU-6.5, LU-6.9, and COS-4.3. These policies require sustainable stormwater management, development conformance with topography, and utilization of natural drainage patterns to reduce environmental impacts associated with stormwater facility development. In addition, the following mitigation measures were found to reduce impacts.

- **USS-3.1** – Amend the Subdivision Ordinance to add additional design requirements for subdivisions that encourage conservation oriented design. Also amend it to require new residential development to be integrated with existing neighborhoods by providing connected and continuous road, pathway/trail and recreation/open space networks. This will reduce scattered development footprints and increase pervious surfaces in site design, thereby minimizing the need for new stormwater drainage facilities.
- **USS-3.2** – Prepare Subdivision Design Guidelines that establish a process to identify significant resources on a project site, identify the best areas for development and create a conservation oriented design for both the project and open space areas.

In order to guide subdivision development in rural areas, the County has developed Residential Subdivision Design Guidelines, to coincide with the Conservation Subdivision program, what was part of the General Plan Update.

- **USS-3.3** – Use the County Guidelines for Determining Significance for Surface Water Quality and Hydrology to identify adverse environmental effects on water quality.
- **USS-3.4** – Implement the LID handbook and establish LID standards for new development to minimize runoff and maximize infiltration.
- **USS-3.5** – Evaluate the environmental effects of all proposed stormwater drainage facilities and ensure that significant adverse effects are minimized and mitigated.

Adequate Water Supplies

The EIR analysis found that buildout of the General Plan Land Use designations could result in development with an inadequate water supply, including effects on imported water entitlements and on groundwater supplies. General Plan policies and mitigation measures were identified to reduce potential impacts, but not to below a level of significance. The EIR identified policies in the Land Use and Conservation and Open Space Elements that would reduce impacts associated with adequate water supplies. The General Plan policies that would apply are LU-8.1, LU-8.2, LU-13.1, LU-13.2, COS-4.1 through COS-4.4, COS-5.2, and COS-5.5. These policies include prohibiting development from exacerbating groundwater overdraft conditions, coordination of water infrastructure planning with land use planning, requiring identification of adequate water resources prior to development approval, requiring efficient technologies and conservation efforts to reduce potable water waste, requiring efficient irrigation systems, requiring appropriate measures to avoid groundwater contamination, maximizing stormwater filtration, and minimizing impervious surfaces. In addition, the following mitigation measures would apply in this sub-category.

- **USS-4.1** – Review General Plan Amendments for consistency with the goals and policies of the General Plan. This shall include designating groundwater dependent areas with land use density/intensity that is consistent with the long-term sustainability of groundwater supplies; locating commercial, office, civic and industrial development in villages, town centers or at transit nodes; and ensuring that adequate water supply is available for development projects that rely on imported water.

See the analysis in the sub-category of groundwater supplies and recharge, in addition to Attachment A – “PSR RM15 – General Plan Conformance Findings.”

- **USS-4.2** – Implement, and revise as necessary, the County Green Building Program with incentives for development that is energy efficient and conserves resources, including both groundwater and imported water.
- **USS-4.3** – Implement Policy I-84 requiring discretionary projects obtain water district commitment that water services are available. Also implement and revise as necessary Board Policy G-15 to conserve water at County facilities.
- **USS-4.4** – Implement the Groundwater Ordinance to balance groundwater resources with new development and implement and revise as necessary the Watershed Protection Ordinance to encourage the removal of invasive species to restore natural drainage systems, thereby improving water quality and surface water filtration. Also revise the Ordinance Relating to Water Efficient Landscaping (Water Conservation in Landscaping Ordinance) to further water conservation through the use of recycled water.

- **USS-4.5** – Use the County Guidelines for Determining Significance for Groundwater Resources, Surface Water Quality, and Hydrology to identify and minimize adverse environmental effects on groundwater resources.
- **USS-4.6** – Establish a water credits program between the County and the Borrego Water District to encourage an equitable allocation of water resources.

This program for water credits in the Borrego Valley was implemented through a Memorandum of Agreement between the County and the Borrego Water District, and updates to the County's Groundwater Ordinance, which were approved in 2013.

- **USS-4.7** – Coordinate with the San Diego County Water Authority and other water agencies to coordinate land use planning with water supply planning and support continued implementation and enhancement of water conservation programs.

Adequate Wastewater Facilities

The EIR analysis found that the build out of the General Plan Land Use designation may result in inadequate capacity in the existing wastewater system to serve demand. General Plan policies and mitigation measures were identified that would reduce impacts to below a level of significance. The applicable policy is LU-4.3, which requires consideration of the projects and plans in neighboring jurisdictions, in planning for the unincorporated County. The mitigation measures identified for wastewater treatment requirements would also apply to this sub-category.

Sufficient Landfill Capacity

The EIR analysis found that development of the General Plan Land Use designations could result in the potential for certain areas to be served by a landfill with insufficient capacity to accommodate the solid waste disposal needs. General Plan policies and mitigation measures were identified that would reduce potential impacts to sufficient landfill capacity, but not to below a level of significance. The EIR identified policies in the Land Use and Conservation and Open Space Elements that would partially reduce impacts associated with sufficient landfill capacity. In addition to policies LU-12.1 and LU-12.2 (discussed above) the following policies are also applicable: LU-16.1, LU-16.2, LU-16.3, COS-17.1 through COS-17.4, COS-17.6, COS-17.7, and COS-17.8. These policies encourage recycling facilities, and require landfill waste management, composting, methane recapture, and recycling. In addition, the following mitigation measures would partially reduce impacts.

- **USS-6.1** – Participate in interjurisdictional reviews to gather information on and provide comments on plans of incorporated jurisdictions and public agencies in the region. Also work with jurisdictions in the County to facilitate regulations to site recycling facilities.
- **USS-6.2** – Review all plans for large scale projects and planned developments to ensure there is space allocation for on-site storage to separate recyclable solid waste.
- **USS-6.3** – Promote and enforce the Management of Solid Waste Ordinance requiring mandatory recycling. Evaluate the Zoning Ordinance and other County ordinances, codes and policies to allow the development of the most environmentally sound infrastructure for solid waste facilities including recycling, reuse and composting businesses. Also implement the Zoning Ordinance requirements for a Major Use Permit for new landfills to ensure the facilities are sited in accordance with the San Diego County Integrated Waste Management Plan (IWMP).

- **USS-6.4** – Promote the use of Board Policy B-67 requiring the County to purchase products containing recycled and recyclable materials.
- **USS-6.5** – Regulate refuse hauling companies through County Franchise hauler Agreement permits. Coordinate with solid waste facility operators to extend and/or expand existing landfill capacity by encouraging on-site materials diversion options. Also develop incentives to encourage pilot projects with unincorporated area landfills to use anaerobic digesters to process organic materials currently being landfilled.
- **USS-6.6** – Permit and regulate solid waste operators and closed solid waste disposal sites to ensure compliance with California Code of Regulations and Titles 14 and 27.
- **USS-6.7** – Maintain and monitor inactive solid waste disposal sites to ensure compliance with all applicable environmental regulations. Also establish additional compatible uses for inactive solid waste sites, where possible, that generate cost-saving revenue and provide desirable community resources.
- **USS-6.8** – Conduct recycling and composting public education programs for residents, schools, and businesses. Develop programs to assist farmers, residents, and businesses to divert organic materials. Also encourage the County and private contractors and developers to practice deconstruction and recycling of construction, demolition, and land clearing debris.

Solid Waste Regulations

The EIR found that future development in accordance with the General Plan Land Use designations would be required to comply with federal, State, and local solid waste regulations. Therefore, impacts in this sub-category would be less than significant. No General Plan policies or mitigation measures were required to reach a finding of a less than significant impact.

Energy

The EIR analysis found that build out of the General Land Use designations would result in the need for new or expanded energy facilities, and the corresponding potential for significant environmental impacts. General Plan policies and mitigation measures were identified to reduce impacts to below a level of significance. The EIR identified policies in the Conservation and Open Space Element that would reduce impacts associated with energy. The relevant policies are COS-14.7, and COS-15.1 through COS-15.5. These policies encourage energy efficiency, the use of alternative energy sources, requiring green building standards in County facilities, and encouraging conservation through energy efficiency audits. In addition, the following mitigation measures were found to reduce impacts.

- **USS-8.1** – Implement, and revise as necessary, the County Green Building Program through incentives for development that is energy efficient and conserves resources.
- **USS-8.2** – Revise Board Policy F-50 to strengthen the County's commitment and requirement to implement resource-efficient design and operations for County funded renovation and new building projects. Also revise Board Policy G-15 to require County facilities to comply with Leadership in Energy and Environmental Design (LEED) standards or other Green Building rating systems.
- **USS-8.3** – Revise Board Policy G-16 to require the County to:
 - Adhere to the same or higher standards it would require from the private sector when locating and designing facilities concerning environmental issues and sustainability; and
 - Require government contractors to use low emission construction vehicles and equipment.

- **USS-8.4** – Prepare a County Climate Action Plan with a baseline inventory of greenhouse gas emissions from all sources; greenhouse gas emissions reduction targets and deadlines, and enforceable greenhouse gas emissions and reductions measures.

The Climate Action Plan has been prepared, approved by the County Board of Supervisors, and is currently being implemented.

Summary

If a new Tentative Map is proposed in the future under the SR-4 Land Use designation, all applicable mitigation measures related to utilities and service systems from the General Plan EIR would be applied to a future development proposal. As a prior environmental analysis for TM5194RPL² considered development of 36 units on the 283-acre property and found no significant impacts associated with utilities and service systems, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts that could not be fully mitigated with the imposition of existing General Plan EIR mitigation measures. Mitigation for all impacts is ensured either through application of General Plan EIR mitigation measures or ordinance/code/guidelines compliance measures imposed with TM 5194RPL², that would apply if the property owner chooses to develop under existing entitlements.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts associated with utilities and service systems because:

1. In the 65-acre study area, the Land Use designation change would not result in any new development potential, based on existing parcelization and slope constraints.
2. In the 283-acre PSR area, a prior project level environmental analysis found that development of the property with 36 lots would not result in any significant impacts associated with utilities and service systems. It is not anticipated that the Land Use designation change would result in any additional subdivision potential, beyond the 36 proposed lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to utilities and service systems, including: wastewater treatment requirements, new water or wastewater treatment facilities, sufficient stormwater drainage facilities, adequate water supplies, adequate wastewater facilities, sufficient landfill capacity, solid waste regulations, and energy. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-categories of adequate water supplies and sufficient landfill capacity would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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

Attachments

- A. PSR RM15 – General Plan Conformance Findings
- B. Mitigated Negative Declaration for 3100 5194 (TM); Horizon View Estates Tentative Map, dated November 24, 2005
- C. Addendum to the previously adopted Mitigated Negative Declaration and previously certified Environmental Impact Report, dated March 7, 2014.

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

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

California Environmental Quality Act, CEQA Guidelines

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

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

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

County of San Diego. 2005. Mitigated Negative Declaration for Horizon View Estates. Project No. TM 5194RPL, Log No. 00-09-008. November 24, 2005. Department of Planning and Land Use.

County of San Diego. 2011a. County of San Diego General Plan Update EIR. August 2011. Department of Planning and Land Use.

County of San Diego. 2011b. County of San Diego General Plan: Ramona Community Plan. August 3, 2011. Department of Planning and Land Use.

County of San Diego, Guidelines for Determining Significance

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.*)

DTSC. 2013. Department of Toxic Substances Control. EnviroStor. August 2013.

Everett and Associates. 2002. Revised Biological Resources and Wetland Survey Report. October 2002.

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

James Chagala and Associates. 2005. Agricultural Analysis – Horizon View Farms, TM 5194 RPL². October 2005.

Kyle Consulting. 2001. Cultural Resource Survey of a 1E7-Acre Parcel and Significance Testing Seven Prehistoric Sites for the Horizon View Estates Project. July 2001.

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 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



County of San Diego

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March 7, 2014

Environmental Findings for Property Specific Request SD2 – a General Plan Land Use Designation and Zoning Minimum Lot Size Change

Reviewed as One Component of the Property Specific Requests (NM16, RM15, SD2, & SV17) General Plan Amendment; GPA 12-012

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:

On August 3, 2011, the County of San Diego Board of Supervisors adopted a comprehensive update to the County of San Diego General Plan. The General Plan provides a consistent framework for land use and development decisions in the unincorporated County, consistent with an established community vision. The General Plan Land Use Maps set the Land Use designations, and corresponding densities, for all of the land in the unincorporated County.

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 program EIR evaluated the impact of changing Land Use designations throughout the unincorporated area, including in the area covered by the Property Specific Request (PSR) SD2. The certified Program EIR found that in the subject areas of aesthetics, agricultural resources, air quality, biological resources, hazards and hazardous materials, hydrology and water quality, mineral resources, noise, public services, transportation and traffic, and utilities and service systems there would be significant and unavoidable impacts, even with the implementation of mitigation measures. The Program EIR found that in the subject areas of geology/soils and population/housing there would be no potentially significant impacts. The Program EIR found that all impacts

would be mitigated below a level of significance for the following subject areas: cultural and paleontological resources, land use and planning, recreation, and climate change. For those areas in which environmental impacts remained significant and unavoidable, even with the implementation of mitigation measures, statements of overriding considerations were adopted.

The General Plan EIR analyzed four different Land Use Map alternatives for potential impacts: the Draft Land Use Map, the Referral Map, the Environmentally Superior Map, and the Hybrid Map. In each of these map alternatives, SR-4 was proposed for the PSR SD2 area. As the General Plan EIR was a program EIR, it did not include a property-specific analysis for each environmental subject area. The Program EIR analysis assumed impacts based on the maximum allowable development within each Land Use designation. For the PSR SD2 area, the Program EIR assumed impacts based on the maximum allowable development under a SR-4 Land Use designation. The previously certified Program EIR is available at <http://www.sdcounty.ca.gov/pds/gpupdate/environmental.html>.

Background on the previously certified MND:

A Mitigated Negative Declaration (MND) was adopted on June 8, 2012, with the approval of a 5-lot Tentative Map (TM 5278) on the PSR SD2 site. The project was located on 19 acres in the community of San Dieguito, west of Interstate 15 (I-15), south of State Route 78 (SR-78) and in the vicinity of Elfin Forest Road. The MND analyzed impacts associated with the subdivision of a 19-acre lot into five residential lots. The adopted MND found the project would have potentially significant effects to biological resources, cultural resources, and transportation that could be clearly mitigated.

2. Lead agency name and address:

County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

- a. Contact: Kevin Johnston, Project Manager
- b. Phone number: (858) 694-3084
- c. Email: kevin.johnston@sdcounty.ca.gov

3. Project applicant's name and address:

County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123

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

YES

NO

The current Property Specific Request (PSR) GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation from Semi-Rural 4 (SR-4) to Semi-Rural 2 (SR-2) on part of the PSR area and on 9 of the 10 parcels in an associated study area. The SD2 PSR includes a Property Specific Request Area (PSR area) and a study area, for a combined area of 52 acres¹. The PSR area contains one 19-acre parcel that is the site of an approved Tentative Map to subdivide the parcel into five lots. This 19-acre PSR area includes all of the area previously analyzed under the MND for TM 5278. This parcel is currently designated SR-4. With the proposed project, 11 acres in the southern portion of this parcel would change to SR-2, and the remaining 8 acres (area of one of the proposed parcels in the approved TM) would remain SR-4. The study area includes 10 parcels, currently designated SR-4, that are being analyzed with the project for mapping consistency. In the study area, 9 parcels would change to SR-2 and the northernmost parcel would remain SR-4, for consistency with the adjacent area of the PSR parcel that would remain SR-4 and the adjacent parcels to the east and north, which are also SR-4. In total, 37.5 acres would change to SR-2 and 14.5 acres would remain SR-4. The SR-4 designation allows a maximum density of 1 dwelling unit per 4 acres in the areas less than 25% slope, 1 unit per 8 acres in the areas of 25% to less than 50% slope, and 1 unit per 16 acres in the areas of 50% and greater slope. The SR-2 designation allows a maximum density of 1 dwelling unit per 2 acres in the areas less than 25% slope, 1 unit per 4 acres in the areas of 25% to less than 50% slope, and 1 unit per 8 acres in the areas of 50% and greater slope. The subject areas and proposed Land Use designation changes are depicted in Figure 1 below.

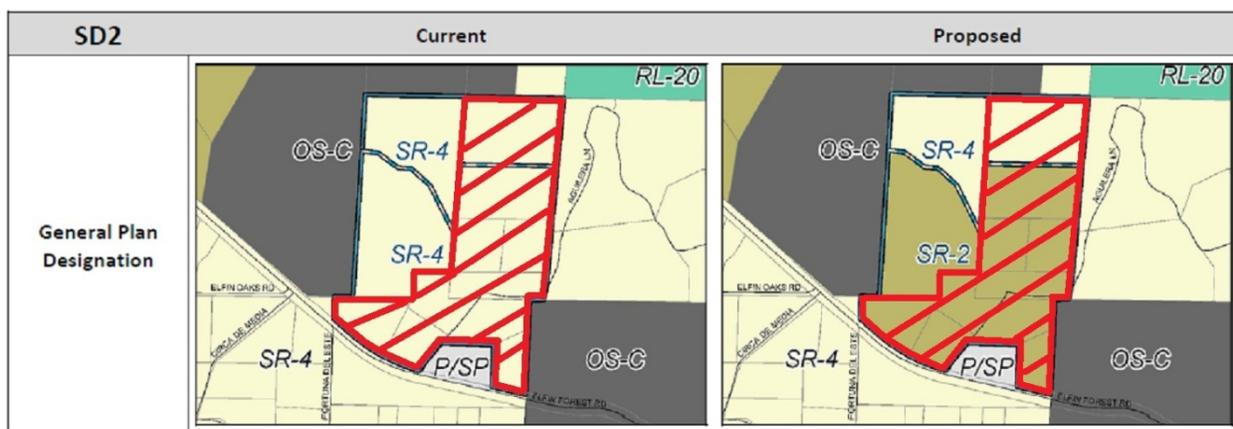


Figure 1: Proposed General Plan Land Use designation change (study area in red outline with hatch)

In the 19-acre PSR area, it is not anticipated that the proposed changes would not allow any additional subdivision potential beyond the five lots approved with the TM. In addition, the proposed changes would not result in additional subdivision potential in the 10-parcel,

¹ Within this document, the following terminology are used and are defined as follows:

- PSR SD2 – this refers to the entire 52-acre project area.
- PSR or PSR area – this refers to the 19-acre area that was the subject of the property specific request to the Board of Supervisors.
- Study Area – this refers to the 33-acre area that was included within PSR SD2 for purposes of land use mapping consistency with the General Plan Guiding Principles.

33-acre study area due to slope constraints. The existing parcelization and steep slopes in the study area restrict further subdivision of existing parcels due to the slope dependent proposed General Plan designations of SR-2 and SR-4. Refer to Table 1 below for a review of parcel sizes and estimated slope constraints for the 33-acre study area, demonstrating no additional subdivision potential. A change in the zoning minimum lot size, from 4 acres to 2 acres, is proposed for the two northernmost parcels in the study area (APNs 679-100-07 and 679-100-08), to maintain consistency with the zoning for the PSR area and study area.

Table 1: 33-Acre Study Area - Parcels and Development Potential

APN	Total Acreage	Acreage of less than 25% slope ¹	Acreage of 25% to less than 50% slope ¹	Acreage of 50% and greater slope ¹	Development potential with proposed designation (dwelling units)
679-100-07 (under the proposed project, this parcel would remain SR-4)	6.51	0.25	3.41	2.85	1
679-100-08	5.25	2.5	2.45	0.3	1
264-042-77	3.06	For parcels under 4 acres in the SR-2 designation, steep slope acreage totals are not required for potential dwelling unit calculations. Even if there were no steep slopes on the property, a minimum of 4 acres would be required for a possible subdivision.			1
264-042-79	2.56				1
264-042-80	2.01				1
264-042-85	2.63				1
264-042-86	2.52				1
679-100-09	2.64				1
679-100-10	2.64				1
679-100-11	2.7				1

¹ Steep slope acreages were estimated based on a review of County of San Diego GIS data & USGS maps.

Total = 10 DU

In the 19-acre PSR area, the existing parcel would be split-designated with the proposed project. A Land Use designation change is not proposed for the 8-acre area that makes up the northernmost proposed parcel in the approved TM. That portion of the 19-acre existing parcel would remain SR-4. The remaining 11 acres of this parcel is proposed to change from SR-4 to SR-2. As a result of this proposed change, the estimated potential dwelling units associated with this parcel would go from three to five potential units. Although this constitutes an increase in potential dwelling units, prior environmental analysis completed at the project level for TM 5278 found that development of the property with 5 units would not result in any significant impacts that could not be fully mitigated. At the time of approval of this TM, the current General Plan was in effect; however, this project was a 'pipelined project.' The Board of Supervisors adopted a pipeline policy on August 6, 2003. Any project applications that were deemed complete on or before August 6, 2003, would be allowed to be processed under the General Plan existing at that time, even if they didn't receive approval prior to the adoption of an updated General Plan. As such, at the time of approval, the project was subject to the General Plan Regional Category 1.3 Estate Development Area and the (17) Estate Residential Land Use designation. With the General Plan Update, this parcel was designated SR-4. Despite the General Plan change, the Tentative Map continues to entitle the property owners to develop five residential units. The property owners of TM 5278 requested a Land Use designation change to the 19-acre property, to reflect the density approved under the Tentative Map. If the entitlements under TM 5278

were to expire prior to completing the final map (or if the TM project were abandoned, in favor of a different subdivision proposal), it is anticipated that the proposed designations of SR-2 in the 11-acre southern portion and SR-4 in the northern 8-acre portion (area of northernmost proposed parcel in TM 5278) would restrict development on the site to a maximum of five units. This expectation of a lack of additional subdivision potential is due to the slope on the project site, which reduces allowable density under the slope dependent designations. Refer to Table 2 below for a summary of the total acreages and acreages in the steep slope categories for the two areas. If a new Tentative Map is proposed in the future under the proposed split designation scenario, all applicable mitigation measures from the General Plan EIR would be applied to a future development proposal. Since the prior environmental analysis for TM 5278 considered development of five units on the 19-acre property and found that all impacts could be fully mitigated, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts that could not be fully mitigated with the additional imposition of existing General Plan EIR mitigation measures. Mitigation for all impacts is ensured either through application of General Plan EIR mitigation measures, or mitigation measures imposed with TM 5278, that would apply if the property owner chooses to develop under existing entitlements.

Table 2: 19-Acre PSR Area - Parcels and Subdivision Potential

APN	Total Acreage	Acreage of less than 25% slope ¹	Acreage of 25% to less than 50% slope ¹	Acreage of 50% and greater slope ¹	Development potential with proposed designation (dwelling units)
679-100-12 (northern area – SR-4 proposed)	8	4.1	2.4	1.5	1
679-100-12 (southern area – SR-2 proposed)	11	7.1	3.9	0	4

¹ Steep slope acreages were estimated based on a review of County of San Diego GIS data & USGS maps.

Total = 5 DU

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts because:

1. In the 33-acre study area, the Land Use designation change would not result in any new development potential based on existing parcelization and slope constraints;
2. In the 19-acre PSR area, a prior project level environmental analysis found that development of the property with five lots could be fully mitigated, and the Land Use designation change is not anticipated to result in additional subdivision potential beyond the five lots approved with the TM.

Therefore, no new significant impacts beyond those identified in the General Plan Program EIR would result from the proposed Land Use designation change.

The current project also differs from the previously approved project in that it would decrease the minimum lot size allowed under the Zoning Ordinance on the two northernmost parcels in the study area (APNs 679-100-07 and 679-100-08), totaling 11.76

acres. The zoning minimum lot sizes on these parcels would change from 4 acres to 2 acres, to maintain consistency with the zoning for the PSR area and study area. These zoning minimum lot size changes are proposed for purposes of zoning and General Plan internal consistency and would not increase development potential, because they would not affect the allowed density or range of potential uses. The zoning use regulation of RR (Rural Residential) would not be modified on any portion of the project site.

5. **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 Emissions
- Hazards & Haz Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities & Service Systems
- 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 previous 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 EIR is adequate 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 SUBSEQUENT or SUPPLEMENTAL EIR is required.


Signature

March 7, 2014
Date

Kevin Johnston
Printed Name

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 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 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 current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Semi-Rural 4 (SR-4) to Semi-Rural 2 (SR-2) on 37.5 acres of a 52-acre area in San Dieguito referred to as PSR SD2. The SD2 PSR includes a 19-acre PSR area and a 33-acre study area, for a combined area of 52 acres. The PSR area contains one 19-acre parcel that is the site of an approved Tentative Map to subdivide the parcel into five lots. This parcel is currently designated SR-4. With the proposed project, 11 acres in the southern portion of this parcel would change to SR-2, and the remaining 8 acres (area of one of the proposed parcels in the approved TM) would remain SR-4. The study area includes 10 parcels, currently designated SR-4, that are being analyzed with the project for mapping consistency. In the study area, 9 parcels (26.5 acres) would change to SR-2 and the northernmost parcel (6.5 acres) would remain SR-4, for consistency with the adjacent area of the PSR parcel that would remain SR-4, and adjacent parcels not subject to proposed changes, which are also, designated SR-4. The SR-4 designation allows a maximum density of 1 dwelling unit per 4 acres in the areas less than 25% slope, 1 unit per 8 acres in the areas of 25% to less than 50% slope, and 1 unit per 16 acres in the areas of 50% and greater slope. The SR-2 designation allows a maximum density of 1 dwelling unit per 2 acres in the areas less than 25% slope, 1 unit per 4 acres in the areas of 25% to less than 50% slope, and 1 unit per 8 acres in the areas of 50% and greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 2 and 4 acres to only 2 acres throughout the area subject to the change. Although the proposed SR-2/SR-4 Land Use designation scenario would allow more intense development than the current SR-4 only (five lots rather than three in the PSR area), the area of the PSR was analyzed as part of an approved TM for which a MND was

adopted. As the MND found that there would not be any significant impacts from development of the PSR area with five lots, and the Land Use designation change is not anticipated to result in additional subdivision potential beyond what was approved with the TM, it can be seen with certainty that development at the proposed intensity could be fully mitigated. In addition, the change to SR-2 for 9 of the 10 study area parcels would not result in additional subdivision potential in the 33-acre study area.

The MND for TM278 found no significant effects to aesthetic resources, and no mitigation for aesthetic resources was required. The proposed Land Use designation change would allow for an increase of 2 dwelling units to be developed compared to the current General Plan. Development under existing entitlements would be subject to the mitigation measures described in the MND including the provision of an open space easement, a limited building zone easement, and open space signage and fencing that would facilitate the retention of aspects of the aesthetic and visual character of the property. As noted in the MND, the area proposed for the changes is not located near or visible from a scenic vista, the subdivision will not change the composition of an existing scenic vista, is not within the viewshed of a state scenic highway, and would have a less than significant impact on the existing visual character of the site and its surroundings. Considering that the proposed changes are not anticipated to result in additional subdivision potential beyond those analyzed in the MND, these conclusions can be carried forward to the current project. Development under any new entitlements would be subject to the policies and mitigation measures adopted as part of the General Plan Update which would ensure that no new impacts to aesthetic resources will occur. Additional detail on the previous EIR analysis and MND analysis, related to aesthetic resources is provided below.

Scenic Vistas and Scenic Resources

Implementation of the General Plan Update was found have the potential to result in the obstruction, interruption, or detraction of a scenic vista as a result of future development activity. In addition, implementation of the General Plan Update would have the potential to impact scenic resources through the removal or substantial adverse change of features that contribute to the valued visual character or image of an area. General Plan Update policies and mitigation measures were identified that would reduce impacts to below a level of significance. The General Plan Update EIR included policies in the Land Use, Mobility, and Conservation and Open Space Elements to reduce impacts to scenic vistas and scenic resources. The relevant policies are LU-6.2, LU-6.3, LU-6.6, LU-6.7, LU-6.9, LU-10.1, LU-10.2, M-2.3, COS-11.1, COS-11.2, COS-11.3, COS-11.4, COS-11.5, COS-11.6, COS-11.7, COS-12.1, and COS-12.2. The concepts and requirements covered in these policies include conservation-oriented site design, minimizing visual impacts through site design, preservation and integration of natural features, development conformance with topography, environmentally sensitive road design, and coordination with other jurisdictions, agencies, and private organizations to preserve visual resources.

In addition, the following mitigation measures identified in the EIR were found to mitigate the potentially significant impacts related to scenic vistas and scenic resources, as follows:

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

This mitigation measure is directly related to General Plan Amendments. As discussed in this document, this PSR GPA has been reviewed in relation to this mitigation measure, for General Plan conformance. The proposed changes would not result in new significant impacts to scenic vistas.

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

The regulations contained in these ordinances, plans, and guidelines serve to protect biological resources, steep slopes, wetlands, and floodplains, among other resources. While protecting these resources, the same regulations also serve to protect the visual resources of particular areas where the valued visual character is tied to the natural features of the landscape. These regulations would be applied to any future subdivisions or other discretionary development applications on the subject properties.

- **Aes-1.3** – Amend community plans with improved vision and community character statements to ensure that new development reflects the character and visions for each individual unincorporated community. Community plans are used to review development projects (including General Plan Amendments). These reviews are implemented by State law, County policy and procedures, the Subdivision Ordinance, Zoning Ordinance findings for certain permits, CEQA compliance, etc. The community plans also serve as the foundation for more detailed implementing regulations such as design review guidelines, Zoning box regulations, etc. Community plans are also used for the interjurisdictional review and coordination on projects conducted by other agencies.
- **Aes-1.4** – Revise the Design Review process to streamline the process, improve consistency in implementation, and update design criteria as necessary. Current components of that process include Special Area Designators, Design Review Guidelines, and the Site Plan review and approval process.

The Design Review process typically applies to commercial areas, industrial areas, Village areas, and certain scenic corridors. The properties associated with the PSR area and study area do not have special area designators, requiring design review, and these designators are not proposed to be added with this project.

- **Aes-1.5** – Create a Conservation Subdivision Program that facilitates conservation-oriented project design.
- **Aes-1.6** – Require that project approvals with significant potential to adversely affect the scenic quality of a community require community review and specific findings of community compatibility. Examples can be found in the Zoning Ordinance with the numerous special uses or exceptions allowed pursuant to Administrative and Use Permits, and Site Plans. The practice has been proved useful for reducing impacts to aesthetic resources and their usefulness will increase as community plans and design guidelines are updated pursuant to Aes-1.3 and Aes-1.4.

Any future subdivision project or other discretionary permit will be reviewed for consistency with the San Dieguito Community Plan. In addition, these types of projects will be reviewed for potential visual impacts in relation to the County's Guidelines for Determining Significance – Visual Resources, as these projects would be subject to CEQA.

- **Aes-1.7** – Develop and implement programs and regulations that preserve agricultural lands (such as the County's CEQA guidelines and the Farm Program). Most existing agricultural lands are key components of scenic vistas and community character and the preservation of these resources is critical to minimizing impacts to these resources.

These guidelines and programs would be applied to future subdivisions and other discretionary projects. As discussed further in the agricultural resources section, TM 5278 was reviewed per the County's CEQA Guidelines for agricultural resources and found to have no significant impact to agricultural resources. This project proposes a density that is consistent with the density approved with that subdivision.

- **Aes-1.8** – Continue to develop and implement programs and regulations that minimize landform alteration and preserve ridgelines and steep slopes where appropriate. Examples include the County's Grading Ordinance, RPO, and CEQA Guidelines.

Each of these examples would be applied to any future subdivisions or other discretionary projects. For example, the RPO limits the allowed encroachment into steep slope lands, based on the percentage of the lot that contains steep slopes. Open space easements are required for those areas where encroachment is not allowed.

- **Aes-1.9** – Work with communities and other stakeholders to identify key scenic vistas, viewsheds of County scenic roads and highways, and other areas of specific scenic value. Apply Resource Conservation Area designations or other special area designators, guidelines, and tools to guide future development of parcels within these viewsheds to avoid impacts to the scenic vistas.

As with most of the community plans, the San Dieguito Community Plan designates Resource Conservation Areas (RCAs), that serve to protect biological and scenic resources. The closest Resource Conservation area to the subject properties is the North Escondido Creek RCA, just to the north and east of the subject properties. The Scenic Area special zoning designator can also be applied to areas requiring additional protection of scenic resources. The subject areas do not contain this designator.

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

The County is actively involved in regional planning forums, interjurisdictional reviews, and collaboration with tribes and adjacent jurisdictions.

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

These Board policies outline the process for formation of Underground Utility Districts (UUDs), and outline the process for reviewing requests for waivers of the requirements for undergrounding utilities.

Visual Character or Quality

Implementation of the General Plan Update would allow increased development densities to occur in some areas which would result in the potential degradation of the existing visual character or quality of a community. General Plan Update policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The General Plan Update EIR included policies in the Land Use, Mobility, and Housing Elements to reduce impacts to visual character or quality. The relevant policies are LU-1.4, LU-2.1, LU-2.3, LU-2.5, LU-4.1, LU-4.2, LU-4.3, LU-4.4, LU-11.2, LU-12.4, M-10.6, and H-2.1. The concepts and requirements covered in these policies include stipulations for Village expansion, updating community plans, compatibility with community character, maintaining greenbelts between communities, infrastructure compatibility with community character, and minimizing on-street parking.

In addition to the mitigation measures noted above, the following mitigation measures identified in the EIR were found to partially mitigate the significant impacts related to visual character or quality, as follows:

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

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

The implementation and continuous improvement of these standards will help to mitigate the visual impacts from new roads and associated elements in the right-of-way.

Light or Glare

The EIR analysis found that implementation of the General Plan Update would have the potential to result in increased light and glare within the County that would adversely affect day or nighttime views. General Plan Update policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The General Plan Update EIR included policies in the Conservation and Open Space Element to reduce impacts related to visual light or glare. The relevant policies are COS-13.1, COS-13.2, and COS-13.3. These policies serve to restrict outdoor lighting in Semi-Rural and Rural Lands, minimize the impact of development on the dark skies surrounding the Palomar and Mount Laguna observatories, and facilitate coordination with other agencies, jurisdictions, and tribal governments to reduce light pollution.

The following mitigation measures identified in the EIR were found to partially mitigate the significant impacts related to light or glare, as follows:

- **Aes-4.1** – Coordinate with communities and stakeholders to review light pollution controls and consider amendments or expansions to those controls as determined necessary to reduce impacts to dark skies that are important to community character.
- **Aes-4.2** – Maintain light and glare regulations that minimize impacts to adjacent properties, sensitive areas, community character, observatories, and dark skies. These regulations are currently found in the Light Pollution Code and Zoning Ordinance.

The proposed Land Use designations would continue to allow single family residential uses, which may include outdoor lighting. Any future outdoor lighting pursuant to this project shall be required to meet the requirements of the County of San Diego Zoning Ordinance (Section 6322-6326) and the Light Pollution Code (Section 59.101-59.115).

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

These mitigation measures rely on existing regulations in the County Light Pollution Code and continuous improvements in light pollution control measures, in collaboration with other jurisdictions, agencies, and tribes.

Summary

If a new Tentative Map is proposed in the future under the proposed Land Use designations, all applicable mitigation measures related to aesthetics from the General Plan EIR would be applied to a future development proposal. As a prior environmental analysis for TM 5278 considered development of five units on the 19-acre property and found no significant impacts to aesthetic resources, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts that could not be fully mitigated with the

imposition of existing General Plan EIR mitigation measures. Mitigation for all impacts is ensured either through application of General Plan EIR mitigation measures or mitigation measures imposed with TM 5278 that would apply if the property owner chooses to develop under existing entitlements.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to aesthetics because:

1. In the 33-acre study area, the Land Use designation change would not result in any new development potential based on existing parcelization and slope constraints;
2. In the 19-acre PSR area, a prior project level environmental analysis found that development of the property with five lots would not result in any significant impacts to aesthetics. It is not anticipated that the Land Use designation changes would result in any additional subdivision potential, beyond the five lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant 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. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-categories of conversion of visual character or quality and light or glare would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

II. AGRICULTURE AND FORESTRY 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 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 current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Semi-Rural 4 (SR-4) to Semi-Rural 2 (SR-2) on 37.5 acres of a 52-acre area in San Dieguito referred to as PSR SD2. The SD2 PSR includes a 19-acre PSR area and a 33-acre study area, for a combined area of 52 acres. The PSR area contains one 19-acre parcel that is the site of an approved Tentative Map to subdivide the parcel into five lots. This parcel is currently designated SR-4. With the proposed

project, 11 acres in the southern portion of this parcel would change to SR-2, and the remaining 8 acres (area of one of the proposed parcels in the approved TM) would remain SR-4. The study area includes 10 parcels, currently designated SR-4, that are being analyzed with the project for mapping consistency. In the study area, 9 parcels (26.5 acres) would change to SR-2 and the northernmost parcel (6.5 acres) would remain SR-4, for consistency with the adjacent area of the PSR parcel that would remain SR-4, and adjacent parcels not subject to proposed changes, which are also, designated SR-4. The SR-4 designation allows a maximum density of 1 dwelling unit per 4 acres in the areas less than 25% slope, 1 unit per 8 acres in the areas of 25% to less than 50% slope, and 1 unit per 16 acres in the areas of 50% and greater slope. The SR-2 designation allows a maximum density of 1 dwelling unit per 2 acres in the areas less than 25% slope, 1 unit per 4 acres in the areas of 25% to less than 50% slope, and 1 unit per 8 acres in the areas of 50% and greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 2 and 4 acres to only 2 acres throughout the area subject to the change. Although the proposed SR-2/SR-4 Land Use designation scenario would allow more intense development than the current SR-4 only (five lots rather than three in the PSR area), the area of the PSR was analyzed as part of an approved TM for which a MND was adopted. As the MND found that there would not be any significant impacts from development of the PSR area with five lots, and the Land Use designation change is not anticipated to result in additional subdivision potential beyond what was approved with the TM, it can be seen with certainty that development at the proposed intensity could be fully mitigated. In addition, the change to SR-2 for 9 of the 10 study area parcels would not result in additional subdivision potential in the 33-acre study area.

The MND for TM278 found no significant effects to agriculture and forestry resources, and no mitigation for agriculture and forestry resources was required. Considering that the proposed changes are not anticipated to result in additional subdivision potential, that conclusion can be carried forward to the current project. The PSR area has a history of agricultural production and is currently being used for some agricultural production. However, the County's Local Agricultural Resources Assessment (LARA) Model determined that the property is not an important agricultural resource, because available water resources and soils onsite represent low scores in the LARA model. The PSR area is not under a Williamson Act Contract and there are no forest lands or timberland production zones on the property. Surrounding active agricultural operations consist of citrus groves and truck crops, which commonly operate among residential uses and create minimal land use conflicts, since nuisance factors are low. Active agricultural operations in the surrounding area are already interspersed with single family residential land uses. The existing zoning use regulations are not proposed to change. As such, the same uses would be allowed. Additional detail on the previous EIR analysis and MND analysis, related to agricultural resources is provided below.

Direct and Indirect Conversion of Agricultural Resources

Implementation of the General Plan Update was found to result in the potential direct conversion of 53,495 acres of agricultural resources to non-agricultural land uses. General Plan Update policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The General Plan Update EIR included policies in the Land Use and Conservation and Open Space Elements to reduce the potential for direct conversion

of farmland. The relevant policies are: LU-6.4, LU-7.1, LU-7.2, and COS-6.4. These policies guide development to preserve existing agricultural resources, encourage acquisition and voluntary dedication of conservation easements, and promote the agricultural industry within the County to ensure the long term viability of agricultural resources.

In addition, the following mitigation measures identified in the EIR were found to partially mitigate the significant impacts related to direct and indirect conversion of Agricultural Resources, as follows:

- **Agr-1.1** – Implement the General Plan Regional Category map and Land Use maps which protect agricultural lands with lower density Land Use designations that will support continued agricultural operations.

This mitigation measure is directly related to General Plan Amendments. As discussed in this document, this PSR GPA has been reviewed in relation to this mitigation measure, for General Plan conformance. The proposed changes would support the continuation of agriculture and would not result in a high density designation in the subject area. No changes are proposed to the zoning use regulations, and thus no new uses could be introduced that were not allowed before the change. Single family residential uses and agricultural uses could be maintained in the subject area without new conflicts with adjacent properties, due to the proposed 2-acre minimum lot size. For additional discussion on this issue, see Attachment A – “PSR SD2 General Plan Conformance Findings.”

- **Agr-1.2** – Develop and implement programs and regulations that protect agricultural lands (such as CEQA guidelines, Zoning Ordinance, Right to Farm Act, Open Space Subvention Act, Farm and Ranch Lands Protection Program, San Diego County Agricultural Enterprises and Consumer Information Ordinance, BOS Policy I-133 and the San Diego County Farming Program), as well as, those that support implementation of the Williamson Act (including the CEQA guidelines, Zoning Ordinance, and Subdivision Ordinance).

Each of these programs or regulations places limits on allowable impacts to agriculture, thereby substantially reducing the amount of conversion to non-agricultural uses.

- **Agr-1.3** – Create a Conservation Subdivision Program that facilitates conservation-oriented project design through changes to the Subdivision Ordinance, Resource Protection Ordinance, Zoning Ordinance, Groundwater Ordinance, and other regulations as necessary with the goal of promoting conservation of natural resources and open space (including agricultural lands) while improving mechanisms for flexibility in project design so that the production of housing is not negatively impacted.

This program has been implemented and will facilitate development designed to provide sufficient area on subdivision project sites to continue agricultural production while still creating new parcels. The San Dieguito Community Plan recognizes the importance of agriculture in maintaining the rural character of the CPA.

- **Agr-1.4** – Develop and implement the Purchase of Agricultural Conservation Easements (PACE) program which compensates landowners for voluntarily limiting future development on their land.

This program will incentivize the placement of agricultural conservation easements on farmland, thereby increasing preservation and reducing conversion of agricultural resources in the County.

- **Agr-1.5** – Revise community plans to identify important agricultural areas within them and specific compatible uses and desired buffers necessary to maintain the viability of that area. Community plans are used to review development projects (including General Plan Amendments).

While many of the mitigation measures identified above address the need for countywide planning or programs, some of these measures would be applied on a project basis. For example, under Agr-1.2, application of the County CEQA Guidelines for Determining

Significance for Agricultural Resources would be applied on a project level to ensure impacts to agricultural resources are mitigated.

Though there is some existing agriculture, the PSR area does not contain Prime Farmlands, Farmlands of Statewide Importance, agricultural preserves, or Williamson Act contracts. County GIS data shows a small area of prime agricultural soils in the northern portion of the subject area, but it is in the area that is not subject to the Land Use designation change. The Agricultural Analysis for the TM found there would be no significant impacts to agriculture, resulting from the subdivision of the PSR parcel into five lots. As discussed previously, the proposed changes would not result in additional development potential, beyond the subdivision to five lots, approved with the TM. The proposed minimum lot size of two acres would support the continuation of agriculture within the subject area. With the slope-dependent designations and steep slopes on the property, most lots would be significantly larger than the minimum lot size, allowing further incentive for agriculture. The proposed change would not have a negative impact on surrounding agriculture, because the proposed minimum lot size (coinciding with an expectation of larger parcel sizes, due to slope) would not be inconsistent with the surrounding area, with extensive areas of smaller lot sizes adjacent to the PSR area and study area, and open space adjacent to the PSR area with the approved TM.

Land Use Conflicts

The EIR found that effects related to the sub-category of land use conflicts would be less than significant as a result of the General Plan Update. This sub-category analyzed potential conflicts with Williamson Act contract lands. Through the implementation of General Plan policies and the mitigation measure listed below, the effects in this category were found to be less than significant.

- **Agr-2.1** – Prior to the approval of any Zoning Ordinance Amendment that would result in the removal of an “A” designator from a certain property, an analysis shall be conducted to ensure that the action removing such a designation will not result in any significant direct or indirect adverse impact to Williamson Act contract lands.

As neither the PSR area nor the study area contain any Williamson Act Contract lands or land identified as an Agricultural Preserve (“A” zoning designators), the proposed project changes would not result in any new significant impacts related to land use conflicts with Williamson Act Contracts or Agricultural Preserves.

Summary

If a new Tentative Map is proposed in the future under the proposed Land Use designations, all applicable mitigation measures related to agricultural resources from the General Plan EIR would be applied to a future development proposal. As a prior environmental analysis for TM 5278 considered development of five units on the 19-acre property and found no significant impacts to agricultural resources, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts that could not be fully mitigated with the imposition of existing General Plan EIR mitigation measures. Mitigation for all impacts is ensured either through application of General Plan EIR mitigation measures or ordinance/code/guidelines compliance measures imposed with TM 5278 that would apply if the property owner chooses to develop under existing entitlements.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to agriculture and forestry resources because:

1. In the 33-acre study area, the Land Use designation change would not result in any new development potential based on existing parcelization and slope constraints;
2. In the 19-acre PSR area, a prior project level environmental analysis found that development of the property with five lots would not result in any significant impacts to agriculture and forestry resources. It is not anticipated that the Land Use designation changes would result in any additional subdivision potential, beyond the five lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects by converting Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicting with existing zoning for agricultural use or a Williamson Act contract, or converting forest land or timberland to a non-agricultural use. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-categories of conversion of agricultural resources and indirect conversion of agricultural resources would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the 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 current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Semi-Rural 4 (SR-4) to Semi-Rural 2 (SR-2) on 37.5 acres of a 52-acre area in San Dieguito referred to as PSR SD2. The SD2 PSR includes a 19-acre PSR area and a 33-acre study area, for a combined area of 52 acres. The PSR area contains one 19-acre parcel that is the site of an approved Tentative Map to subdivide the parcel into five lots. This parcel is currently designated SR-4. With the proposed project, 11 acres in the southern portion of this parcel would change to SR-2, and the remaining 8 acres (area of one of the proposed parcels in the approved TM) would remain SR-

4. The study area includes 10 parcels, currently designated SR-4, that are being analyzed with the project for mapping consistency. In the study area, 9 parcels (26.5 acres) would change to SR-2 and the northernmost parcel (6.5 acres) would remain SR-4, for consistency with the adjacent area of the PSR parcel that would remain SR-4, and adjacent parcels not subject to proposed changes, which are also, designated SR-4. The SR-4 designation allows a maximum density of 1 dwelling unit per 4 acres in the areas less than 25% slope, 1 unit per 8 acres in the areas of 25% to less than 50% slope, and 1 unit per 16 acres in the areas of 50% and greater slope. The SR-2 designation allows a maximum density of 1 dwelling unit per 2 acres in the areas less than 25% slope, 1 unit per 4 acres in the areas of 25% to less than 50% slope, and 1 unit per 8 acres in the areas of 50% and greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 2 and 4 acres to only 2 acres throughout the area subject to the change. Although the proposed SR-2/SR-4 Land Use designation scenario would allow more intense development than the current SR-4 only (five lots rather than three in the PSR area), the area of the PSR was analyzed as part of an approved TM for which a MND was adopted. As the MND found that there would not be any significant impacts from development of the PSR area with five lots, and the Land Use designation change is not anticipated to result in additional subdivision potential beyond what was approved with the TM, it can be seen with certainty that development at the proposed intensity could be fully mitigated. In addition, the change to SR-2 for 9 of the 10 study area parcels would not result in additional subdivision potential in the 33-acre study area.

The MND for TM 5278 found that the subdivision of the PSR area into five lots would have a less than significant impact to air quality. Impacts related to air quality violations, non-attainment of criteria pollutants, and exposure of sensitive receptors to pollutants as a result of the proposed changes would be similar, in comparison with the previous MND due to the same level of subdivision potential. Any new stationary sources of pollutants constructed on the property would be subject to Air Pollution Control District (APCD) requirements for permitting and must demonstrate that it would not cause or contribute to a violation of an air quality standard. The increase in potential development would increase the amount of construction pollution from future development as well as the amount of criteria pollutant emissions, but would still result in similar emission levels to those evaluated in the MND. Grading operations associated with future construction would be subject to the County of San Diego Grading Ordinance, which requires the implementation of dust control measures that would reduce construction-related particulate matter emissions.

The San Diego 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. The current RAQS and State Implementation Plan (SIP) are based on projections for residential, commercial, industrial, and recreational land uses contained in the former General Plan. The density proposed with the current project is not higher than the density under the former General Plan. Therefore, the proposed changes would be consistent with the underlying growth forecasts in the RAQS, as evaluated in the previous MND, and as evaluated in the General Plan EIR. Future development on the property would also be required to be consistent with the emission reduction strategies in the RAQS and the SIP.

Additional detail on the previous EIR analysis and MND analysis, related to air quality is provided below.

Air Quality Plans

The EIR found that the General Plan Update would not conflict with or obstruct implementation of the RAQS or SIP. No mitigation measures were required for the finding of a less than significant impact in this sub-category.

Air Quality Violations

The EIR analysis found that the General Plan Update would have the potential to result in a violation of an air quality standard. General Plan Update policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The General Plan Update EIR included policies in the Conservation and Open Space Element to reduce impacts to air quality violations. The relevant policies are COS-14.1, COS-14.2, COS-14.8, COS-14.9, COS-14.10, COS-15.1, COS-15.3, COS-15.4, COS-15.5, COS-16.2, COS-16.3, and COS-20.3. These policies include promoting land use patterns and a mixture of village uses to reduce vehicle trips, minimizing land use conflicts that would lead to high levels of exposure to pollutants, reducing emissions by promoting green building techniques and low emission construction vehicles, transportation management programs to encourage low emission vehicles and reduce single-occupancy vehicle use, and an emphasis on regional collaboration.

In addition, the following mitigation measures identified in the EIR were found to partially mitigate the significant impacts to air quality violations, as follows:

- **Air-2.1** – Provide incentives such as preferential parking for hybrids or alternatively fueled vehicles such as compressed natural gas (CNG) vehicles or hydrogen-powered vehicles. The County shall also establish programs for priority or free parking on County streets or in County parking lots for hybrids or alternatively fueled vehicles.
- **Air-2.2** – Replace existing vehicles in the County fleet as needed with the cleanest vehicles commercially available that are cost-effective and meet vehicle use needs.
- **Air-2.3** – Implement transportation fleet fueling standards to improve the number of alternatively fueled vehicles in the County fleet.
- **Air-2.4** – Provide incentives to promote the siting or use of clean air technologies where feasible. These technologies shall include, but not be limited to, fuel cell technologies, renewable energy sources, and hydrogen fuel.

These measures will combine to help improve fuel efficiency and reduce emissions through requirements associated with County actions, and incentives to encourage emissions reductions in the private sector.

- **Air-2.5** – Require that the following measures be implemented on all construction projects where project emissions are above the screening-level thresholds (SLTs):
 - Multiple applications of water during grading between dozer/scrapper passes
 - Paving, chip sealing or chemical stabilization of internal roadways after completion of grading
 - Use of sweepers or water trucks to remove 'track out' at any point of public street access
 - Termination of grading if winds exceed 25 miles per hour
 - Stabilization of dirt storage piles by chemical binders, tarps, fencing or other erosion control
 - Use of low-sulfur fuels in construction equipment

- Projects exceeding SLTs will require ten percent of the construction fleet to use any combination of diesel catalytic converters, diesel oxidation catalysts, diesel particulate filters and/or CARB certified Tier I, II, III, IV equipment. Equipment is certified if it meets emission standards established by the EPA for mobile non-road diesel engines of almost all types. Standards established for hydrocarbons, oxides of nitrogen (NO_x), carbon monoxide, and particulate matter. Tier I standards are for engines over 50hp (such as bulldozers) built between 1996 and 2000, and engines under 50hp (such as lawn tractors) built between 1999 and 2000. Tier II standards are for all engine sizes from 2001 to 2006, and Tier III standards are for all engines rated over 50hp from 2006 to 2008. Tier IV standards apply to engines of all sizes built in 2008 or later. Standards are increasingly stringent from Tier I to Tier IV.

Application of these standards will help reduce construction-related pollutants, to substantially reduce the potential for air quality violations from new development.

- **Air-2.6** – Use County Guidelines for Determining Significance for Air Quality to identify and mitigate adverse environmental effects on air quality.
- **Air-2.7** – Implement County Air Pollution Control District (APCD) regulations for air emissions from all sources under its jurisdiction.

The application of these guidelines and enforcement of APCD regulations provide assurances that development pursuant to the General Plan will not violate air quality standards.

- **Air-2.8** – Require New Source Reviews (NSRs) to prevent permitting projects that are ‘major sources.’

The purpose of these reviews is to allow continued industrial growth in non-attainment areas and, at the same time, ensure that new and modified sources do not exacerbate existing air quality problems and/or offset emissions reductions from other sources.

- **Air-2.9** – Implement the Grading, Clearing, and Watercourses Ordinance by requiring all clearing and grading to be conducted with dust control measures.

Measures outlined in this Ordinance serve to minimize particulate matter emissions from construction.

- **Air-2.10** – Revise Board Policy F-50 to strengthen the County’s commitment and requirement to implement resource-efficient design and operations for County-funded renovation of new building projects. This could be achieved by making the guidelines within the policy mandatory rather than voluntary.
- **Air-2.11** – Implement County Regional Air Quality Strategy (RAQS) to attain State air quality standards for ozone (O₃).
- **Air-2.12** – Revise Board Policy G-15 to require County facilities to comply with Silver Leadership in Energy and Environmental Design (LEED) standards or other equivalent Green Building rating systems.
- **Air-2.13** – Revise Board Policy G-16 to require the County to:
 - Adhere to the same or higher standards it would require from the private sector when locating and designing facilities concerning environmental issues and sustainability; and
 - Require government contractors to use low emission construction vehicles and equipment.

Mitigation measures Air-2.12 and 2.13 will substantially reduce emissions associated with County operations.

Non-Attainment Criteria Pollutants

The EIR analysis found that implementation of the General Plan Update would have the potential to result in cumulatively considerable net increase in pollutants for which the San Diego Air Basin (SDAB) is listed as non-attainment. The same General Plan Update policies and mitigation measures identified for the air quality violations sub-category would be applied to

reduce impacts associated with non-attainment criteria pollutants; however, these policies and mitigation measures would not reduce impacts to below a level of significance. Even though these General Plan Update goals and policies and other County regulations are intended to minimize impacts associated with non-attainment criteria pollutants, implementation of the General Plan Update would allow for the development of land uses that would increase County-wide emissions of particulate matter.

Sensitive Receptors

The EIR analysis found that the General Plan Update would have the potential to result in the exposure of sensitive receptors to substantial amounts of toxic air contaminants (TACs) that would result in a potentially significant increase in cancer risk.

The following mitigation measure identified in the EIR was found to partially mitigate the significant impacts to air quality violations, as follows:

- **Air-4.1** – Use the policies set forth in the California Air Resources Board's (CARB) Land Use and Air Quality Handbook (CARB 2005) as a guideline for siting sensitive land uses. Implementation of this measure will ensure that sensitive land uses such as residences, schools, day care centers, playgrounds, and medical facilities are sited appropriately to minimize exposure to emissions of TACs.

Heavy-duty trucks that utilize diesel engines are a common source of these TACs. This measure would emphasize reducing land use conflicts that would place sensitive receptors in close proximity to industrial uses that often involve the use of these types of vehicles.

Though this mitigation measure would reduce potential impacts to sensitive receptors; potential impacts would not be reduced to below a level of significance and would remain significant and unavoidable, as noted in the EIR.

Objectionable Odors

The General Plan Update was found to comply with APCD regulations that require odor sources to reduce impacts to nearby receptors. No mitigation measures were required for the finding of a less than significant impact in this sub-category.

Impacts to air quality violations, non-attainment of criteria pollutants, and sensitive receptors as a result of the proposed change would be similar to the previously approved MND. The maximum potential dwelling units associated with the proposed change would increase slightly. Any new stationary sources of pollutants constructed on the property would be subject to APCD requirements for permitting and must demonstrate that it would not cause or contribute to a violation of an air quality standard. The proposed change would result in an increase in the amount of construction from future development as well as a greater amount of criteria pollutant emissions. Grading operations associated with future construction would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures that would reduce construction-related particulate matter emissions.

Summary

If a new Tentative Map is proposed in the future under the proposed Land Use designations, all applicable mitigation measures related to air quality from the General Plan EIR would be applied to a future development proposal. As a prior environmental analysis for TM 5278

considered development of five units on the 19-acre property and found no significant impacts to air quality, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts that could not be fully mitigated with the imposition of existing General Plan EIR mitigation measures and adherence to existing regulations and guidelines.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to air quality because:

1. In the 33-acre study area, the Land Use designation change would not result in any new development potential based on existing parcelization and slope constraints;
2. In the 19-acre PSR area, a prior project level environmental analysis found that development of the property with five lots would not result in any significant impacts to air quality. It is not anticipated that the Land Use designation changes would result in any additional subdivision potential, beyond the five lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to air quality including: air quality plans, air quality violations, non-attainment criteria pollutants, sensitive receptors, and objectionable odors. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-categories of air quality violations, non-attainment criteria pollutants, and sensitive receptors would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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

The current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Semi-Rural 4 (SR-4) to Semi-Rural 2 (SR-2) on 37.5 acres of a 52-acre area in San Dieguito referred to as PSR SD2. The SD2

PSR includes a 19-acre PSR area and a 33-acre study area, for a combined area of 52 acres. The PSR area contains one 19-acre parcel that is the site of an approved Tentative Map to subdivide the parcel into five lots. This parcel is currently designated SR-4. With the proposed project, 11 acres in the southern portion of this parcel would change to SR-2, and the remaining 8 acres (area of one of the proposed parcels in the approved TM) would remain SR-4. The study area includes 10 parcels, currently designated SR-4, that are being analyzed with the project for mapping consistency. In the study area, 9 parcels (26.5 acres) would change to SR-2 and the northernmost parcel (6.5 acres) would remain SR-4, for consistency with the adjacent area of the PSR parcel that would remain SR-4, and adjacent parcels not subject to proposed changes, which are also, designated SR-4. The SR-4 designation allows a maximum density of 1 dwelling unit per 4 acres in the areas less than 25% slope, 1 unit per 8 acres in the areas of 25% to less than 50% slope, and 1 unit per 16 acres in the areas of 50% and greater slope. The SR-2 designation allows a maximum density of 1 dwelling unit per 2 acres in the areas less than 25% slope, 1 unit per 4 acres in the areas of 25% to less than 50% slope, and 1 unit per 8 acres in the areas of 50% and greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 2 and 4 acres to only 2 acres throughout the area subject to the change. Although the proposed SR-2/SR-4 Land Use designation scenario would allow more intense development than the current SR-4 only (five lots rather than three in the PSR area), the area of the PSR was analyzed as part of an approved TM for which a MND was adopted. As the MND found that there would not be any unmitigated significant impacts from development of the PSR area with five lots, and the Land Use designation change is not anticipated to result in additional subdivision potential beyond what was approved with the TM, it can be seen with certainty that development at the proposed intensity could be fully mitigated. In addition, the change to SR-2 for 9 of the 10 study area parcels would not result in additional subdivision potential in the 33-acre study area.

The prior MND for the 19-acre PSR area included a Biological Resources Report completed by Everett and Associates (2011). This report, combined with staff research and a field visit determined that most of the site had been cleared of native vegetation, for agricultural and residential uses. There is just over an acre of Coastal sage scrub habitat remaining in the northern portion of the PSR area. This area would be preserved through placement in an open space easement, placement of a limited building zone easement in the adjacent area, and open space fencing and signage, per the mitigation associated with the TM project. In addition, to prevent impacts to avian species, no brushing, clearing, and/or grading would be allowed during the avian breeding season, per the TM mitigation. The PSR area also does not contain any wetlands as defined by Section 404 of the Clean Water Act, including, but not limited to, marsh, vernal pool, stream, lake, river, or water of the U.S., that could potentially be impacted through direct removal, filling, hydrological interruption, diversion, or obstruction by future development. Two County-sensitive wildlife species were observed on site: Cooper's Hawk (*Accipiter cooperi*) and California Gnatcatcher (*Polioptila californica*). Four individual gnatcatchers were observed in the northern patch of Coastal sage scrub, which would be preserved with the TM project, as noted above.

Future development under the proposed change would not conflict with programs and ordinances that protect biological resources, because, in order for future proposed discretionary projects to be

approved and developed, projects would be required to comply with any 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.

Additional detail on the previous EIR analysis and MND analysis, related to biological resources is provided below.

Special Status Species

The EIR analysis determined the implementation of the General Plan Update would have the potential to result in impacts to special status species. General Plan Update policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The EIR identified policies in the Land Use and Conservation and Open Space Elements that would reduce the potential for impacts to special status species. The relevant policies are: LU-6.1, LU-6.2, LU-6.3, LU-6.4, LU-6.6-, LU-6.7, LU-10.2, COS 1.3, COS 1.6 through COS 1.11, COS-2.1, and COS-2.2. These policies require monitoring, management and maintenance of a regional preserve system; facilitate preserve assembly and funding; help minimize edge effects; facilitate preparation of habitat conservation plans and resource management plans; direct development to avoid and/or preserve habitat; provide for long-term sustainability of the natural environment, and encourage contiguous open space areas that protect wildlife habitat and corridors.

In addition, the following mitigation measures identified in the EIR were found to partially mitigate the significant impacts related to special status species, as follows:

- **Bio-1.1** – Create a Conservation Subdivision Program that facilitates conservation-oriented project design through changes to the Subdivision Ordinance, Resource Protection Ordinance (RPO), Zoning Ordinance, Groundwater Ordinance, and other regulations as necessary. It is intended that these changes will promote conservation of natural resources and open space while improving mechanisms for flexibility in project design so that production of housing stock is not negatively impacted. Additionally, any such allowances of flexibility must be done with consideration of community character through planning group coordination and/or findings required for project approval.

The Conservation Subdivision Program is now in effect and facilitates the protection of larger blocks of open space, thus providing improved protection of habitats associated with special status species.

- **Bio-1.2** – Implement and revise existing Habitat Conservation Plans/Policies to preserve sensitive resources within a cohesive system of open space. In addition, continue preparation of MSCP Plans for North County and East County.
- **Bio-1.3** – Implement conservation agreements through Board Policy I-123, as this will facilitate preservation of high-value habitat in the County's MSCP Subarea Plan.
- **Bio-1.4** – Coordinate with nonprofit groups and other agencies to acquire preserve lands.

These mitigation measures will serve to continue adding preserve lands throughout the County for protection of sensitive habitats.

- **Bio-1.5** – Utilize County Guidelines for Determining Significance for Biological Resources to identify adverse impacts to biological resources. Also utilize the County's Geographic Information System (GIS) records and

the Comprehensive Matrix of Sensitive Species to locate special status species populations on or near project sites. This information will be used to avoid or mitigate impacts as appropriate.

- **Bio-1.6** – Implement the RPO, Biological Mitigation Ordinance (BMO), and HLP Ordinance to protect wetlands, wetland buffers, sensitive habitat lands, biological resource core areas, linkages, corridors, high-value habitat areas, subregional Coastal sage scrub focus areas, and populations of rare, or endangered plant or animal species.
- **Bio-1.7** – Minimize edge effects from development projects located near sensitive resources by implementing the County Noise Ordinance, the County Groundwater Ordinance, the County's Landscaping Regulations (currently part of the Zoning Ordinance), and the County Watershed Protection, Stormwater Management, and Discharge Control Ordinance.

Implementation of this measure helps to reduce indirect impacts to special status species.

Riparian Habitat and Other Sensitive Natural Communities

The EIR found that implementation of the General Plan Update would have the potential to result in impacts to riparian habitat and other sensitive natural communities. General Plan Update policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The EIR identified the policies that apply to special status species to reduce potential impacts; in addition to policy COS-3.1 in the Conservation and Open Space Element which requires development to preserve existing natural wetland areas and associated transitional riparian and upland buffers.

The EIR mitigation measures identified for special status species would also serve to reduce potential impacts to riparian habitat and other sensitive natural communities. In addition, the following mitigation measures identified in the EIR were found to partially mitigate the significant impacts related to riparian habitat and other sensitive natural communities.

- **Bio-2.1** – Revise the Ordinance relating to water conservation in landscaping to incorporate appropriate plant types and regulations requiring planting of native or compatible non-native, non-invasive plant species in new development.

The Water Conservation in Landscaping Ordinance was updated in 2010, after the development of these General Plan mitigation measures. The current ordinance meets the intent of this mitigation measure.

- **Bio-2.2** – Require that development projects obtain CWA Section 401/404 permits issued by the California Regional Water Quality Control Board and U.S. Army Corps of Engineers for all project-related disturbances of waters of the U.S. and/or associated wetlands. Also continue to require that projects obtain Fish and Game Code Section 1602 Streambed Alteration Agreements from the California Department of Fish and Game for all project-related disturbances of streambeds.
- **Bio-2.3** – Ensure that wetlands and wetland buffer areas are adequately preserved whenever feasible to maintain biological functions and values.
- **Bio-2.4** – Implement the Watershed Protection, Stormwater Management, and Discharge Control Ordinance to protect wetlands.

Federally Protected Wetlands

Implementation of the General Plan Update was found to have the potential to result in a significant impact to federally protected wetlands. General Plan Update policies and mitigation measures were identified that would reduce impacts to below a level of significance. The EIR

identified policies in the Conservation and Open space Element that would reduce impacts to federally protected wetlands. The relevant policies are COS-3.1 and COS-3.2. These policies require the preservation of wetlands and protection of wetlands from pollutant discharges. The mitigation measures identified to reduce impacts to federally protected wetlands are Bio-1.1, Bio-1.5, Bio-1.6, Bio-1.7, Bio-2.2, Bio-2.3, and Bio-2.4, all of which are discussed above.

Wildlife Movement Corridors and Nursery Sites

The EIR analysis found that implementation of the General Plan Update would have the potential to impact wildlife movement corridors. General Plan Update policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The EIR identified policies in the Land Use and Conservation and Open Space Elements that would reduce the potential for impacts to wildlife movement corridors and nursery sites. The relevant policies are: COS-1.1 through COS-1.5, LU-6.1 and LU-6.7. These policies facilitate creation, protection, maintenance and management of a coordinated biological preserve system that includes Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.

The mitigation measures identified to reduce impacts to federally protected wetlands are Bio-1.1 through Bio-1.7, and Bio-2.3, all of which are discussed above.

Local Policies and Ordinances

The EIR analysis found that implementation of the General Plan Update would not conflict with local biological resources related policies and ordinances. No mitigation measures were required to reach a less than significant finding in this category.

Habitat Conservation Plans

The EIR analysis also found that implementation of the General Plan Update would not conflict with any applicable Habitat Conservation Plan (HCP) or Natural Communities Conservation Plan (NCCP). No mitigation measures were required to reach a less than significant finding in this category.

Summary

If a new Tentative Map is proposed in the future under the proposed Land Use designations, all applicable mitigation measures related to biological resources from the General Plan EIR would be applied to a future development proposal. As a prior environmental analysis for TM 5278 considered development of five units on the 19-acre property and found no significant impacts to biological resources, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts that could not be fully mitigated with the imposition of existing General Plan EIR mitigation measures. Mitigation for all impacts is ensured either through application of General Plan EIR mitigation measures or mitigation measures imposed with TM 5278 that would apply if the property owner chooses to develop under existing entitlements.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to biological resources because:

1. In the 33-acre study area, the Land Use designation change would not result in any new development potential based on existing parcelization and slope constraints;
2. In the 19-acre PSR area, a prior project level environmental analysis found that impacts to biological resources as a result of development of the property with five lots could be fully mitigated to below a level of significance with the imposition of mitigation measures. It is not anticipated that the Land Use designation changes would result in any additional subdivision potential, beyond the five lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to biological resources including: special status species, riparian habitat and other sensitive natural communities, federally protected wetlands, wildlife movement corridors and nursery sites, local policies and ordinances, and Habitat Conservation Plans and Natural Communities Conservation Plans. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-categories of special status species, riparian habitat and other sensitive natural communities, and wildlife movement corridors and nursery sites would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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 current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Semi-Rural 4 (SR-4) to Semi-Rural 2 (SR-2) on 37.5 acres of a 52-acre area in San Dieguito referred to as PSR SD2. The SD2 PSR includes a 19-acre PSR area and a 33-acre study area, for a combined area of 52 acres. The PSR area contains one 19-acre parcel that is the site of an approved Tentative Map to subdivide the parcel into five lots. This parcel is currently designated SR-4. With the proposed project, 11 acres in the southern portion of this parcel would change to SR-2, and the remaining 8 acres (area of one of the proposed parcels in the approved TM) would remain SR-4. The study area includes 10 parcels, currently designated SR-4, that are being analyzed with the project for mapping consistency. In the study area, 9 parcels (26.5 acres) would change to SR-2 and the northernmost parcel (6.5 acres) would remain SR-4, for consistency with the adjacent area of the PSR parcel that would remain SR-4, and adjacent parcels not subject to proposed changes, which are also, designated SR-4. The SR-4 designation allows a maximum

density of 1 dwelling unit per 4 acres in the areas less than 25% slope, 1 unit per 8 acres in the areas of 25% to less than 50% slope, and 1 unit per 16 acres in the areas of 50% and greater slope. The SR-2 designation allows a maximum density of 1 dwelling unit per 2 acres in the areas less than 25% slope, 1 unit per 4 acres in the areas of 25% to less than 50% slope, and 1 unit per 8 acres in the areas of 50% and greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 2 and 4 acres to only 2 acres throughout the area subject to the change. Although the proposed SR-2/SR-4 Land Use designation scenario would allow more intense development than the current SR-4 only (five lots rather than three in the PSR area), the area of the PSR was analyzed as part of an approved TM for which a MND was adopted. As the MND found that there would not be any significant impacts from development of the PSR area with five lots, and the Land Use designation change is not anticipated to result in additional subdivision potential beyond what was approved with the TM, it can be seen with certainty that development at the proposed intensity could be fully mitigated. In addition, the change to SR-2 for 9 of the 10 study area parcels would not result in additional subdivision potential in the 33-acre study area.

Based on an analysis of County archaeology resource files, archaeological records, maps, and aerial photographs, the County staff archaeologist determined that the 19-acre PSR site does not contain any historical/archaeological resources. However, grading monitoring, consisting of a County approved archaeologist and Native American observer, was a required mitigation condition of TM approval because of the proximity of known archaeological sites and because of the potential for buried cultural resources. A review of the County's Paleontological Resources Map indicates that the project is located entirely on plutonic igneous rock and has no potential for producing fossil remains.

Additional detail on the previous EIR analysis and MND analysis, related to cultural resources is provided below.

Historical Resources

The EIR analysis found that implementation of the General Plan Update would have the potential to result in substantial adverse changes to significant historical resources. General Plan Update policies and mitigation measures were identified that would reduce impacts to below a level of significance. The relevant policy is COS-8.1, from the Conservation and Open Space Element, which encourages the preservation or adaptive reuse of historic sites, structures, and landscapes.

In addition, the following mitigation measures identified in the EIR were found to mitigate the potentially significant impacts related to historical resources, as follows:

- **Cul-1.1** – Utilize the RPO, CEQA, the Grading and Clearing Ordinance, and the Zoning Ordinance to identify and protect important historic and archaeological resources by requiring appropriate reviews and applying mitigation when impacts are significant.

There are regulations in each of these that provide appropriate triggers for historical resource evaluations.

- **Cul-1.2** – Provide incentives through the Mills Act to encourage the restoration, renovation or adaptive reuse of historic resources.

Property owners can receive tax benefits from preservation and maintenance of historical resources.

- **Cul-1.3** – Initiate a new effort to identify and catalog historic and potentially historic resources within unincorporated San Diego County. This process will require public participation and evaluation by County staff and the Historic Site Board. The anticipated result of this effort is: (1) at a minimum, landowners will be better informed of potential resources on their properties as well as the options available to them under the State/National Register or the Mills Act; and (2) in some cases, properties may be zoned with a special area designator for historic resources, thereby restricting demolition/removal and requiring a Site Plan permit for proposed construction which will be reviewed by the Historic Site Board.
- **Cul-1.4** – Support the Historic Site Board in their efforts to provide oversight for historic resources.

The Historic Site Board is an advisory body that provides recommendations to decision makers on archaeological and historic cultural resources. This Board also reviews resources associated with property owners seeking historic designation and participation in the Mills Act.

- **Cul-1.5** – Ensure landmarking and historical listing of County owned historic sites.

The San Dieguito Community Plan recognizes that there are important historic sites within San Dieguito which can be proposed as historic landmarks and, if adopted, can add to the richness and diversity of the community character.

- **Cul-1.6** – Implement, and update as necessary, the County's Guidelines for Determining Significance for Cultural Resources to identify and minimize adverse impacts to historic and archaeological resources.
- **Cul-1.7** – Identify potentially historic structures within the County and enter the information in the Department of Planning and Land Use (now PDS) property database. Identification will occur by compiling information from all available sources (e.g. County surveys, Historic Site Board, information received from SOHO and community planning groups, information from other jurisdictions, etc.) and shall be updated at least every five years.
- **Cul-1.8** – Revise the Resource Protection Ordinance (RPO) to apply the demolition or alteration of identified significant historic structures.

These measures will help to avoid potential impacts to historic resources, in addition to improving public awareness.

Archaeological Resources

The EIR analysis found that implementation of the General Plan Update would result in new development that would have the potential to cause a substantial adverse change in the significance of an archaeological resource, including the potential destruction or disturbance of an archaeological site. General Plan Update policies and mitigation measures were identified that would reduce impacts to below a level of significance. The relevant policies are COS-7.1 through COS-7.4, in the Conservation and Open Space Element. These policies detail how archaeological resources should be protected, the handling of archaeological resources mitigation in development projects, treatment of collections, and consultation with Native American tribes and other affected communities on the treatment of archaeological resources.

In addition to mitigation measures Cul-1.1 and Cul-1.6 (discussed above), the following mitigation measures identified in the EIR were found to mitigate the potentially significant impacts related to archaeological resources, as follows:

- **Cul-2.1** – Develop management and restoration plans for identified and acquired properties with cultural resources.

- **Cul-2.2** – Facilitate the identification and acquisition of important resources through collaboration with agencies, tribes, and institutions, such as the South Coast Information Center (SCIC), while maintaining the confidentiality of sensitive cultural information.
- **Cul-2.3** – Support the dedication of easements that protect important cultural resources by using a variety of funding methods, such as grant or matching funds, or funds from private organizations.

These measures help preserve cultural resources and minimize potential impacts.

- **Cul-2.4** – Protect significant cultural resources through regional coordination and consultation with the NAHC and local tribal governments, including SB-18 review.

These efforts help to ensure significant sites are identified and preserved to the satisfaction of all parties.

- **Cul-2.5** – Protect undiscovered subsurface archaeological resources by requiring grading monitoring by a qualified archaeologist and a Native American monitor for all ground disturbing activities, and also, when feasible, during initial surveys.

The use of monitors prevents direct impacts to archaeological resources. As discussed above, this monitoring would be required as mitigation for the TM project, due to proximity to known archaeological sites, and would be required on a new subdivision proposal, as well.

- **Cul-2.6** – Protect significant cultural resources by facilitating the identification and acquisition of important resources through regional coordination with agencies and institutions, such as the South Coast Information Center (SCIC) and consultation with the Native American Heritage Commission (NAHC) and local tribal governments, including SB-18 review, while maintaining the confidentiality of sensitive cultural information.

Paleontological Resources

The EIR analysis found that implementation of the General Plan would result in new development with the potential to impact unique paleontological resources. A General Plan Update policy and mitigation measures were identified that would reduce impacts to below a level of significance. The relevant policy from the Conservation and Open Space Element is COS-9.1, which requires the salvage and preservation of unique paleontological resources during excavation or grading activities.

In addition, the following mitigation measures identified in the EIR were found to mitigate the potentially significant impacts related to paleontological resources, as follows:

- **Cul-3.1** – Implement the Grading Ordinance and CEQA to minimize impacts to paleontological resources, require a paleontological resources monitor during grading when appropriate, and apply appropriate mitigation when impacts are significant.
- **Cul-3.2** – Implement, and update as necessary, the County's Guidelines for Determining Significance for Paleontological Resources to identify and minimize adverse impacts to paleontological resources.

These measures require paleontological grading monitoring in areas with significant potential for unique paleontological resources.

Human Remains

The EIR analysis found that implementation of the General Plan would result in new development that would have the potential to disturb human remains, including those discovered outside of formal cemeteries. A General Plan Update policy and mitigation measures were identified that would reduce impacts to below a level of significance. The

relevant policy is COS-7.5, in the Conservation and Open Space Element, which discusses the treatment of human remains.

In addition to mitigation measures Cul-1.1 and Cul-1.6 (discussed above), the following mitigation measure identified in the EIR was found to mitigate the potentially significant impacts related to human remains, as follows:

- **Cul-4.1** – Include regulations and procedures for discovery of human remains in all land disturbance and archaeological related programs. Ensure that all references to discovery of human remains promote preservation and include proper handling and coordination with Native American groups. Apply appropriate mitigation when impacts are significant.

These measures will promote preservation and include proper handling and mitigating actions.

Summary

If a new Tentative Map is proposed in the future under the proposed Land Use designations, all applicable mitigation measures related to cultural resources from the General Plan EIR would be applied to a future development proposal. As a prior environmental analysis for TM 5278 considered development of five units on the 19-acre property and found no significant impacts to cultural resources, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts that could not be fully mitigated with the imposition of existing General Plan EIR mitigation measures. Mitigation for all impacts is ensured either through application of General Plan EIR mitigation measures or mitigation measures imposed with TM 5278 that would apply if the property owner chooses to develop under existing entitlements.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to biological resources because:

1. In the 33-acre study area, the Land Use designation change would not result in any new development potential based on existing parcelization and slope constraints;
2. In the 19-acre PSR area, a prior project level environmental analysis found that impacts to cultural resources as a result of development of the property with five lots could be fully mitigated to below a level of significance with the imposition of mitigation measures. It is not anticipated that the Land Use designation changes would result in any additional subdivision potential, beyond the five lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to cultural resources including: historical resources, archaeological resources, paleontological resources, and human remains. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required.

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 current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Semi-Rural 4 (SR-4) to Semi-Rural 2 (SR-2) on 37.5 acres of a 52-acre area in San Dieguito referred to as PSR SD2. The SD2 PSR includes a 19-acre PSR area and a 33-acre study area, for a combined area of 52 acres. The PSR area contains one 19-acre parcel that is the site of an approved Tentative Map to subdivide the parcel into five lots. This parcel is currently designated SR-4. With the proposed project, 11 acres in the southern portion of this parcel would change to SR-2, and the remaining 8 acres (area of one of the proposed parcels in the approved TM) would remain SR-4. The study area includes 10 parcels, currently designated SR-4, that are being analyzed with the project for mapping consistency. In the study area, 9 parcels (26.5 acres) would change to SR-2 and the northernmost parcel (6.5 acres) would remain SR-4, for consistency with the adjacent area of the PSR parcel that would remain SR-4, and adjacent parcels not subject to proposed changes, which are also, designated SR-4. The SR-4 designation allows a maximum density of 1 dwelling unit per 4 acres in the areas less than 25% slope, 1 unit per 8 acres in the areas of 25% to less than 50% slope, and 1 unit per 16 acres in the areas of 50% and greater slope. The SR-2 designation allows a maximum density of 1 dwelling unit per 2 acres in the areas less than 25% slope, 1 unit per 4 acres in the areas of 25% to less than 50% slope, and 1 unit per 8 acres in the areas of 50% and greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 2 and 4 acres to only 2 acres throughout the area subject to the change. Although the proposed SR-2/SR-4 Land Use designation scenario would allow more intense development than the current SR-4 only (five lots rather than three in the PSR area), the area of the PSR was analyzed as part of an approved TM for which a MND was adopted. As the MND found that there would not be any significant impacts from development of the PSR area with five lots, and the Land Use designation change is not anticipated to result in additional subdivision potential beyond what was approved with the TM, it can be seen with certainty that development at the proposed intensity could be fully mitigated. In addition, the change to SR-2 for 9 of the 10 study area parcels would not result in additional subdivision potential in the 33-acre study area.

Although the property is not in a designated Alquist-Priolo Zone it is within the seismically active region of southern California and strong seismic ground shaking is a potential hazard. The property is not within potential landslide or liquefaction hazard zones. However, the property does have potentially expansive soils that would need to be addressed during project design and

engineering phases to prevent future damage. Compliance with existing regulations and requirements that are triggered during the development review phase would ensure that there would be no new significant impacts.

The MND found there would be no significant impacts to geology and soils as a result of the TM project. Any new development under the proposed change would be subject to regulations in place to reduce erosion, septic system failure, and hazards associated with seismic activity, soil stability, and expansive soils. Similar to other areas of the County with potential geologic hazards, all future development associated with the proposed change 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 proposed change 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 proposed change 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.

Additional detail on the previous EIR analysis and MND analysis, related to cultural resources is provided below.

Exposure to Seismic Related Hazards

The EIR analysis found that the General Plan Update Land Use designations would allow development in areas with geological risks; however (as discussed above), future development would be required to comply with all applicable federal, State, and local building regulations to minimize seismic hazards. As such, no General Plan policies or mitigation measures were required to reach a finding of a less than significant impact.

Soil Erosion or Top Soil Loss

The EIR analysis also found that Land Use designations under the General Plan Update would allow construction and operational activities that would have the potential to expose topsoil to erosion. Required compliance with the NPDES, the CBC and the County Grading Ordinance would reduce impacts to below a significance level. No General Plan policies or mitigation measures were required to reach this finding.

Soil Stability

The General Plan Update would result in the same situation related to hazards associated with on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse, associated with structures that can be permitted under the designations. Future development would be required to comply with all applicable federal, State, and local building regulations, including the CBC and

County required geotechnical reconnaissance reports. Because of these requirements, the General Plan Update was found to result in a less than significant impact to soil stability. No General Plan policies or mitigation measures were required to reach this finding.

Expansive Soils

Similar to the sub-categories noted above, the General Plan Update Land Use designations would allow for the development of structures on potentially expansive soils. The required compliance with federal, State, and local building codes and other regulations was found to reduce impacts associated with expansive soils to less than significant. No General Plan policies or mitigation measures were required to reach this finding.

Waste Water Disposal Systems

The EIR analysis also found that the General Plan Land Use designations would allow development in areas where soils are incapable of adequately supporting the use of septic tanks or other on-site waste water disposal systems. Future development would be required to comply with State and local regulations for on-site wastewater disposal systems, including County DEH regulations. Because of these requirements, the General Plan Update was found to result in a less than significant impact to waste water disposal systems. No General Plan policies or mitigation measures were required to reach this finding.

The previously approved TM proposed to discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. The project involved two existing and three proposed septic systems. 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 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 reviewed the OSWS lay-out for the previously approved TM pursuant to DEH, Land and Water Quality Division's, "On-site Wastewater Systems: Permitting Process and Design Criteria." DEH approved the project's OSWS plans on June 1, 2011. Therefore, the PSR area has soils capable of adequately supporting the use of septic tanks or alternative wastewater disposal systems as determined by the authorized, local public agency. In addition, future development will comply with the San Diego County Code of Regulatory Ordinances, Title 6, Div. 8, Chap. 3, Septic Tanks and Seepage Pits.

Unique Geologic Features

The EIR found that the General Plan Land Use designations would allow development in areas with unique geologic features, leading to damage to the unique geologic features. Due to required compliance with existing regulations, including the County's Guidelines for Determining Significance and triggers for requiring geological reconnaissance reports, the EIR found a less than significant impact to unique geologic features. No General Plan policies or mitigation measures were required to reach this finding.

Summary

If a new Tentative Map is proposed in the future under the proposed Land Use designations, all applicable mitigation measures related to geology and soils from the General Plan EIR would be applied to a future development proposal. As a prior environmental analysis for TM 5278 considered development of five units on the 19-acre property and found no significant impacts to geology and soils, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts, due to existing regulations in place, that reduce potential impacts to below significance levels.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to geology and soils because:

1. In the 33-acre study area, the Land Use designation change would not result in any new development potential based on existing parcelization and slope constraints;
2. In the 19-acre PSR area, a prior project level environmental analysis found that development of the property with 36 lots would not result in any significant impacts to geology and soils. It is not anticipated that the Land Use designation changes would result in any additional subdivision potential, beyond the five lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to geology and soils including: exposure to seismic related hazards, soil erosion or topsoil loss, soil stability, expansive soils, waste water disposal systems, and unique geologic features. The impacts described in the General Plan EIR would still be considered less than significant.

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

The current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Semi-Rural 4 (SR-4) to Semi-Rural 2 (SR-2) on 37.5 acres of a 52-acre area in San Dieguito referred to as PSR SD2. The SD2 PSR includes a 19-acre PSR area and a 33-acre study area, for a combined area of 52 acres. The PSR area contains one 19-acre parcel that is the site of an approved Tentative Map to subdivide the parcel into five lots. This parcel is currently designated SR-4. With the proposed project, 11 acres in the southern portion of this parcel would change to SR-2, and the remaining 8 acres (area of one of the proposed parcels in the approved TM) would remain SR-4. The study area includes 10 parcels, currently designated SR-4, that are being analyzed with the project for mapping consistency. In the study area, 9 parcels (26.5 acres) would change to

SR-2 and the northernmost parcel (6.5 acres) would remain SR-4, for consistency with the adjacent area of the PSR parcel that would remain SR-4, and adjacent parcels not subject to proposed changes, which are also, designated SR-4. The SR-4 designation allows a maximum density of 1 dwelling unit per 4 acres in the areas less than 25% slope, 1 unit per 8 acres in the areas of 25% to less than 50% slope, and 1 unit per 16 acres in the areas of 50% and greater slope. The SR-2 designation allows a maximum density of 1 dwelling unit per 2 acres in the areas less than 25% slope, 1 unit per 4 acres in the areas of 25% to less than 50% slope, and 1 unit per 8 acres in the areas of 50% and greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 2 and 4 acres to only 2 acres throughout the area subject to the change. Although the proposed SR-2/SR-4 Land Use designation scenario would allow more intense development than the current SR-4 only (five lots rather than three in the PSR area), the area of the PSR was analyzed as part of an approved TM for which a MND was adopted. As the MND found that there would not be any significant impacts from development of the PSR area with five lots, and the Land Use designation change is not anticipated to result in additional subdivision potential beyond what was approved with the TM, it can be seen with certainty that development at the proposed intensity could be fully mitigated. In addition, the change to SR-2 for 9 of the 10 study area parcels would not result in additional subdivision potential in the 33-acre study area.

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 CO₂e (Carbon Dioxide Equivalent) emissions that would be anticipated. If a proposed project is the same type and equal to, or smaller than the project size listed in the screening criteria, it is anticipated that the project emissions would not exceed 2,500 MT (metric tons) of CO₂e per year, and there would be a less than cumulatively considerable impact. As discussed previously, a subdivision project in the PSR area, in accordance with the proposed changes would be anticipated to yield a maximum of five potential lots. This potential density would fall well below the Guidelines' screening criteria for single-family housing of 86 dwelling units. There would be no additional subdivision potential in the study area as a result of the proposed changes. Therefore, no new significant impacts associated with greenhouse gas emissions would occur and no increase in the severity of previously identified effects would occur.

The following General Plan policies in the Conservation and Open Space Element reduce impacts associated with greenhouse gas emissions. COS-10.7 encourages construction and demolition debris recycling as an accessory use at permitted mining facilities. COS-15.1 requires new buildings to be designed and constructed to incorporate techniques and materials that maximize energy efficiency. COS-15.2 encourages retrofitting of existing buildings for energy efficiency. COS 15.3 requires all new County facilities to meet identified 'green building' programs for energy efficiency. COS-17.1 promotes reduction, reuse, and recycling of solid waste to increase solid waste diversion from landfills. COS-17.5 and COS-18.2 encourage methane sequestration and recapture from landfill operations. COS-20.1 requires the preparation, maintenance, and implementation of a climate change action plan with GHG emission inventories, reduction targets, and deadlines. COS-20.2 requires the establishment

and maintenance of a program to monitor GHG emissions. COS-20.4 requires the County to furnish materials and programs to educate on reducing GHG emissions, and provide technical assistance.

The following mitigation measures identified in the EIR were found to mitigate the potentially significant impacts related to greenhouse gas emissions, as follows:

- **CC-1.1** – Update the County Green Building Program to increase effectiveness of encouraging incentives for development that is energy efficient and conserves resources through incentives and education.
- **CC-1.2** – Prepare a County Climate Action Plan with an update baseline inventory of greenhouse gas emissions from all sources, more detailed greenhouse gas emissions reduction targets and deadlines; and comprehensive and enforceable GHG emissions reduction measures that will achieve a 17% reduction in emissions from County operations from 2006 to 2020 and a 9% reduction in community emissions between 2006 and 2020. Once prepared, implementation of the plan will be monitored and progress reported on a regular basis

The Climate Action Plan has been prepared, approved by the County Board of Supervisors, and is currently being implemented.

- **CC-1.3** – Work with SANDAG to achieve regional goals in reducing GHG emissions associated with land use and transportation.
- **CC-1.4** – Review traffic operations to implement measures that improve flow and reduce idling such as improving traffic signal synchronization and decreasing stop rate and time.
- **CC-1.5** – Coordinate with the San Diego County Water Authority and other water agencies to better link land use planning with water supply planning with specific regard to potential impacts from climate change and continued implementation and enhancement of water conservation programs to reduce demand. Also support water conservation pricing (e.g. tiered rate structures) to encourage efficient water use.
- **CC-1.6** – Implement and expand Countywide recycling and composting programs for residents and businesses. Require commercial and industrial recycling.
- **CC-1.7** – Incorporate the California ARB's recommendations for a climate change CEQA threshold into the County Guidelines for Determining Significance for Climate Change. These recommendations will include energy, waste, water, and transportation performance measures for new discretionary projects in order to reduce GHG emissions. Should the recommendation not be released in a timely manner, the County will prepare its own threshold.
- **CC-1.8** – Revise County Guidelines for Determining Significance based on the Climate Action Plan. The revisions will include guidance for proposed discretionary projects to achieve greater energy, water, waste, and transportation efficiency.

The County's "Guidelines for Determining Significance – Climate Change" were updated on November 7, 2013, to reflect the County's approved Climate Action Plan.

- **CC-1.9** – Coordinate with APCD, SDG&E, and the California Center for Sustainable Energy to research and possibly develop a mitigation credit program. Under this program, mitigation funds will be used to retrofit existing buildings for energy efficiency to reduce GHG emissions.
- **CC-1.10** – Continue to implement the County Groundwater Ordinance, Watershed Protection Ordinance (WPO), Resource Protection Ordinance (RPO), and prepare MSCP Plans for North and East County in order to further preserve wildlife habitat and corridors, wetlands, watersheds, groundwater recharge areas and

other open space that provide carbon sequestration benefits and to restrict the use of water for cleaning outdoor surfaces and vehicles. The WPO also implements low-impact development practices that maintain the existing hydrologic character of the site to manage storm water and protect the environment. (Retaining storm water runoff on-site can drastically reduce the need for energy-intensive imported water at the site.

- **CC-1.11** – Revise the Ordinance Relating to Water Conservation for Landscaping to further water conservation to:
 - Create water-efficient landscapes and use water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls
 - Use reclaimed water for landscape irrigation
 - Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff
 - Provide education about water conservation and available programs and incentives.
- **CC-1.12** – Continue to coordinate with resource agencies, CALFIRE, and fire districts to minimize potential wildfire risks in the County and to plan for the potential increase in future risk that may result from Climate Change.
- **CC-1.13** – Continue to implement and revise as necessary the Regional Trails Plan as well as the Community Trails Master Plan to connect parks and publicly accessible open space through shared pedestrian/bike paths and trails to encourage walking and bicycling.
- **CC-1.14** – Provide public education and information about options for reducing greenhouse gas emissions. In addition to addressing land development, education should also address purchasing, conservation, and recycling.
- **CC-1.15** – Reduce VMT and encourage alternative modes of transportation by implementing the following measures:
 - During Community Plan updates, establish policies and design guidelines that encourage commercial centers in compact walkable configurations and discourage ‘strip’ commercial development.
 - Expand community bicycle infrastructure.
 - Revise the Off-Street Parking Design Manual to include parking placement concepts that encourage pedestrian activity and concepts for providing shared parking facilities
 - Establish comprehensive planning principles for transit nodes such as the Sprinter Station located in North County Metro
 - Continue to locate County facilities near transit facilities whenever feasible
 - Coordinate with SANDAG, Caltrans, and tribal governments to maximize opportunities to locate park and ride facilities
 - Continue to coordinate with SANDAG, Caltrans, and transit agencies to expand the mass transit opportunities in the unincorporated County and to review the location and design of transit stops. Establish a DPLU transit coordinator to ensure land use issues are being addressed.
 - Update the Zoning Ordinance to require commercial, office, and industrial development to provide preferred parking for carpools, vanpools, electric vehicles, and flex cars.
- **CC-1.16** – Develop and implement a Strategic Energy Plan to increase energy efficiency in existing County buildings and set standards for any new County facilities that will ultimately reduce GHG emissions. This will include implementation of the following measures as will be detailed within the Plan:
 - Improve energy efficiency within existing operations through retrofit projects, updated purchasing policies, updated maintenance/operations standards, and education.
 - Improve energy efficiency of new construction and major renovations by applying design criteria and participating in incentive programs.
 - Provide energy in a reliable and cost-effective manner and utilize renewable energy systems where feasible.
 - Monitor and reduce energy demand through metering, building controls, and energy monitoring systems.
 - Increase County fleet fuel efficiency by acquiring more hybrid vehicles, using alternative fuels, and by maintaining performance standards for all fleet vehicles.

The San Dieguito Community Plan promotes public information and coordination with the Community Planning Group on the issues that surround energy and on methods for conserving energy. The Community Plan also discourages the use of electricity and fossil fuels for advertising and decorative purposes.

- **CC-1.17** – Develop and implement a County Operations Recycling Program. This will include implementation of the following measures as will be detailed within the Program:
 - Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).
 - Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas.
 - Recover by-product methane to generate electricity.
 - Provide education and publicity about reducing waste and available recycling services.

The San Dieguito Community Plan suggests implementing a program of source separation and collection of recyclable elements of household waste such as paper, aluminum, glass, and oil.

- **CC-1.18** – Develop and implement a County Operations Water Conservation Program.
- **CC-1.19** – Revise the Zoning Ordinance to facilitate recycling salvaged concrete, asphalt and rock.

Summary

If a new Tentative Map is proposed in the future under the proposed Land Use designations, all applicable mitigation measures related to greenhouse gas emissions from the General Plan EIR would be applied to a future development proposal. Due to the fact that the development intensity would not exceed any of the County's Guidelines for Determining Significance for Greenhouse Gas Emissions; and, a prior environmental analysis for TM 5278 considered development of five units on the 19-acre property and found no significant impacts related to greenhouse gas emissions; it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts, due to existing regulations in place, that reduce potential impacts to below significance levels.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to greenhouse gas emissions because:

1. In the 33-acre study area, the Land Use designation change would not result in any new development potential, based on existing parcelization and slope constraints.
2. In the 19-acre PSR area, the five potential dwelling units anticipated under the proposed SR-4 Land Use designation would fall well under the County's significance threshold of 86 units for single-family residential development. As such, a subdivision project associated with the proposed change would be expected to fall well below the cumulatively considerable threshold of 2,500 MT CO₂e per year. In addition, even projects below the threshold are required to implement at least of of the measures identified in Appendix G of the County's CAP. It is not anticipated that the Land Use designation change would result in any additional subdivision potential, beyond the five proposed lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to greenhouse gas emissions. The impacts described in the General Plan EIR would still be considered less than significant.

III. 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 current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Semi-Rural 4 (SR-4) to Semi-Rural 2 (SR-2) on 37.5 acres of a 52-acre area in San Dieguito referred to as PSR SD2. The SD2 PSR includes a 19-acre PSR area and a 33-acre study area, for a combined area of 52 acres. The PSR area contains one 19-acre parcel that is the site of an approved Tentative Map to subdivide the parcel into five lots. This parcel is currently designated SR-4. With the proposed project, 11 acres in the southern portion of this parcel would change to SR-2, and the remaining 8 acres (area of one of the proposed parcels in the approved TM) would remain SR-4. The study area includes 10 parcels, currently designated SR-4, that are being analyzed with the project for mapping consistency. In the study area, 9 parcels (26.5 acres) would change to SR-2 and the northernmost parcel (6.5 acres) would remain SR-4, for consistency with the adjacent area of the PSR parcel that would remain SR-4, and adjacent parcels not subject to proposed changes, which are also, designated SR-4. The SR-4 designation allows a maximum density of 1 dwelling unit per 4 acres in the areas less than 25% slope, 1 unit per 8 acres in the areas of 25% to less than 50% slope, and 1 unit per 16 acres in the areas of 50% and greater slope. The SR-2 designation allows a maximum density of 1 dwelling unit per 2 acres in the areas less than 25% slope, 1 unit per 4 acres in the areas of 25% to less than 50% slope, and 1 unit per 8 acres in the areas of 50% and greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 2 and 4 acres to only 2 acres throughout the area subject to the change. Although the proposed SR-2/SR-4 Land Use designation scenario would allow more intense development than the current SR-4 only (five lots rather than three in the PSR

area), the area of the PSR was analyzed as part of an approved TM for which a MND was adopted. As the MND found that there would not be any significant impacts from development of the PSR area with five lots, and the Land Use designation change is not anticipated to result in additional subdivision potential beyond what was approved with the TM, it can be seen with certainty that development at the proposed intensity could be fully mitigated. In addition, the change to SR-2 for 9 of the 10 study area parcels would not result in additional subdivision potential in the 33-acre study area.

The MND found a less than significant impact associated with hazards and hazardous materials, for the TM project. Additional detail on the previous EIR analysis and MND analysis, related to hazards and hazardous materials is provided below.

Hazardous Materials – transportation, use, disposal, accidental release, and existing hazardous materials sites

The property is not located on or adjacent to a hazardous materials site pursuant to Government Code Section 65962.5 (DTSC, 2013). Any future development of land uses, under the proposed change, 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 minimize impacts related to hazardous materials, and the transportation, use, and disposal of hazardous materials. 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 EIR analysis found that implementation of the General Plan would result in an increase in the transport, use, and disposal of hazardous materials; however, future development would be required to comply with existing federal, State, and local regulatory requirements, which strictly regulate the transportation, use and disposal of hazardous materials. As such, no General Plan policies or mitigation measures were required to reach a finding of a less than significant impact.

Public and Private Airports

The PSR area is not located within an Airport Influence Area (AIA), or within the planning area of an Airport Land Use Compatibility Plan (ALUCP). In addition, the zoning for the area would not allow structures of 150 feet in height or taller, thus not constituting an aircraft safety hazard.

The EIR analysis found that the General Plan Land Use designations would have the potential to increase the risk of people living or working in public airport AIAs to be exposed to hazards associated with airport operations. In addition, development could occur within two miles of a private airport. General Plan Update policies and mitigation measures were identified that would reduce impacts to below a level of significance. The relevant policies are LU-4.7, M-7.1, S-15.1, S-15.2, S-15.3, and S-15.4, from the Land Use, Mobility, and Safety Elements. The

concepts and requirements covered in these policies include supporting review of ALUCPs within AIAs, requiring land uses to be compatible with airport operations, requiring new public or private airports to demonstrate compatibility with surrounding land uses in operational plans, restrict potential flight hazards in approach and departure areas, discouraging uses that may impact airport operations, and minimizing impacts to environmental resources and surrounding communities during operation or expansion of airport facilities.

In addition, the following mitigation measures were found to reduce impacts to below a level of significance as follows:

- **Haz-1.1** – Implement the Guidelines for Determining Significance, Airport Hazards, when reviewing new development projects to ensure compatibility with surrounding airports and land uses and apply appropriate mitigation when impacts are significant.
- **Haz-1.2** – Participate in the development of ALUCPs and future revisions to the ALUCPs to ensure the compatibility of land uses and airport operations.
- **Haz-1.3** – Review the Air Installation Compatible Use Zone (AICUZ) when reviewing new development projects within the study area. Ensure that such development projects are consistent with the land use compatibility and safety issues therein.
- **Haz-1.4** – Facilitate coordination between DPW and DPLU (now PDS) staff when planning new airports or operational changes to existing airports when those changes would produce new or modified airport hazard zones.
- **Haz-1.5** – Coordinate with the San Diego County Regional Airport Authority (SDCRAA) and County Airports for issues related to airport planning and operations.
- **Haz-2.1** – Implement and revise as necessary the Zoning Ordinance requiring Major Use Permits (MUPs) for private airports and heliports.

Each of these measures serves the purpose of providing greater assurance of land use compatibility around airport operations.

Emergency Response and Evacuation Plans

The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The proposed change would not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out. The MND for the TM project reviewed major emergency response and evacuation plans for the subject area and found the subdivision of the area into five lots would have a less than significant impact related to any effect on these plans.

The General Plan EIR found that implementation of the General Plan would allow increased development potential in areas that may not have accounted for the potential growth in their existing emergency response and evacuation plans. General Plan Update policies and mitigation measures were identified that would reduce impacts to below a level of significance. The relevant policies are S-1.3, M-1.2, M-3.3, and M-4.4 in the Safety and Mobility Elements. These policies promote risk reduction programs, provide for an interconnected road network with

multiple connections, require multiple ingress/egress routes, and provide accommodations for emergency vehicles on public and private roads.

In addition, the following mitigation measures were found to reduce impacts to below a level of significance as follows:

- **Haz-3.1** – Facilitate coordination between DPLU (now PDS) and the Office of Emergency Services to implement and periodically update the Hazard Mitigation Plan.
- **Haz-3.2** – Implement the CEQA Guidelines for Determining Significance to ensure that discretionary projects do not adversely impact emergency response or evacuation plans. Also implement the County Public Road Standards and County Private Road Standards during these reviews and ensure that road improvements are consistent with Emergency Response and Evacuation Plans. Apply appropriate mitigation when impacts are significant.

All proposed access roads within the TM project were reviewed for consistency with emergency vehicle access requirements, and the same would be required of a new subdivision project.

- **Haz-3.3** – Prepare Fire Access Road network plans and include in Community Plans or other documents as appropriate.

Wildland Fires

The subject properties are located within a “very high” fire hazard severity zone. The potential increase in human activity would expose a greater number of people to risks associated with wildfires. Due to the fact that the property in question is located in a hazardous fire area, future development would be required to implement a Fire Protection Plan that would be prepared by the applicant and approved by the Fire Chief and PDS pursuant to the Fire Code. A Fire Protection Plan would detail the adequacy of the water supply, proposed access, building ignition and fire resistance, fire protection systems and equipment, Fuel Modification Zones and vegetation management.

Fire protection measures were required of the TM project and would be required on a new/revised subdivision project also. TM mitigation measures included fire access turnarounds, 100 feet of clearing around all structures, a limited building zone easement on the northern (largest) parcel to protect the proposed open space easement area from clearing, and two fire hydrants. The minimum lot sizes would be large enough to ensure adequate defensible space can be provided on all future parcels. In addition, future development in the subject area would be able to meet the 10-minute fire protection service travel time for the proposed SR-2 and SR-4 densities, per General Plan Policy S-6.4 and Table S-1. The subject area is adjacent to the Elfin Forest/Harmony Grove Fire Station, with an anticipated travel time of just one minute.

The EIR analysis found that the General Plan Land Use designations would result in significant and unavoidable impacts to wildland fire hazards. The Land Use designations would allow residential, commercial, and industrial development in high fire hazard areas. The majority of the unincorporated County is located in high or very high fire hazard zones. General Plan Update policies and mitigation measures were identified that would partially reduce impacts, but not to below a level of significance. The applicable policies from the Land Use, Safety, and Conservation and Open Space Elements are LU-6.11, LU-11.2, S-3.1, S-3.2, S-3.3, S-3.4, S-3.6, S-4.1, and COS-18.3. These policies guide land use planning in high fire hazard areas,

require development projects to be designed to minimize fire hazards, require adequate access roads and fire protection infrastructure, and call for supporting fuel management programs.

In addition, the following mitigation measures were identified, that would partially reduce impacts associated with wildland fire hazards.

- **Haz-4.1** – Identify and minimize potential fire hazards for future development by using and maintaining a database that identifies fire prone areas, locating development away from Fire Hazard areas whenever practicable, and adhering to the County Guidelines for Determining Significance for Wildland Fires and Fire Protection and applying appropriate mitigation measures when impacts are significant.

As discussed above, the TM approval included many fire protection requirements, and these measures would be required of a new Subdivision proposal, as well.

- **Haz-4.2** – Conduct effective and environmentally sensitive brush management measures such as: addressing habitat-specific fire controls within Resource Management Plans; implementation of the Weed Abatement Ordinance and enforcing proper techniques for maintaining defensible space around structures; coordination with the local FAHJ to ensure that district goals for fuel management and fire protection are being met; and recognizing the Memorandum of Understanding (MOU) between the wildlife agencies and fire authorities that guides the abatement of flammable vegetation without violating environmental regulations for habitat protection.
- **Haz-4.3** – Enforce and comply with Building and Fire Codes to ensure there are adequate fire service levels; and require site and/or building designs that incorporate features that reduce fire hazards. Also implement the General Plan Regional Category Map and Land Use Maps, which typically show lower densities in wildland areas.

The PSR area and study area are within a Very High Fire Hazard Severity Zone; however, this is the case for the majority of the San Dieguito Community Planning Area, including large areas with higher densities than SR-2. The minimum lot sizes would be large enough to ensure adequate defensible space can be provided on all future parcels. In addition, future development in the subject area would be able to meet the 10-minute fire protection service travel time for the proposed SR-2 and SR-4 densities, per General Plan Policy S-6.4 and Table S-1. The subject area is adjacent to the Elfin Forest/Harmony Grove Fire Station, with an anticipated travel time of just one minute. Therefore, the proposed designation is not inconsistent with existing Land Use mapping in fire hazard areas and is consistent with this policy.

- **Haz-4.4** – Create a Conservation Subdivision Program that facilitates conservation-oriented, fire-safe, project design through changes to the Subdivision Ordinance, Resource Protection Ordinance, Zoning Ordinance, Groundwater Ordinance, and other regulations as necessary.

This program was put in place with the adoption of the General Plan Update, through updates to the Zoning Ordinance, Resource Protection Ordinance, and Subdivision Ordinance. These updates provide incentives for conservation-oriented design, including clustered development footprints. These types of incentives reduce the area that emergency responders need to cover, reduce the extent of necessary fuel management, and reduce the need for access roads.

Vectors

The proposed change would not create a potentially significant hazard to the public by substantially increasing human exposure to vectors. Due to existing regulations that projects/future projects must comply with, the proposed change would not result in an increase in human exposure to vectors that would create a potential hazard to the public.

The EIR analysis found that the General Plan Land Use designations would have the potential to increase human exposure to vectors; however future development would be required to comply with existing regulations, plans, and guidelines that reduce potential impacts to below a level of significance. No General Plan policies or mitigation measures were required to reach this finding.

Summary

If a new Tentative Map is proposed in the future under the proposed Land Use designations, all applicable mitigation measures related to hazards and hazardous materials from the General Plan EIR would be applied to a future development proposal. As a prior environmental analysis for TM 5278 considered development of five units on the 19-acre property and found no significant impacts to hazards and hazardous materials, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts that could not be fully mitigated with the imposition of existing General Plan EIR mitigation measures. Mitigation for all impacts is ensured either through application of General Plan EIR mitigation measures and ordinance/code compliance measures imposed with TM 5278 that would apply if the property owner chooses to develop under existing entitlements.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to hazards and hazardous materials because:

1. In the 33-acre study area, the Land Use designation change would not result in any new development potential, based on existing parcelization and slope constraints.
2. In the 19-acre PSR area, a prior project level environmental analysis found that development of the property with five lots would not result in any significant impacts to hazards and hazardous materials. It is not anticipated that the Land Use designation change would result in any additional subdivision potential, beyond the five proposed lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to hazards or hazardous materials including: hazardous materials, public or private airports, emergency response and evacuation plans, wildland fires, and vectors. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-category of wildland fires would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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

The current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Semi-Rural 4 (SR-4) to Semi-Rural 2 (SR-2) on 37.5 acres of a 52-acre area in San Dieguito referred to as PSR SD2. The SD2 PSR includes a 19-acre PSR area and a 33-acre study area, for a combined area of 52 acres. The PSR area contains one 19-acre parcel that is the site of an approved Tentative Map to subdivide the parcel into five lots. This parcel is currently designated SR-4. With the proposed project, 11 acres in the southern portion of this parcel would change to SR-2, and the remaining 8 acres (area of one of the proposed parcels in the approved TM) would remain SR-4. The study area includes 10 parcels, currently designated SR-4, that are being analyzed with the project for mapping consistency. In the study area, 9 parcels (26.5 acres) would change to SR-2 and the northernmost parcel (6.5 acres) would remain SR-4, for consistency with the adjacent area of the PSR parcel that would remain SR-4, and adjacent parcels not subject to proposed changes, which are also, designated SR-4. The SR-4 designation allows a maximum density of 1 dwelling unit per 4 acres in the areas less than 25% slope, 1 unit per 8 acres in the areas of 25% to less than 50% slope, and 1 unit per 16 acres in the areas of 50% and greater slope. The SR-2 designation allows a maximum density of 1 dwelling unit per 2 acres in the areas less than 25% slope, 1 unit per 4 acres in the areas of 25% to less than 50% slope, and 1 unit per 8 acres in the areas of 50% and greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 2 and 4 acres to only 2 acres throughout the area subject to the change. Although the proposed SR-2/SR-4 Land Use designation scenario would allow more intense development than the current SR-4 only (five lots rather than three in the PSR area), the area of the PSR was analyzed as part of an approved TM for which a MND was adopted. As the MND found that there would not be any significant impacts from development of the PSR area with five lots, and the Land Use designation change is not anticipated to result in additional subdivision potential beyond what was approved with the TM, it can be seen with certainty that development at the proposed intensity could be fully mitigated. In addition, the change to SR-2 for 9 of the 10 study area parcels would not result in additional subdivision potential in the 33-acre study area.

Water Quality Standards and Requirements

The TM project provided a Stormwater Management Plan (SWMP) that outlined Best Management Practices (BMPs) that would be implemented to ensure the development complies with erosion control and stormwater pollution control standards set by the Standard Urban Storm Water Mitigation Plan (SUSMP). The MND found that as a result of the required BMPs outlined in the SWMP, the TM project would not contribute to a cumulative impact to an already impaired water body. Site design measures and source control and treatment BMPs would reduce runoff to the maximum extent practicable, so as not to increase the level of pollutants in receiving waters, resulting from the project. The change in the General Plan designation would not trigger an updated SWMP in itself. If the approved TM was abandoned, in favor of a new proposal, a new SWMP and studies would be required, in conformance with updated, more stringent requirements. Required compliance with all applicable rules and regulations would ensure future development would meet the waste discharge requirements of the San Diego Municipal Permit.

The EIR analysis found that the General Plan Land Use designations would result in development with the potential to contribute pollutants that would impair water quality, and in some cases, further degrade existing surface and groundwater pollution conditions. General Plan Update policies and mitigation measures were identified that would partially reduce impacts, but not to below a level of significance. General Plan Update policies in the Land Use and Conservation and Open Space Elements would partially reduce impacts to water quality standards and requirements. The applicable policies are LU-6.5, LU-6.9, LU-14.1, LU-14.2, LU-14.3, LU-14.4, COS-4.2, COS-4.3, COS-4.4, COS-5.2, COS-5.3, and COS-5.5. These policies cover the following concepts and requirements: requiring Low Impact Development (LID) techniques to reduce impervious surfaces and promote sustainable stormwater management, requiring development conformance with topography, requiring coordination with other wastewater agencies, requiring adequate wastewater disposal, requiring public maintenance of wastewater treatment facilities serving multiple properties, prohibiting sewer facilities that would induce unplanned growth, requiring efficient irrigation systems in new development, maximization of natural stormwater filtration, and applying appropriate development standards to reduce the potential for groundwater contamination.

In addition, the following mitigation measures identified in the EIR were found to partially mitigate the significant impacts to air quality violations.

- **Hyd-1.1** – Update and implement the County of San Diego’s Jurisdictional Urban Runoff Management Program (JURMP).

The JURMP describes the County’s approach to meeting the requirements of the Municipal Stormwater Permit.

- **Hyd-1.2** – Implement and revise as necessary the Watershed Protection Ordinance to reduce the effects of polluted runoff discharges on waters and to encourage the removal of invasive species and restore natural drainage systems.

The County’s Resource Protection Ordinance also includes stringent regulations to limit circumstances where alteration of natural drainage channels associated with floodplains and floodways can be allowed.

- **Hyd-1.3** – Establish and implement Low Impact Development (LID) standards for new development to minimize runoff and maximize infiltration.

If a new subdivision plan were proposed, the new project would be required to incorporate more stringent LID standards for stormwater management, associated with the current Municipal Stormwater Permit.

- **Hyd-1.4** – Revise and implement the Stormwater Standards Manual requiring appropriate measures for land use with a high potential to contaminate surface water or groundwater resources.

The San Dieguito Community Plan recognizes the importance of proper storm water and wastewater management and states that it is critical to the continued health and quality of biological assets and water quality of the region.

- **Hyd-1.5** – Utilize the County Guidelines for Determining Significance for Surface Water Quality, Hydrology, and Groundwater Resources to identify adverse environmental effects.
- **Hyd-1.6** – Implement, and revise as necessary, Board Policy I-84 requiring that discretionary project applications include commitments from available water sanitation districts.
- **Hyd-1.7** – Ensure County planning staff participation in the review of wastewater facility long range and capital improvements plans.
- **Hyd-1.8** – Allow wastewater facilities contingent upon approval of a Major Use Permit to ensure facilities are adequately sized.
- **Hyd-1.9** – Review septic system design, construction, and maintenance in cooperation with the Regional Water Quality Control Board through the septic tank permit process.
- **Hyd-1.10** – Coordinate with the State Water Resources Control Board to develop statewide performance and design standards for conventional and alternative on-site wastewater treatment systems.

Groundwater Supplies and Recharge

The subject properties are in the 904.61 hydrologic subarea, within the Carlsbad hydrologic unit (County of San Diego 2012). The TM included requirements for BMPs, including bio retention areas and rip rap, to be employed to reduce potential pollutants in runoff to the maximum extent practicable, such that the future development not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. As development in the TM area would be required to comply with either the conditions of the existing TM entitlements or requirements outlined in the General Plan EIR, there are measures in place to ensure the proposed Land Use designation change would not contribute to a cumulatively considerable exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. Future development on the property would be served by the Olivenhain Municipal Water District.

The EIR analysis found that the buildout of the General Plan Land Use designations would result in significant and unavoidable impacts to groundwater supplies and recharge. General Plan Update policies and mitigation measures were identified that would partially reduce impacts, but not to below a level of significance. In addition to General Plan policies COS-4.2, COS-4.3, COS-4.4, and COS-5.2 noted above, in the sub-category of water quality standards, the following policies would also apply to groundwater supplies and recharge: LU-8.1, LU-8.2, LU-13.1, LU-13.2, and COS-4.1. These policies require that land use densities relate to groundwater sustainability, evaluate new groundwater-dependent development to reduce the potential for

overdrafts and impacts to existing groundwater users, require water supply commitments for new development, and encourage water conservation and groundwater recharge.

In addition to mitigation measures Hyd-1.1 through Hyd-1.5, noted above, in the sub-category of water quality standards and requirements, the following mitigation measures were identified, that would partially reduce impacts associated with groundwater supplies and recharge.

- **Hyd-2.1** – Implement, and revise as necessary, Board Policy I-84 requiring that discretionary project applications include commitments from available districts. Also implement and revise as necessary Board Policy G-15 to conserve water at County facilities.
- **Hyd-2.2** – Implement the Groundwater Ordinance to balance groundwater resources with new development. Also revise the Ordinance Related to Water Conservation for Landscaping to further water conservation through the use of recycled water.

The Water Conservation in Landscaping Ordinance was updated in 2010, after the development of these General Plan mitigation measures. The updated ordinance provides incentives for the use of recycled water, in accordance with this mitigation measure.

- **Hyd-2.3** – Establish a water credits program between the County and the Borrego Water District to provide a streamlined and consistent process for the permanent cessation of outdoor water intensive uses such as irrigated agricultural or golf course land.
- **Hyd-2.4** – Coordinate with the San Diego County Water Authority and other water agencies to coordinate land use planning with water supply planning and implementation and enhancement of water conservation programs.

This program for water credits in the Borrego Valley was implemented through a Memorandum of Agreement between the County and the Borrego Water District, and updates to the County's Groundwater Ordinance, which were approved in 2013.

- **Hyd-2.5** – Implement and revise as necessary the Resource Protection Ordinance and Policy I-68 Proposed Projects in Floodplains/Floodways to restrict development in floodplains/floodways.

There are not floodways or floodplains on the subject properties.

Erosion or Siltation

The EIR analysis found that implementation of the General Plan would result in increased runoff with the potential for significant impacts associated with erosion. General Plan Update policies and mitigation measures were identified that would reduce impacts to below a level of significance. The relevant policies are LU-6.5, LU-6.9, and COS-5.3, in the Land Use and Conservation and Open Space Elements, which are discussed above in the sub-category of water quality standards and requirements.

In addition to mitigation measures Hyd-1.1, Hyd-1.3, and Hyd-1.5, noted above, in the sub-category of water quality standards and requirements, the following mitigation measures were identified, that mitigate impacts associated with erosion or siltation.

- **Hyd-3.1** – Implement and revise, as necessary, ordinances to require new development to be located down and away from ridgelines, conform to the natural topography, not significantly alter dominant physical characteristics of the site, and maximize natural drainage and topography when conveying stormwater.

- **Hyd-3.2** – Implement and revise as necessary the RPO to limit development on steep slopes. Also incorporate Board Policy I-73, the Hillside Development Policy, into the RPO to the extent that it will allow for one comprehensive approach to steep-slope protections.
- **Hyd-3.3** – Implement the Grading, Clearing and Watercourses Ordinance to protect development sites against erosion and instability.

This ordinance includes various requirements to avoid erosion and siltation, such as, sedimentation basins, planting requirements, slope stabilization measures, installation of erosion control and drainage devices, etc.

Flooding

The EIR analysis found that implementation of the General Plan Update would convert permeable surfaces to impermeable surfaces, resulting in the potential for flooding. General Plan Update policies and mitigation measures were identified to reduce impacts to below a level of significance. The EIR identified policies in the Land Use, Safety, and Conservation and Open Space Elements that would reduce impacts associated with flooding. In addition to policy COS-6.5, discussed above in the sub-category of water quality standards and requirements, the following policies would also apply to flooding: LU-6.10, S-9.2, S-10.2, S-10.3, S-10.4, and S-10.6. These policies require minimizing impervious surfaces, implementing LID techniques, designing and locating development to minimize hazard risks, require adequately sized and maintained flood control facilities, minimizing stormwater impacts, and minimizing impacts to an area's existing hydrology.

In addition to mitigation measures Hyd-1.1, through Hyd-1.5, and Hyd-2.5 noted above, in the sub-categories of water quality standards and requirements, and groundwater supplies and recharge, the following mitigation measures were identified, that mitigate impacts associated with erosion or siltation.

- **Hyd-4.1** – Implement the Flood Damage Prevention Ordinance to reduce flood losses in specified areas.
- **Hyd-4.2** – Implement the Grading, Clearing and Watercourses Ordinance to limit activities affecting watercourses.
- **Hyd-4.3** – Implement and revise as necessary Board Policies such as: Policy I-68, which establishes procedures for projects that impact floodways; Policy I-45, which defines watercourses that are subject to flood control; and Policy I-56, which permits, and establishes criteria for, staged construction of off-site flood control and drainage facilities by the private sector when there is a demonstrated and substantial public, private or environmental benefit.

The San Dieguito Community Plan states that no uses shall be permitted within the floodway of the San Dieguito River as identified on the existing adopted floodplain maps and only open space uses such as agriculture or recreation shall be permitted within the portion of the 100-year floodplain that is outside of the floodway. No floodways or floodplains exist on the subject properties.

Exceed Capacity of Stormwater Systems

The EIR analysis found that implementation of the General Plan Update would lead to exceeding the capacity of existing stormwater drainage facilities. General Plan policies and mitigation measures were identified to reduce impacts to below a level of significance. The EIR identified General Plan policies in the Land Use, Conservation and Open Space, and Safety Elements, and mitigation measures that would reduce impacts in this sub-category to below a level of significance. In addition to policies LU-6.5, LU-6.9, COS-4.3, COS-5.2, S-9.2, S-10.2,

S-10.3, S-10.4, and S-10.6 (discussed above in the sub-categories associated with hydrology and water quality), Policy S-10.5 would also apply to capacity of stormwater systems. S-10.5 requires development to provide necessary on- and off-site improvements to stormwater management and drainage facilities. The applicable mitigation measures were each discussed above, and include Hyd-1.1, Hyd-1.2, Hyd-1.3, Hyd-1.4, Hyd-1.5, Hyd-2.5, Hyd-3.1, Hyd-4.1, Hyd-4.2, and Hyd-4.3.

Housing within a 100-year Flood Hazard Area / Impeding or Redirecting Flood Flows / Dam Inundation and Flood Hazards

The subject area is not within a County or FEMA-mapped flood hazard area, a dam inundation area, or any other special flood hazard area. As such, the proposed changes would not lead to significant impacts associated with flooding as the result of the failure of a levee or dam, structures impeding flood flows, or housing placed within a 100-year flood hazard area.

Seiche, Tsunami, and Mudflow Hazards

The subject area is not located along the shoreline of a lake or reservoir; therefore, the area would not be inundated by a seiche. The project is not located within a mile of the Pacific Ocean coast; therefore, the area would not be inundated by a tsunami.

Within the TM area, the MND analysis found that the geologic environment of the subject area is not in an area of potential or pre-existing conditions that could become unstable in the event of seismic activity. The staff geologist determined that the site does not have the characteristics of landslide susceptibility or unstable soils that would trigger a potentially significant impact from mudslide hazards. The EIR analysis found that implementation of the General Plan Update would result in an increased risk of exposing communities to potential damage from mudslides. General Plan policies and implementation measures were identified that would reduce potential impacts to below a level of significance. The EIR identified policies in the Safety Element that would reduce impacts. The applicable policies are S-8.1 and S-8.2. These policies direct development away from areas with high potential for landslides, mudslides, or rockfalls and prohibit development from causing or contributing to slope instability. In addition, mitigation measures Hyd-3.1, Hyd-3.2 and Hyd-3.3 (all discussed above) were identified to reduce potential impacts from mudflow hazards.

Summary

If a new Tentative Map is proposed in the future under the proposed Land Use designations, all applicable mitigation measures related to hydrology and water quality from the General Plan EIR would be applied to a future development proposal. As a prior environmental analysis for TM 5278 considered development of five units on the 19-acre property and found no significant impacts to hydrology and water quality, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts that could not be fully mitigated with the imposition of existing General Plan EIR mitigation measures. Mitigation for all impacts is ensured either through application of General Plan EIR mitigation measures or ordinance/code/guidelines compliance measures imposed with TM 5278 that would apply if the property owner chooses to develop under existing entitlements.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to hydrology and water quality because:

1. In the 33-acre study area, the Land Use designation change would not result in any new development potential, based on existing parcelization and slope constraints.
2. In the 19-acre PSR area, a prior project level environmental analysis found that development of the property with five lots would not result in any significant impacts to hydrology and water quality. It is not anticipated that the Land Use designation change would result in any additional subdivision potential, beyond the five proposed lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to hydrology and water quality including: water quality standards and requirements, groundwater supplies and recharge, erosion or siltation, flooding, exceeding capacity of stormwater systems, housing within a 100-year flood hazard area, impeding or redirecting flood flows dam inundation and flood hazards, or seiche, tsunami, or mudflow hazards. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-categories of water quality standards and requirements, and groundwater supplies and recharge would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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

The current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Semi-Rural 4 (SR-4) to Semi-Rural 2 (SR-2) on 37.5 acres of a 52-acre area in San Dieguito referred to as PSR SD2. The SD2 PSR includes a 19-acre PSR area and a 33-acre study area, for a combined area of 52 acres. The PSR area contains one 19-acre parcel that is the site of an approved Tentative Map to subdivide the parcel into five lots. This parcel is currently designated SR-4. With the proposed project, 11 acres in the southern portion of this parcel would change to SR-2, and the remaining 8 acres (area of one of the proposed parcels in the approved TM) would remain SR-4. The study area includes 10 parcels, currently designated SR-4, that are being analyzed with the project for mapping consistency. In the study area, 9 parcels (26.5 acres) would change to SR-2 and the northernmost parcel (6.5 acres) would remain SR-4, for consistency with the

adjacent area of the PSR parcel that would remain SR-4, and adjacent parcels not subject to proposed changes, which are also, designated SR-4. The SR-4 designation allows a maximum density of 1 dwelling unit per 4 acres in the areas less than 25% slope, 1 unit per 8 acres in the areas of 25% to less than 50% slope, and 1 unit per 16 acres in the areas of 50% and greater slope. The SR-2 designation allows a maximum density of 1 dwelling unit per 2 acres in the areas less than 25% slope, 1 unit per 4 acres in the areas of 25% to less than 50% slope, and 1 unit per 8 acres in the areas of 50% and greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 2 and 4 acres to only 2 acres throughout the area subject to the change. Although the proposed SR-2/SR-4 Land Use designation scenario would allow more intense development than the current SR-4 only (five lots rather than three in the PSR area), the area of the PSR was analyzed as part of an approved TM for which a MND was adopted. As the MND found that there would not be any significant impacts from development of the PSR area with five lots, and the Land Use designation change is not anticipated to result in additional subdivision potential beyond what was approved with the TM, it can be seen with certainty that development at the proposed intensity could be fully mitigated. In addition, the change to SR-2 for 9 of the 10 study area parcels would not result in additional subdivision potential in the 33-acre study area.

The land use goals and policies of the Elfin Forest and Harmony Grove portion of the San Dieguito Community Plan are developed around the theme of maintaining the rural character of the community. They seek to limit developments that are not single family residential, agricultural, or ranch-style. The proposed changes would be consistent with these goals in the community. No changes are proposed to the zoning use regulations, and thus no new uses could be introduced that were not allowed before the change. Single family residential uses and agricultural uses could be maintained in the subject area without new conflicts with adjacent properties, due to the proposed 2-acre minimum lot size. As noted above, the proposed changes are consistent with the General Plan Land Use mapping in the area. Most of the San Dieguito Community Planning Area contains Semi-Rural designations or Specific Planning Areas with densities consistent with Semi-Rural. The proposed change to SR-2 for the southern portion of the subject area would be consistent with another nearby area of SR-2 that is also adjacent to Elfin Forest Road.

Physical Division of an Established Community

Neither the TM project, nor this GPA propose new infrastructure, such as major roadways, major roadway widening, or water supply systems to the area. In addition, if the current TM was abandoned in favor of a new subdivision project, the potential dwelling units associated with the proposed Land Use designations would not necessitate such new infrastructure.

Conflicts with Land Use Plans, Policies and Regulations / Conflicts with Habitat Conservation Plans (HCPs) or Natural Community Conservation Plans (NCCPs)

The proposed change would also not conflict with the following planning documents: Regional Comprehensive Plan (RCP), 2030 RTP, Congestion Management Program (CMP), San Diego Basin Plan (Basin Plan), ALUCPs, RAQS, County Trails Program (CTP), Spheres of Influence (SOI), community plans, and specific plans. In addition, similar to the existing General Plan, future development under the proposed change would be required to demonstrate compliance

with any HCP or NCCP adopted for the project area, including an MSCP Subarea Plan, or the Coastal Sage Scrub NCCP Process Guidelines for projects located outside of the adopted MSCP boundary.

The proposed changes are consistent with the principles and policies of the General Plan, which provides a framework for land use in the unincorporated County. The proposed changes would maintain consistency with the Community Development Model and the pattern of Land Use designation mapping in the community. In the San Dieguito Community Planning Area (CPA) there are various small 'nodes' of Village densities throughout the community, reflecting the location of the CPA, adjacent to incorporated cities of higher densities. Most of the land in the CPA is within the Semi-Rural Regional Category, with Semi-Rural General Plan Land Use designations or Specific Planning Areas with densities consistent with Semi-Rural. Both the PSR area and study area are in the Semi-Rural Regional Category, and that would not change with the proposed changes associated with the current project. This area, north and south of Elfin Forest Road includes approximately 1,100 acres of lands designated SR-4. The change to SR-2 for the southern portion of the PSR area and study area would be consistent with the mapping for the area of SR-2, adjacent to Elfin Forest Road, just west of the subject area. SR-2 is the most extensively used designation in the CPA, and it is reflective of the services available to serve developments and the proximity to major transportation corridors. The proposed change to SR-2 for the southern portion of the subject area reflects the proximity to Elfin Forest Road, and the Elfin Forest/Harmony Grove fire station, which is adjacent to the subject area. With the proposed changes, a substantial area of Rural Lands and open space preserves would remain to the north of the subject area, to serve as a community buffer, in accordance with the Community Development Model and General Plan Policy LU-10.3 which seeks to maintain rural lands as community buffers. The change is consistent with Policies LU-5.3 and COS-2.2, which seek to preserve biologically sensitive areas and agricultural lands, through site design. As previously noted, if the TM is developed under existing entitlements, the area of Coastal sage scrub in the PSR area would be protected in an open space easement, and through an adjacent limited building zone easement per the required mitigation measures placed on the TM project. If the TM project were abandoned in favor of a different design, these requirements would be placed on a new subdivision project, as well in accordance with General Plan Update EIR mitigation measures, and other existing guidelines, ordinances, and other regulations. The 2-acre minimum lot sizes would support the continuation of agriculture in the PSR area, and would not lead to conflicts with surrounding agricultural operations. Surrounding active agricultural operations consist of citrus groves and truck crops, which commonly operate among residential uses and create minimal land use conflicts, since nuisance factors are low.

The proposed changes would not constitute leapfrog development as discussed in General Plan Policy LU-1.2 because no Village densities are proposed. In the San Dieguito Community Plan, Land Use Policy 1 calls for a prohibition against leapfrog development, but does not provide a definition. Even with a leapfrog development definition more broad than this General Plan policy, the proposed changes would not constitute leapfrog development because the subject area is already adjacent to an area with several residential parcels under 4 acres. For additional information on General Plan conformance, see Attachment A – "PSR SD2 General Plan Conformance Findings."

The EIR analysis found a less than significant impact associated with conflicts with land use plans, policies and regulations, and conflicts with HCPs and NCCPs. No General Plan policies or mitigation measures were required to reach these findings.

Summary

As a prior environmental analysis for TM 5278 considered development of five units on the 19-acre property and found no significant impacts to land use planning, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to land use planning because:

1. In the 33-acre study area, the Land Use designation change would not result in any new development potential, based on existing parcelization and slope constraints.
2. In the 19-acre PSR area, a prior project level environmental analysis found that development of the property with five lots would not result in any significant impacts to land use planning. In addition, a General Plan conformance review has been completed (Attachment A) that finds the additional development in the PSR area would be consistent with the updated General Plan. It is not anticipated that the Land Use designation change would result in any additional subdivision potential, beyond the five proposed lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to land use planning including: physical division of an established community, conflicts with land use plans, policies, and regulations, and conflicts with HCPs and NCCPs. In the sub-area of physical division of an established community, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required.

XI. 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

The current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Semi-Rural 4 (SR-4) to Semi-Rural 2 (SR-2) on 37.5 acres of a 52-acre area in San Dieguito referred to as PSR SD2. The SD2 PSR includes a 19-acre PSR area and a 33-acre study area, for a combined area of 52 acres.

The PSR area contains one 19-acre parcel that is the site of an approved Tentative Map to subdivide the parcel into five lots. This parcel is currently designated SR-4. With the proposed project, 11 acres in the southern portion of this parcel would change to SR-2, and the remaining 8 acres (area of one of the proposed parcels in the approved TM) would remain SR-4. The study area includes 10 parcels, currently designated SR-4, that are being analyzed with the project for mapping consistency. In the study area, 9 parcels (26.5 acres) would change to SR-2 and the northernmost parcel (6.5 acres) would remain SR-4, for consistency with the adjacent area of the PSR parcel that would remain SR-4, and adjacent parcels not subject to proposed changes, which are also, designated SR-4. The SR-4 designation allows a maximum density of 1 dwelling unit per 4 acres in the areas less than 25% slope, 1 unit per 8 acres in the areas of 25% to less than 50% slope, and 1 unit per 16 acres in the areas of 50% and greater slope. The SR-2 designation allows a maximum density of 1 dwelling unit per 2 acres in the areas less than 25% slope, 1 unit per 4 acres in the areas of 25% to less than 50% slope, and 1 unit per 8 acres in the areas of 50% and greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 2 and 4 acres to only 2 acres throughout the area subject to the change. Although the proposed SR-2/SR-4 Land Use designation scenario would allow more intense development than the current SR-4 only (five lots rather than three in the PSR area), the area of the PSR was analyzed as part of an approved Tentative Map (TM) for which a MND was adopted. As the MND found that there would not be any significant impacts from development of the PSR area with five lots, and the Land Use designation change is not anticipated to result in additional subdivision potential beyond what was approved with the TM, it can be seen with certainty that development at the proposed intensity could be fully mitigated. In addition, the change to SR-2 for 9 of the 10 study area parcels would not result in additional subdivision potential in the 33-acre study area.

The area subject to the proposed changes has been classified by the California Department of Conservation – Division of Mines and Geology as MRZ-3. MRZ-3 areas contain known mineral deposits which may qualify as mineral resources. However, the project site is surrounded by densely developed land uses to the east, south, and west, including rural residential development and agricultural uses which are incompatible to future extraction of mineral resources. A future mining operation in the PSR area or study area would create significant impacts associated with noise, air quality, traffic, and potentially other impacts to neighboring properties. Therefore, any deposits that could potentially qualify as mineral resources have already been lost due to incompatible land uses.

Additional detail on the previous EIR analysis and MND analysis, related to mineral resources is provided below.

Mineral Resource Availability

The EIR analysis found that implementation of the General Plan Update would have the potential to result in significant impacts associated with the loss of availability of mineral resources. General Plan policies and mitigation measures were identified to reduce impacts, but not to below a level of significance. The EIR identified policies in the Conservation and Open Space Element to reduce impacts associated with mineral resource availability. The relevant policies are COS-10.1 through COS-10.4, COS-10.6, COS-10.8, and COS-10.9. These

policies require the protection of mineral resources from incompatible land uses, require maintenance of mining facility access roads, streamlining the permitting process for mining facilities (recognizing the need to meet local demand), and providing MRZ-2 overlay zones to review the effect of proposed land uses on the ability to conduct future mining activity. In addition, the following mitigation measures were found to partially reduce impacts to mineral resource availability.

- **Min-1.1** – Assess the impact of new development on mineral resources as required by the County Guidelines for Determining Significance for Mineral Resources. Update the CEQA Guidelines for Determining Significance (Mineral Resources) to include the requirement to evaluate whether access is being maintained to existing mining sites.
- **Min-1.2** – Revise and update the County ordinances to designate areas of known importance for mineral resources as follows:
 - Update the Zoning Ordinance with the addition of a Mining Compatibility Designator or Overlay that identifies parcels with a high potential for mineral resources. The purpose is to take into account the potential for mineral resources not to preclude the potential mining use. In addition, specify that notification of potential mining use is provided to all parcels within a 1,500-foot radius of parcels with a Mining Compatibility Designator/Overlay.
 - Revise the Zoning Ordinance to facilitate recycling of salvaged concrete, asphalt, and rock by allowing this activity to occur by right at permitted mining facilities.
 - Revise the Zoning Ordinance and Grading Ordinance to authorize surface mining operations with a Surface Mining Permit rather than a MUP. Incorporate findings of approval that reflect the Mineral Compatibility Designator, SMARA Sections 2762 and 2763, and the inherent nature of surface mining operations. Parcels with a high potential for mineral resources could include those areas designated as MRZ-2 or other areas identified as containing mineral resources that are located where a sufficient buffer is available so that extraction activities are feasible.
- **Min-1.3** – Request that the State Geologist identify mineral resources in previously unmapped areas of East and North County.

No changes to the zoning use regulations are proposed, so the allowed uses would stay the same. The area is not part of a mineral resource recovery site, delineated on the General Plan, a specific plan, or other land use plan.

Mineral Resources Recovery Sites

The EIR analysis found that implementation of the General Plan Update would have the potential to result in the loss of locally important mineral resource recovery sites. The General Plan policies and mitigation measures identified for mineral resources availability were also found to reduce impacts to mineral resources recovery sites, but not to below a level of significance.

Summary

If a new Tentative Map is proposed in the future under the proposed Land Use designations, all applicable mitigation measures related to mineral resources from the General Plan EIR would be applied to a future development proposal. As a prior environmental analysis for TM 5278 considered development of five units on the 19-acre property and found no significant impacts to mineral resources, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts that could not be fully mitigated with the imposition of existing General Plan EIR mitigation measures. Mitigation for all impacts is ensured either through application of General Plan EIR mitigation measures or ordinance/code/guidelines compliance measures imposed with TM 5278 that would apply if the property owner chooses to develop under existing entitlements.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to mineral resources because:

1. In the 33-acre study area, the Land Use designation change would not result in any new development potential, based on existing parcelization and slope constraints.
2. In the 19-acre PSR area, a prior project level environmental analysis found that development of the property with five lots would not result in any significant impacts to mineral resources. It is not anticipated that the Land Use designation change would result in any additional subdivision potential, beyond the five proposed lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to mineral resources including: mineral resource availability and mineral resources recovery sites. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with each of these sub-categories of mineral resources would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

XII. 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 current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Semi-Rural 4 (SR-4) to Semi-Rural 2 (SR-2) on 37.5 acres of a 52-acre area in San Dieguito referred to as PSR SD2. The SD2 PSR includes a 19-acre PSR area and a 33-acre study area, for a combined area of 52 acres. The PSR area contains one 19-acre parcel that is the site of an approved Tentative Map to subdivide the parcel into five lots. This parcel is currently designated SR-4. With the proposed project, 11 acres in the southern portion of this parcel would change to SR-2, and the remaining 8 acres (area of one of the proposed parcels in the approved TM) would remain SR-

4. The study area includes 10 parcels, currently designated SR-4, that are being analyzed with the project for mapping consistency. In the study area, 9 parcels (26.5 acres) would change to SR-2 and the northernmost parcel (6.5 acres) would remain SR-4, for consistency with the adjacent area of the PSR parcel that would remain SR-4, and adjacent parcels not subject to proposed changes, which are also, designated SR-4. The SR-4 designation allows a maximum density of 1 dwelling unit per 4 acres in the areas less than 25% slope, 1 unit per 8 acres in the areas of 25% to less than 50% slope, and 1 unit per 16 acres in the areas of 50% and greater slope. The SR-2 designation allows a maximum density of 1 dwelling unit per 2 acres in the areas less than 25% slope, 1 unit per 4 acres in the areas of 25% to less than 50% slope, and 1 unit per 8 acres in the areas of 50% and greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 2 and 4 acres to only 2 acres throughout the area subject to the change. Although the proposed SR-2/SR-4 Land Use designation scenario would allow more intense development than the current SR-4 only (five lots rather than three in the PSR area), the area of the PSR was analyzed as part of an approved TM for which a MND was adopted. As the MND found that there would not be any significant impacts from development of the PSR area with five lots, and the Land Use designation change is not anticipated to result in additional subdivision potential beyond what was approved with the TM, it can be seen with certainty that development at the proposed intensity could be fully mitigated. In addition, the change to SR-2 for 9 of the 10 study area parcels would not result in additional subdivision potential in the 33-acre study area.

The MND did not find significant effects related to exposure of noise sensitive areas to noise in excess of a Community Noise Equivalent Level of 60 decibels (dBA) for single family residences (General Plan Noise Element standard – typically associated with transportation noise). In addition, the MND found that construction noise and new residential uses associated with the proposed subdivision would not be expected to exceed County Noise Ordinance standards, and impacts associated with introduced noise sources were found to be less than significant.

Considering that the proposed changes are not anticipated to result in any additional subdivision potential beyond the lots approved with the TM, or beyond the existing parcelization in the study area, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts that could not be fully mitigated.

Additional detail on the previous EIR analysis and MND analysis, related to noise is provided below.

Excessive Noise Levels

The MND analysis found that project implementation was not expected to expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial, or other noise in excess of the General Plan Noise Element threshold of 60 dBA. Based on the noise contour mapping in the Noise Element, future projected noise contours associated with the Mobility Element Network buildout are also not anticipated to exceed 60 dBA in the subject area. The RR (Rural Residential) zoning for the subject area is not proposed to change with the current project. The RR zone has a one-hour average sound limit of 50 decibels. The same holds true for neighboring residential properties that are also zoned RR, and neighboring S80 (Open

Space) zoned properties. The MND analysis found that that the project would not be anticipated to exceed these County standards.

The EIR found implementation of the General Plan Update would have the potential to expose land uses to noise levels in excess of County guidelines and regulations. General Plan policies and mitigation measures were identified to reduce potential impacts to below a level of significance. The EIR identified policies in the Land Use, Mobility, and Noise Elements to reduce impacts associated with excessive noise levels. The applicable policies are LU-2.8, M-1.3, M-2.4, N-1.4, N-1.5, N-2.1, N-2.2, N-4.1, N-4.2, N-4.3, N-4.5, N-4.7, and N-4.8. The concepts and requirements outlined in these policies include: requiring measures that minimize noise impacts, reducing noise impacts of freeways through design, incorporating adjacent jurisdiction noise standards in project review, regional coordination to reduce potential noise impacts, inclusion of noise barriers where multi-family patios or balconies would exceed 65 CNEL, requiring noise studies where development may result in exposure of noise sensitive land uses to greater than 60 CNEL, traffic calming to reduce noise impacts, promoting the establishment of train horn 'quiet zones,' requiring that projects that would increase anticipated average daily traffic do not increase cumulative traffic noise beyond acceptable levels, and locating new or expanded roads in areas where the impacts to noise sensitive land uses would be minimized.

In addition, the following mitigation measures were identified that would reduce potential impacts from excessive noise levels to below a level of significance.

- **Noi-1.1** – Require an acoustical analysis whenever a new development may result in any existing or future noise sensitive land uses being subject to on-site noise levels of 60 dBA (CNEL) or greater, or other land uses that may result in noise levels exceeding the 'acceptable' standard in the Noise Compatibility Guidelines (Table N-1 in the Noise Element).

This measure coincides with General Plan Policy N-2.1. A noise study would be required on a future project in the subject area if new noise-producing facilities are proposed that would have the potential to exceed standards.

- **Noi-1.2** – Revise the Guidelines for Determining Significance for new developments where the exterior noise level on patios or balconies for multi-family residences or mixed-use development exceeds 65 dBA (CNEL), a solid noise barrier is incorporated into the building design of balconies and patios for units that exceed 65 dBA (CNEL) while still maintaining the openness of the patio or balcony.

See also Policy N-2.2. The zoning for the subject area does not allow multi-family development, and this would not change with the proposed changes in the current project.

- **Noi-1.3** – Require an acoustical study for projects proposing amendments to the County General Plan Land Use Element and/or Mobility Element that propose a significant increase to the average daily traffic due to trips associated with the project beyond those anticipated in the General Plan.

The density changes associated with this GPA would not result in a significant increase in the average daily traffic. For further discussion, see the transportation and traffic section of this document.

- **Noi-1.4** – Edit the Guidelines for Determining Significance standard mitigation and project design considerations to promote traffic calming design, traffic control measures, and low-noise pavement surfaces that minimize motor vehicle traffic noise.

- **Noi-1.5** – Coordinate with Caltrans and SANDAG as appropriate to identify and analyze appropriate route alternatives that may minimize noise impacts to noise sensitive land uses within the unincorporated areas of San Diego County.
- **Noi-1.6** – Coordinate with SANDAG, MTS, California High-Speed Rail Authority as appropriate, and passenger and freight train operators to install noise attenuation features to minimize impacts to adjacent residential or other noise sensitive land uses.
- **Noi-1.7** – Work with project applicants during the scoping phase of proposed projects to take into consideration impacts resulting from on-site noise generation to noise sensitive land uses located outside the County's jurisdictional authority. The County will notify and coordinate with the appropriate jurisdiction(s) to determine appropriate project design techniques and/or mitigation.

Impacts to noise sensitive land uses in adjacent jurisdictions would fall under the same significance guidelines, and would require mitigation if potentially significant; however, the subject area is not adjacent to another jurisdiction.

- **Noi-1.8** – Implement and/or establish procedures (or cooperative agreements) with Caltrans, the City of San Diego, and other jurisdictions as appropriate to ensure that a public participation process or forum is available for the affected community to participate and discuss issues regarding transportation generated noise impacts for new or expanded roadway projects that may affect noise sensitive land uses within the unincorporated areas of San Diego County.

The San Dieguito Community Plan states that low noise levels are a unique quality of this area which significantly enhances its character. Narrow, low-speed roads are a primary factor in keeping noise at a minimum. The combination of low noise levels, dark night sky and abundant open space clearly distinguishes this area from the urbanized development to the west.

- **Noi-1.9** – Coordinate with Caltrans and the DPLU (now PDS) Landscape Architect, and receive input from community representatives as appropriate (e.g., Planning or Sponsor Group) to determine the appropriate noise mitigation measure (planted berms, noise attenuation barriers or a combination of the two) to be required as a part of the proposals for roadway improvement projects and ensure that the County's Five Year Capital Improvement Program and Preliminary Engineering Reports address noise impacts and appropriate mitigation measures for road improvement projects within or affecting the unincorporated area of the County.

Excessive Groundborne Vibration

The EIR analysis found that implementation of the General Plan Update would have the potential to affect groundborne vibration sensitive land uses near in areas where construction equipment would operate or near the Sprinter Rail Line. General Plan policies and mitigation measures were identified that would reduce potential impacts to below a level of significance. The EIR identified policies in the Noise Element that would reduce impacts associated with excessive groundborne vibration. The applicable policies are N-3.1, N-4.7, N-5.2, N-6.3, and N-6.4. These policies require the use of federal guidelines to limit the extent of exposure that sensitive land uses have to groundborne vibration, require the County to work with SANDAG and rail operators to minimize impacts, require the location of industrial facilities in areas to minimize impacts to sensitive land uses, require development to limit the frequency of high-noise equipment, and require development to limit the hours of operation as appropriate for non-emergency noise-producing and potentially excessive groundborne vibration producing activities such as construction and trash collection. In addition to mitigation measure N-1.7 (discussed above) and N-2.1 (only applying to properties within the vicinity of the Sprinter Rail Line and not applicable to the subject area), the EIR also identified the following mitigation measures that would reduce impacts associated with excessive groundborne vibration.

- **Noi-2.2** – Revise the County CEQA determinations of significance to reflect limits in the Noise Compatibility Guidelines and Noise Standards (Policy N-3.1). Periodically review the Guidelines for Determining Significance to incorporate standards for minimizing effects of groundborne vibration during project operation or construction.
- **Noi-2.3** – Review project applications for industrial facilities to ensure they are located in areas that would minimize impacts to noise-sensitive land uses. Revise CEQA Guidelines for Determining Significance to incorporate appropriate noise attenuation measures for minimizing industrial-related noise.
- **Noi-2.4** – Require an acoustical study whenever a proposed extractive land use facility may result in a significant noise impact to existing noise sensitive land uses, or when a proposed noise sensitive land use may be significantly affected by an existing extractive land use facility. The results of the acoustical study may require a buffer zone to be identified on all Major Use Permit applications for extractive facilities whenever a potential for a noise impact to noise sensitive land uses may occur.

Permanent Increase in Ambient Noise Level

The EIR analysis found that implementation of the General Plan Update would permanently increase ambient noise along roadways. General Plan policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The EIR identified policies in the Land Use, Mobility, and Noise Elements to reduce impacts associated with permanent increase in ambient noise level. In addition to policies LU-2.8, M-1.3, M-2.4, N-1.5, N-4.1, and N-4.2 (discussed above), the EIR also identified policies N-4.6, N-5.1, and N-5.2 to reduce impacts. These policies cover evaluating road improvement projects for potential impacts to ambient noise, designing development so that access to industrial and commercial properties is located at the maximum practical distance from residential properties, and locating noise-generating industrial facilities at the maximum extent practical from residential zones. In addition to Noi-1.3, Noi-1.4, Noi-1.5, Noi-1.8, Noi-2.3, and Noi-2.4 (each discussed above), the following mitigation measures were identified to partially reduce impacts associated with permanent increase in ambient noise level.

- **Noi-3.1** – Ensure that for new County road improvement projects either the County's Noise Standards are used to evaluate noise impacts or the project does not exceed 3 decibels over existing noise levels.
- **Noi-3.2** – Work with the project applicant during the review of either the building permit or discretionary action (whichever is applicable) to determine the appropriate noise reduction site design techniques that include:
 - Orientation of loading/unloading docks away from noise sensitive land uses
 - Setbacks or buffers to separate noise generating activities from noise sensitive land uses
 - Design on-site ingress and egress access away from noise sensitive land uses

The San Dieguito Community Plan recognizes that noise can have a significant impact upon the health and safety of the individual and it is an important element in defining the character of any community. The residents of San Dieguito feel that the quiet, rural ambience is one of the most important factors enhancing the quality of life in the Plan Area.

Temporary Increase in Ambient Noise Levels

Any future development in accordance with the proposed Land Use designation change would be required to adhere to the noise limits in the County's Noise Ordinance. The EIR analysis found that implementation of the General Plan would have the potential to temporarily increase ambient noise, resulting from construction activity or other temporary noise sources. General Plan policies and mitigation measures were identified that would reduce impacts to below a

level of significance. The EIR identified policies in the Noise Element that would reduce impacts associated with temporary increase in ambient noise levels. In addition to policies N-6.3 and N-6.4 (each discussed above), N-6.1, N-6.2, N-6.5, and N-6.6 would also apply. These policies entail regularly updating ordinances to regulate impacts from disruptive noise sources, minimizing impacts from recurring intermittent noise, scheduling County-sponsored events during the day if they have the potential to generate excessive noise, and allocating necessary resources for effective code enforcement. In addition, the following mitigation measures were found to mitigate impacts.

- **Noi-4.1** – Periodically review and revise the Noise Ordinance and Section 6300 of the Zoning Ordinance as necessary to ensure appropriate restrictions for intermittent, short-term, or other nuisance noise sources.
- **Noi-4.2** – Augment staff and equipment as appropriate to facilitate enforcement of the Noise Ordinance.

Excessive Noise Exposure from a Public or Private Airport

The subject properties are not located within an Airport Influence Area (AIA) and future development would not be required to comply with any Airport Land Use Compatibility Plan (ALUCP). The subject properties are also not within one mile of a private airstrip.

The EIR analysis found that implementation of the General Plan would have the potential to expose noise sensitive land uses (including residential) to excessive noise from airports. General Plan policies and mitigation measures were identified that would reduce potential impacts to below a level of significance. The EIR identified policies in the Noise Element that would reduce impacts associated with excessive noise exposure from a public or private airport. The applicable policies are N-4.9, S-15.1, S-15.2, and S-15.4. These policies involve assuring airport noise compatibility during project review, requiring operational plans for airports and heliports to assure land use compatibility, and careful consideration in locating private airstrips and heliports. In addition, the following mitigation would reduce impacts.

- **Noi-5.1** – Use the applicable Airport Land Use Compatibility Plans (ALUCP) as guidance/reference during development review of projects that are planned within an Airport Influence Area (AIA). Any projects that are within the AIA shall be submitted to the San Diego County Regional Airport Authority for review.
- **Noi-5.2** – Evaluate noise exposure impacts related to a private airport or heliport use for consistency with the FAA standards.
- **Noi-5.3** – Consult with the FAA standards and the County Noise Ordinance as a guide for assessing noise impacts from private airports and helipads.

Summary

If a new Tentative Map is proposed in the future under the proposed Land Use designations, all applicable mitigation measures related to noise from the General Plan EIR would be applied to a future development proposal. As a prior environmental analysis for TM 5278 considered development of five units on the 19-acre property and found no significant impacts associated with noise, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts that could not be fully mitigated with the imposition of existing General Plan EIR mitigation measures. Mitigation for all impacts is ensured either through application of General Plan EIR mitigation measures or ordinance/code/guidelines compliance

measures imposed with TM 5278 that would apply if the property owner chooses to develop under existing entitlements.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts associated with noise because:

1. In the 33-acre study area, the Land Use designation change would not result in any new development potential, based on existing parcelization and slope constraints.
2. In the 19-acre PSR area, a prior project level environmental analysis found that development of the property with five lots would not result in any significant impacts associated with noise. It is not anticipated that the Land Use designation change would result in any additional subdivision potential, beyond the five proposed lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects associated with noise, including: excessive noise levels, excessive groundborne vibration, permanent increase in ambient noise level, temporary increase in ambient noise level, and excessive noise exposure from a public or private airport. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-category of permanent increase in ambient noise level would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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

The current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Semi-Rural 4 (SR-4) to Semi-Rural 2 (SR-2) on 37.5 acres of a 52-acre area in San Dieguito referred to as PSR SD2. The SD2 PSR includes a 19-acre PSR area and a 33-acre study area, for a combined area of 52 acres. The PSR area contains one 19-acre parcel that is the site of an approved Tentative Map to subdivide the parcel into five lots. This parcel is currently designated SR-4. With the proposed project, 11 acres in the southern portion of this parcel would change to SR-2, and the remaining 8 acres (area of one of the proposed parcels in the approved TM) would remain SR-4. The study area includes 10 parcels, currently designated SR-4, that are being analyzed with the project for mapping consistency. In the study area, 9 parcels (26.5 acres) would change to SR-2 and the northernmost parcel (6.5 acres) would remain SR-4, for consistency with the adjacent area of the PSR parcel that would remain SR-4, and adjacent parcels not subject to

proposed changes, which are also, designated SR-4. The SR-4 designation allows a maximum density of 1 dwelling unit per 4 acres in the areas less than 25% slope, 1 unit per 8 acres in the areas of 25% to less than 50% slope, and 1 unit per 16 acres in the areas of 50% and greater slope. The SR-2 designation allows a maximum density of 1 dwelling unit per 2 acres in the areas less than 25% slope, 1 unit per 4 acres in the areas of 25% to less than 50% slope, and 1 unit per 8 acres in the areas of 50% and greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 2 and 4 acres to only 2 acres throughout the area subject to the change. Although the proposed SR-2/SR-4 Land Use designation scenario would allow more intense development than the current SR-4 only (five lots rather than three in the PSR area), the area of the PSR was analyzed as part of an approved TM for which a MND was adopted. As the MND found that there would not be any significant impacts from development of the PSR area with five lots, and the Land Use designation change is not anticipated to result in additional subdivision potential beyond what was approved with the TM, it can be seen with certainty that development at the proposed intensity could be fully mitigated. In addition, the change to SR-2 for 9 of the 10 study area parcels would not result in additional subdivision potential in the 33-acre study area.

While the project involves a General Plan Amendment and an associated slight increase in density, the density increase would not be beyond the density approved with the Tentative Map project and would not displace a substantial amount of housing, as only one modular home dwelling exists on the TM property, and was proposed to remain under the original proposal. The increase in density would be consistent with forecasted growth for the unincorporated County.

The EIR found a less than significant effect to population and housing, resulting from the implementation of the General Plan. No General Plan policies or mitigation measures were required to be able to reach this less than significant finding.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts associated with population and housing because:

1. In the 33-acre study area, the Land Use designation change would not result in any new development potential, based on existing parcelization and slope constraints.
2. In the 19-acre PSR area, a prior project level environmental analysis found that development of the property with five lots would not result in any significant impacts associated with population and housing. It is not anticipated that the Land Use designation change would result in any additional subdivision potential, beyond the five proposed lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects associated with population and housing, including: population growth, displacement of housing, and displacement of people.

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

The current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Semi-Rural 4 (SR-4) to Semi-Rural 2 (SR-2) on 37.5 acres of a 52-acre area in San Dieguito referred to as PSR SD2. The SD2 PSR includes a 19-acre PSR area and a 33-acre study area, for a combined area of 52 acres. The PSR area contains one 19-acre parcel that is the site of an approved Tentative Map to subdivide the parcel into five lots. This parcel is currently designated SR-4. With the proposed project, 11 acres in the southern portion of this parcel would change to SR-2, and the remaining 8 acres (area of one of the proposed parcels in the approved TM) would remain SR-4. The study area includes 10 parcels, currently designated SR-4, that are being analyzed with the project for mapping consistency. In the study area, 9 parcels (26.5 acres) would change to SR-2 and the northernmost parcel (6.5 acres) would remain SR-4, for consistency with the adjacent area of the PSR parcel that would remain SR-4, and adjacent parcels not subject to proposed changes, which are also, designated SR-4. The SR-4 designation allows a maximum density of 1 dwelling unit per 4 acres in the areas less than 25% slope, 1 unit per 8 acres in the areas of 25% to less than 50% slope, and 1 unit per 16 acres in the areas of 50% and greater slope. The SR-2 designation allows a maximum density of 1 dwelling unit per 2 acres in the areas less than 25% slope, 1 unit per 4 acres in the areas of 25% to less than 50% slope, and 1 unit per 8 acres in the areas of 50% and greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 2 and 4 acres to only 2 acres throughout the area subject to the change. Although the proposed SR-2/SR-4 Land Use designation scenario would allow more intense development than the current SR-4 only (five lots rather than three in the PSR area), the area of the PSR was analyzed as part of an approved TM for which a MND was adopted. As the MND found that there would not be any significant impacts from development of the PSR area with five lots, and the Land Use designation change is not anticipated to result in additional subdivision potential beyond what was approved with the TM, it can be seen with certainty that development at the proposed intensity could be fully mitigated. In addition, the change to SR-2 for 9 of the 10 study area parcels would not result in additional subdivision potential in the 33-acre study area.

Based on received service availability forms for the TM project and review of public service ratios/objectives, the MND analysis found that the subdivision would not require construction of new or physically altered governmental facilities to serve the proposed population density. The

subject properties are in a very high wildfire hazard zone. A Fire Protection Plan was approved for the project to assure that fire protection measures and services would be adequate to support the new lots. If a different subdivision plan were proposed, a new Fire Protection Plan would be required. The approved TM for the PSR area received service availability forms that assured fire protection service (Elfin Forest Fire Department – CSA 107), water service (Olivenhain Water District) and school service (San Dieguito High School District and Rancho Santa Fe Elementary School District) would be available to serve the proposed new development. Due to the time elapsed, new service availability forms would be required before a Final Map can be recorded, and of course new service availability forms would be required if a new subdivision is proposed. The San Diego County Sheriff's Department provides law enforcement services to the planning area. Library services are provided by the County of San Diego Library (County of San Diego 2011b). Since the change would not result in any additional subdivision potential beyond the lots approved with the TM, there would be no new impacts to public services in the PSR area. In addition, the changes are not anticipated to result in any additional subdivision potential in the 33-acre study area, so there would be no additional impacts to public services in that area, as a result of the proposed changes. As such, it can be seen with certainty that the Land Use designation change would not result in any new impacts that could not be fully mitigated. Additional information on the General Plan EIR analysis for each sub-category of public services, and how it relates to the PSR is provided below.

Fire Protection Services

The EIR analysis found that implementation of the General Plan would result in impacts associated with new or expanded fire protection facilities that would be required. General Plan policies and mitigation measures were identified that would reduce impacts to below a level of significance. The EIR identified policies in the Land Use and Safety Elements that would reduce impacts associated with fire protection services. The applicable policies are LU-1.4, LU-6.4, LU-6.11, LU-12.3, LU-12.4, S-3.4, S-5.1, S-5.2, and S-6.1 through S-6.5. Some of these policies are discussed in other categories of this document. They include measures to improve fire protection services, such as requirements for village expansion, sustainable subdivision design, designing public facilities to be compatible with community character and the environment, travel time standards for Land Use designations, fair share funding contributions from development, adequate water supply, and regional coordination. In addition, the following mitigation measures were found to reduce impacts.

- **Pub-1.1** – Participate in interjurisdictional reviews to gather information on and review and provide comments on plans for new or expanded governmental facilities in the region.

The County is actively involved in regional planning forums, interjurisdictional reviews, and collaboration with tribes and adjacent jurisdictions.

- **Pub-1.2** – Plan and site governmental facilities that are context-specific according to their location in village, semi-rural, or rural lands.
- **Pub-1.3** – Revise Board Policy I-63 to minimize leapfrog development and to establish specific criteria for GPAs proposing expansion of areas designated Village regional category. This is intended to limit unexpected demands for new or expanded public services and the associated governmental facilities.

General Plan Policy LU-1.4 also establishes criteria for Village expansion. No Village expansion is proposed with the current project. The proposed changes would not constitute leapfrog development because no Village

densities are proposed. In the San Dieguito Community Plan, Land Use Policy 1 calls for a prohibition against leapfrog development, but does not provide a definition. Even with a leapfrog development definition more broad than this General Plan policy, the proposed changes would not constitute leapfrog development because the subject area is already adjacent to an area with several residential parcels under 4 acres.

- **Pub-1.4** – Review General Plan Amendments for consistency with the goals and policies of the General Plan such that future development in hazardous wildfire areas will be limited to low-density land uses that do not necessitate extensive new fire protection facilities.

See Attachment A – “PSR SD2 – General Plan Conformance” for additional information on findings of consistency with the goals and policies of the General Plan, for this PSR.

- **Pub-1.5** – Implement, and revise as necessary, Board Policy I-84 requiring that discretionary project applications include commitments from available fire protection districts. These commitments shall also demonstrate that the distance between the projects and the fire service facilities do not result in unacceptable travel times.

These commitments are currently required for discretionary projects. Required service availability forms (discussed further above) must note the fire protection service travel time to the project site.

- **Pub-1.6** – Maintain and use the County GIS and the County Guidelines for Determining Significance in order to identify fire prone areas during the review of development projects. Once identified, ensure that development proposals meet requirements set by the fire authority having jurisdiction FAHJ and that new/additional fire protection facilities are not required; or, if such facilities are required, that potential environmental impacts resulting from construction are evaluated along with the development project under review.

One of the policies in the San Dieguito Community Plan is to ensure that new development will not degrade existing service levels for fire, EMS, and police protection.

- **Pub-1.7** – Implement the Building and Fire codes to ensure there are adequate fire protections in place associated with the construction of structures and their defensibility, accessibility and egress, adequate water supply, coverage by the local fire district, and other critical issues.
- **Pub-1.8** – Require CEQA reviews on new public facilities (fire, sheriff, libraries, etc.) or significant expansions and mitigation of environmental impact to the extent feasible.
- **Pub-1.9** – Implement procedures to ensure new large development projects fund their fair share toward fire services facilities and explore, if feasible, establishing an impact fee program or Mello-Roos District for all new development to fund their fair share contribution toward fire service facilities. Large development projects are required to provide their fair share contribution to fire services either by providing additional funds and/or development of infrastructure.

As stated in the San Dieguito Community Plan, in order to balance the demands without further burdening existing residents, new development should pay its proper share of the additionally required public services through the process of levying special fees for support of schools, libraries, and parks.

Police Protection Services

The EIR analysis found that implementation of the General Plan would result in the need for new or expanded police facilities and additional staffing, to able to maintain acceptable response times. General Plan policies and mitigation measures were identified that would reduce impacts to below a level of significance. The EIR identified policies in the Land Use Element that would reduce impacts to fire protection services. The applicable policies are LU-1.4, LU-12.3, and LU-12.4, which are discussed above. Mitigation measures that would reduce impacts are also discussed above, and include Pub-1.1, Pub-1.2, and Pub-1.3.

School Services

The EIR analysis found that implementation of the General Plan would involve the buildout of residential Land Use designations, resulting in the need for new or expanded school facilities and associated potential impacts. General Plan policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The EIR identified policies in the Land Use Element that would reduce impacts to school services. In addition to policies LU-1.4, LU-12.3 and LU-12.4 (each discussed above), the applicable policies also include LU-9.7, LU-17.1 through LU-17.4, and LU-18.2. These policies encourage the placement of new schools within town centers and villages, guide development with compatibility of infrastructure and services, encourage schools to consider Land Use Map population distribution in planning new facilities, encourage school districts to minimize conflicts between schools and adjacent land uses, and encourage the co-location of civic uses, such as libraries, community centers, parks, and schools. Mitigation measures were also identified that would partially reduce impacts. In addition to Pub-1.1 through Pub-1.3 (discussed above), the following mitigation measures would apply.

- **Pub-3.1**– Coordinate with school districts to encourage siting new facilities in accordance with the County's General Plan and encourage implementing feasible mitigation measures to mitigate environmental impacts.
- **Pub-3.2** – Implement, and revise as necessary, Board Policy I-84 requiring that discretionary project applications include commitments from available school districts.

School service availability forms are required for residential subdivisions and multi-family projects. The TM project provided verification of school service availability from the San Dieguito High School District and the Rancho Santa Fe Elementary School District. The owners would be required to provide new school service verification from this district in order to process a Final Map for the TM project, or if they decided to pursue a new subdivision proposal.

Other Public Services

The EIR analysis found that implementation of the General Plan Land Use designations would result in increases on population that would necessitate new or expanded library facilities. General Plan policies and mitigation measures were identified that would reduce impacts to below a level of significance. The EIR identified policies in the Land Use Element that would reduce impacts associated with other public services. In addition to General Policies LU-1.4, LU-9.7, LU-12.3, LU-12.4, and LU-18.2 (discussed above), the applicable policies also include LU-9.4 and LU-18.1. These policies require prioritization of providing public facilities in Villages and community core areas that are sized for the intensity of development allowed in the Land Use Map, and require compatibility of civic uses with community character. In addition, mitigation measures Pub-1.1, Pub-1.2, and Pub-1.3 (each discussed above) were identified to reduce impacts.

Summary

If a new Tentative Map is proposed in the future under the proposed Land Use designations, all applicable mitigation measures related to public services from the General Plan EIR would be applied to a future development proposal. As a prior environmental analysis for TM 5278 considered development of five units on the 19-acre property and found no significant impacts associated with public services, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts that could not be fully mitigated with

the imposition of existing General Plan EIR mitigation measures. Mitigation for all impacts is ensured either through application of General Plan EIR mitigation measures or ordinance/code/guidelines compliance measures imposed with TM 5278 that would apply if the property owner chooses to develop under existing entitlements.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts associated with public services because:

1. In the 33-acre study area, the Land Use designation change would not result in any new development potential, based on existing parcelization and slope constraints.
2. In the 19-acre PSR area, a prior project level environmental analysis found that development of the property with five lots would not result in any significant impacts associated with public services. It is not anticipated that the Land Use designation change would result in any additional subdivision potential, beyond the five proposed lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to public services, including: fire protection services, police protection services, school services, and other public services. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-category of school services would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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

The current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Semi-Rural 4 (SR-4) to Semi-Rural 2 (SR-2) on 37.5 acres of a 52-acre area in San Dieguito referred to as PSR SD2. The SD2 PSR includes a 19-acre PSR area and a 33-acre study area, for a combined area of 52 acres. The PSR area contains one 19-acre parcel that is the site of an approved Tentative Map to subdivide the parcel into five lots. This parcel is currently designated SR-4. With the proposed project, 11 acres in the southern portion of this parcel would change to SR-2, and the remaining 8 acres (area of one of the proposed parcels in the approved TM) would remain SR-

4. The study area includes 10 parcels, currently designated SR-4, that are being analyzed with the project for mapping consistency. In the study area, 9 parcels (26.5 acres) would change to SR-2 and the northernmost parcel (6.5 acres) would remain SR-4, for consistency with the adjacent area of the PSR parcel that would remain SR-4, and adjacent parcels not subject to proposed changes, which are also, designated SR-4. The SR-4 designation allows a maximum density of 1 dwelling unit per 4 acres in the areas less than 25% slope, 1 unit per 8 acres in the areas of 25% to less than 50% slope, and 1 unit per 16 acres in the areas of 50% and greater slope. The SR-2 designation allows a maximum density of 1 dwelling unit per 2 acres in the areas less than 25% slope, 1 unit per 4 acres in the areas of 25% to less than 50% slope, and 1 unit per 8 acres in the areas of 50% and greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 2 and 4 acres to only 2 acres throughout the area subject to the change. Although the proposed SR-2/SR-4 Land Use designation scenario would allow more intense development than the current SR-4 only (five lots rather than three in the PSR area), the area of the PSR was analyzed as part of an approved TM for which a MND was adopted. As the MND found that there would not be any significant impacts from development of the PSR area with five lots, and the Land Use designation change is not anticipated to result in additional subdivision potential beyond what was approved with the TM, it can be seen with certainty that development at the proposed intensity could be fully mitigated. In addition, the change to SR-2 for 9 of the 10 study area parcels would not result in additional subdivision potential in the 33-acre study area.

The Park Land Dedication Ordinance (PLDO) requires that developers pay park fees, dedicate a public park, provide private recreational facilities or a combination of these when developing new residential lots and/or units. The PLDO requirements help alleviate any insufficient park acreage to population ratios and the physical deterioration of local recreation facilities. The developer of the TM project opted to pay park fees. Meeting these requirements ensured the project would not result in significant impacts associated with inadequate recreational facilities.

The EIR analysis found that the buildout of the General Plan Land Use Map would result in an increase in the demand for recreational facilities, which could result in the deterioration of existing recreational facilities. General Plan policies and mitigation measures were identified that would reduce impacts to below a level of significance. The EIR identified policies in the Land Use, Mobility, and Conservation and Open Space Element that would reduce impacts associated with recreation. The relevant policies are LU-12.1, LU-12.2, M-12.1 through M-12.8, M-12.10, H-2.2, COS-21.1, COS-22.1, COS-23.1, COS-23.2, COS-24.1, and COS-24.2. These policies cover requirements to ensure infrastructure and services are provided concurrent with development, prohibit new development that degrades existing facilities, reduce park facility deterioration by requiring fees or the construction of new facilities, identifying trail improvement strategies, provide guidance for recreation improvements in the County, provide on-site open space for certain projects, promote the diversity of recreational facilities, encourage the location of new parks in community center areas, promote open space acquisition, and provide additional public access to recreation opportunities. In addition, the following mitigation measures were found to reduce impacts.

- **Rec-1.1** – Implement Board Policy I-44 to identify park and recreation needs and priorities for communities, and utilize the Community Plans when identifying park and recreation facility requirements.

- **Rec-1.2** – Coordinate with communities, agencies and organizations to identify, prioritize and develop park and recreation needs. This shall include: pursuing partnership opportunities with school districts and other agencies to develop new park and recreation facilities; on-going support of the Park Advisory Committee and use of community center surveys to solicit input on park and recreation program and facility needs and issues; and continuing partnerships with other jurisdictions to share operation and maintenance costs for facilities via joint powers agreements.
- **Rec-1.3** – Prepare a design manual to provide concepts for park and recreation facility components to reflect locational considerations. The manual shall also include concepts for providing primitive low impact public access to open space areas. The needs for such access shall be identified through continued coordination with community groups.

The San Dieguito Community Plan requires that land adjacent to recreation areas, natural preserves, and agricultural areas has the appropriate, compatible Land Use designation.

- **Rec-1.4** – Participate in discretionary project review of residential projects with 50 or more units to identify park facility needs. Also, implement the Subdivision Ordinance to require the provision of trail and pathways shown on the Regional Trails Plan or Community Trails Master Plan. In addition, modify development standards and design guidelines to include common open space amenities, such as tot lots, and the use of universal design features that accommodate both abled and disabled individuals.
- **Rec-1.5** – Attain funding for land acquisition and construction of recreational facilities by taking the following actions: implement the PLDO; solicit grants and bonds to fund the operation and maintenance of park and recreation facilities; and form Landscape Improvement Districts and County Service Areas.
- **Rec-1.6** – Acquire trail routes across private lands through direct purchase, easements, and dedication, or by other means from a willing property owner/seller. Encourage the voluntary dedication of easements and/or gifts of land for trails through privately-owned lands, including agricultural and grazing lands.
- **Rec-1.7** – Prioritize the acquisition and development of trail segments in a manner to provide maximum environmental and public benefit given available public and private resources and the population served. As part of this effort, also maintain a database of information on the locations, status of easements, classifications, forms of access, management activities and land ownership relative to trail facilities.
- **Rec-1.8** – Implement and revise as necessary the Regional Trails Plan as well as the Community Trails Master Plan. This will ensure that community goals, policies, and implementation criteria are defined for community trails. Facilitate interjurisdictional coordination for the implementation of these plans.
- **Rec-1.9** – Consult with the appropriate governing tribal council to facilitate the provision of trail connections through tribal land and/or Native American cultural resources.
- **Rec-1.10** – Develop procedures to coordinate the operation and maintenance of pathways with similar activities for adjacent roads and road rights-of-way.
- **Rec-1.11** – Prioritize open space acquisition needs through coordination with government agencies and private organizations. Once prioritized, acquire open space lands through negotiation with private land owners and through MSCP regulatory requirements. The operation and management of such acquisitions will continue to be achieved by preparing, implementing, and updating Resource Management Plans and MSCP Area Specific Management Directives (ASMDs) for each open space area.

Construction of New Recreational Facilities

The EIR analysis found that implementation of the proposed General Plan Update would require the construction or expansion of recreational facilities to accommodate increased demand. General Plan policies and mitigation measures were identified that would reduce

impacts to below a level of significance. The EIR identified policies in the Land Use, Mobility, Housing, and Conservation and Open Space Elements that would reduce impacts associated with construction of new recreational facilities. In addition to policies LU-6.4, LU-9.7, and LU-18.2 (discussed above), the relevant policies also include M-12.5, M-12.9, M-12.10, H-2.2, COS-21.2, COS-21.3, COS-21.4, COS-23.1, and COS 23.3. These policies apply guidelines to maintain community character, guide the future development of trails to minimize environmental impacts, encourage the location of parks near other community facilities like schools, libraries and community centers, guide design of parks to reflect community character and incorporate natural and cultural landscapes, and require regional parks to offer a broad range of recreational activities. In addition to Rec-1.1, Rec-1.2, Rec-1.3, Rec-1.4, Rec-1.8, and Rec-1.9 (discussed above), the following mitigation measures were also found to reduce impacts.

- **Rec-2.1** – Update Community Plans to reflect the character and vision for each individual community; to address civic needs in a community and encourage the co-location of uses; to establish and maintain greenbelts between communities; to prioritize infrastructure improvements and the provision of public facilities for villages and community cores; and to identify pedestrian routes. With these issues addressed in community plans, potential impacts to visual resources, community character, natural resources, cultural resources, and traffic will be substantially lessened should new or expanded recreational facilities be needed in a given community.
- **Rec-2.2** – Use community design guidelines as a resource when designing park and recreation facilities. This will help ensure that such facilities are consistent with community character.
- **Rec-2.3** – Amend the Subdivision Ordinance to require new residential development to be integrated with existing neighborhoods by providing connected and continuous road, environmentally-sensitive pathway/trail and recreation/open space networks. Also add new conservation-oriented design guidelines for rural lands projects as part of this amendment. These measures will assist in the planning for recreational facilities as new development is proposed while minimizing impacts to sensitive resources and community character.
- **Rec-2.4** – Develop procedures to consider designating trails that correspond to existing (non-designated) trails, paths, or unpaved roadbeds that already have a disturbed tread. This will minimize new impacts to the natural environment and will potentially benefit existing trail users.
- **Rec-2.5** – Through implementation of Resource Management Plans, monitor and manage preserves and trails such that environmental resources do not become impacted as a result of soil erosion, flooding, fire hazard, or other environmental or man-made effects. Any impacts identified to environmental resources will be restored in accordance with the management directives within the Resource Management Plans.
- **Rec-2.6** – Develop procedures to encourage the involvement and input of the agricultural community in matters relating to trails on or adjacent to agricultural lands and place a priority on the protection of agriculture.

Summary

If a new Tentative Map is proposed in the future under the proposed Land Use designations, all applicable mitigation measures related to recreation from the General Plan EIR would be applied to a future development proposal. As a prior environmental analysis for TM 5278 considered development of five units on the 19-acre property and found no significant impacts associated with recreation, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts that could not be fully mitigated with the imposition of existing General Plan EIR mitigation measures. Mitigation for all impacts is

ensured either through application of General Plan EIR mitigation measures or ordinance/code/guidelines compliance measures imposed with TM 5278 that would apply if the property owner chooses to develop under existing entitlements.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts associated with recreation because:

1. In the 33-acre study area, the Land Use designation change would not result in any new development potential, based on existing parcelization and slope constraints.
2. In the 19-acre PSR area, a prior project level environmental analysis found that development of the property with five lots would not result in any significant impacts associated with recreation. It is not anticipated that the Land Use designation change would result in any additional subdivision potential, beyond the five proposed lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to recreation, including: deterioration of parks and recreational facilities, and construction of new recreational facilities. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required.

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

The current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Semi-Rural 4 (SR-4) to Semi-Rural 2 (SR-2) on 37.5 acres of a 52-acre area in San Dieguito referred to as PSR SD2. The SD2 PSR includes a 19-acre PSR area and a 33-acre study area, for a combined area of 52 acres. The PSR area contains one 19-acre parcel that is the site of an approved Tentative Map to subdivide the parcel into five lots. This parcel is currently designated SR-4. With the proposed project, 11 acres in the southern portion of this parcel would change to SR-2, and the

remaining 8 acres (area of one of the proposed parcels in the approved TM) would remain SR-4. The study area includes 10 parcels, currently designated SR-4, that are being analyzed with the project for mapping consistency. In the study area, 9 parcels (26.5 acres) would change to SR-2 and the northernmost parcel (6.5 acres) would remain SR-4, for consistency with the adjacent area of the PSR parcel that would remain SR-4, and adjacent parcels not subject to proposed changes, which are also, designated SR-4. The SR-4 designation allows a maximum density of 1 dwelling unit per 4 acres in the areas less than 25% slope, 1 unit per 8 acres in the areas of 25% to less than 50% slope, and 1 unit per 16 acres in the areas of 50% and greater slope. The SR-2 designation allows a maximum density of 1 dwelling unit per 2 acres in the areas less than 25% slope, 1 unit per 4 acres in the areas of 25% to less than 50% slope, and 1 unit per 8 acres in the areas of 50% and greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 2 and 4 acres to only 2 acres throughout the area subject to the change. Although the proposed SR-2/SR-4 Land Use designation scenario would allow more intense development than the current SR-4 only (five lots rather than three in the PSR area), the area of the PSR was analyzed as part of an approved TM for which a MND was adopted. As the MND found that there would not be any significant impacts from development of the PSR area with five lots, and the Land Use designation change is not anticipated to result in additional subdivision potential beyond what was approved with the TM, it can be seen with certainty that development at the proposed intensity could be fully mitigated. In addition, the change to SR-2 for 9 of the 10 study area parcels would not result in additional subdivision potential in the 33-acre study area.

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). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, state, and federal funding to improve freeways to projected level of service objectives in the RTP.

The MND for the TM found that the proposed TM would result in a minimal increase in Average Daily Trips (ADT) that would not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions. These trips would be distributed on Mobility Element roadways in the

unincorporated county that were analyzed by the TIF program, some of which currently or are projected to operate at inadequate levels of service. In addition, the potential growth represented by this project was included in the growth projections upon which the TIF program is based. Therefore, with the payment of the TIF, which would be required at issuance of building permits (and is included as a required mitigation measure in the MND), it was found that all transportation related impacts could be fully mitigated. Additional information on the MND and EIR analysis, related to transportation and traffic is provided below.

Unincorporated County Traffic and LOS Standards

The EIR analysis found that implementation of the General Plan Update would result in 158 deficient roadway segments throughout the unincorporated County (including 126 Mobility Element segments). General Plan policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The EIR identified policies in the Land Use and Mobility Elements that would reduce impacts associated with unincorporated County traffic and LOS standards. The applicable policies are LU-5.1, LU-10.4, LU-11.8, LU-12.2, M-1.1, M-1.3, M-2.1, M-2.3, M-3.1, M-3.2, M-4.2, M-5.1, M-5.2, M-9.1, and M-9.2. The concepts and requirements outlined in these policies include land use planning techniques to reduce vehicle trips, limiting high-traffic uses in rural and semi-rural areas, encouraging land uses that would reduce employee vehicle trips, requiring development to mitigate significant impacts to existing levels of service (LOS) for public roads, planning for an interconnected road network, establishing LOS criteria, encouraging alternative transportation, and applying appropriate road standards to future development.

In addition to the General Plan policies, the following mitigation measures were identified, to partially reduce impacts.

- **Tra-1.1** – Coordinate with SANDAG and adjacent cities during updates to the Regional Transportation Plan (RTP) to identify a transportation network that maximizes efficiency, enhances connectivity between different modes of travel, and minimizes impacts when locating new freeways and State highways.

According to the San Dieguito Community Plan, transit facilities, including transit stops and a park-and-ride facility, if provided, shall be located adjacent to areas with higher residential densities to encourage more efficient transit and automobile use. Such facilities shall be coordinated with the Department of Public Works, SANDAG and the Metropolitan Transit Development Board.

- **Tra-1.2** – Coordinate with Caltrans and adjacent jurisdictions during planning and design for improvements to the freeway and State highway network.

The County is actively involved in regional planning forums, interjurisdictional reviews, and collaboration with tribes and adjacent jurisdictions.

- **Tra-1.3** – Implement the County Public Road Standards during review of new development projects. Also revise the Public Road Standards to include a range of road types according to Regional Category context.
- **Tra-1.4** – Implement and revise as necessary the County Guidelines for Determining Significance for Transportation and Traffic to evaluate adverse environmental effects of projects and require mitigation when significant impacts are identified.

For the TM project, traffic mitigation was required in the form of required payment of the Transportation Impact Fee (TIF) at the building permit stage. If the current entitlements were abandoned, in favor of a new Subdivision

proposal, the impacts to traffic would likely be found potentially significant, requiring road improvements or payment of the TIF, in order to reduce potential impacts to below the significance level.

- **Tra-1.5** – Implement the Congestion Management Strategies identified in the RTP and require large projects to mitigate impacts to State highways and freeways.
- **Tra-1.6** – Develop project review procedures to require large commercial and office development to use Transportation Demand Management Programs to reduce single-occupant vehicle traffic generation and to prepare and forward annual reports to the County on the effectiveness of the program.
- **Tra-1.7** – Implement the San Diego County TIF Ordinance, which defrays the costs of constructing planned transportation facilities necessary to accommodate increased traffic generated by future development.

As noted above, mitigation for the TM project included a requirement for payment of the TIF at the building permit stage, to mitigate traffic impacts.

Adjacent Cities Traffic and Level of Service (LOS) Standards

The EIR analysis found that implementation of the General Plan Update would result in roadway segments in adjacent cities exceeding the LOS standards established by the applicable jurisdiction. General Plan policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The EIR identified policies in the Land Use and Mobility Elements that would reduce impacts associated with adjacent cities traffic and LOS standards. Policies LU-5.1, LU-10.4, LU-11.8, LU-12.2, M-1.1, M-1.2, M-1.3, M-2.1, M-2.2, M-2.3, M-3.1, M-3.2, M-4.2, M-5.1, M-5.2, M-9.1, and M-9.2 (each discussed in the sub-category above) are applicable in this sub-category. In addition, policies M-4.3 and M-4.6 are also applicable. These two policies call for the design of public roads in Semi-Rural and Rural Lands to be consistent with community character, and interjurisdictional coordination in road design and road improvements. In addition to the mitigation measures noted for unincorporated County traffic and LOS standards, the following mitigation measure would reduce impacts to adjacent cities traffic and LOS standards.

- **Tra-2.1** – Establish coordination efforts with other jurisdictions when development projects will result in a significant impact on city roads. When available, use the applicable jurisdiction's significance thresholds and recommend mitigation measures to evaluate and alleviate impacts.

Rural Road Safety

The EIR analysis found that implementation of the General Plan Update would result a Mobility Element Network that utilizes existing roadways with horizontal and vertical curves that are sharper than those allowed in current road standards. In addition, the analysis found that changes in traffic patterns associated with the new Mobility Element Network may pose an increased risk to pedestrians and bicyclists. General Plan policies and mitigation measures were identified to partially reduce impacts, but not to below a level of significance. The EIR identified policies in the Land Use and Mobility Elements that would reduce impacts associated with rural road safety. In addition to M-4.3 and M-9.1 (discussed above), the applicable policies are LU-2.8, LU-6.10, M-4.4, and M-4.5. These policies include protecting people and property from hazards, requiring adequate emergency access in road design, requiring context sensitive road design, and exploring operational improvements that increase the effective vehicular capacity of public roads. In addition to mitigation measures Tra-1.3, Tra-1.4, and Tra-1.7 (each discussed above), the following mitigation measure would partially reduce impacts.

- **Tra-3.1** – Coordinate with SANDAG to obtain funding for operational improvements to State highways and freeways in the unincorporated area.

Emergency Access

The EIR analysis found that implementation of the General Plan Update would not alleviate emergency access impacts associated with existing inadequate roadway widths, dead end roads, and gated communities. General Plan policies and mitigation measures were identified that would reduce impacts to below a level of significance. The EIR identified policies in the Land Use and Mobility Elements that would reduce impacts associated with emergency access. Policies LU-2.8, LU-6.10, LU-12.2, M-1.2, M-3.3, and M-4.4 are discussed above in this transportation/traffic section, and were found to reduce impacts in this sub-category. In addition, policies S-3.4, S-3.5, and S-14.1 would also reduce impacts. These policies require planning for development where emergency services are available or planned, require development to provide additional access roads when necessary for the safe access of emergency vehicles and resident evacuation, and require development to provide road connections to reduce emergency response times, when feasible. In addition to Tra-1.3, Tra-1.4, and Tra-1.7, the following mitigation measures would reduce impacts to emergency access.

- **Tra-4.1** – Update Community Plans to identify local public road and fire access road networks and pedestrian routes as appropriate.
- **Tra-4.2** – Implement the Building and Fire Codes to ensure there are adequate service levels in place associated with the construction of structures and their accessibility and egress.
- **Tra-4.3** – Implement and revise as necessary the County Guidelines for Determining Significance for Wildland Fire and Fire Protection to evaluate adverse environmental effects of projects. Require fire protection plans to ensure the requirements of the County Fire Code and other applicable regulations are being met.

These Guidelines provide the triggers for requiring Fire Protection Plans and detail design standards to help mitigate impacts associated with wildland fires emergency access issues.

- **Tra-4.4** – Implement and revise as necessary the Subdivision Ordinance to ensure that proposed subdivisions meet current design and accessibility standards.

Parking Capacity

The EIR analysis found that the Land Use designations would have the potential to require modifications to existing County parking regulations. General Plan policies and mitigation measures were identified that would reduce impacts to below a level of significance. The EIR identified policies in the Mobility Element that would reduce impacts associated with parking capacity. The applicable policies are M-8.6, M-9.3, M-9.4, and M-10.1 through M-10.4. These policies seek to improve regional opportunities for park-and-ride facilities, encourage preferred parking for carpools and electric cars, requiring developers to contribute to the development of park-and-ride facilities, set standards for parking capacity and design, provide for sufficient parking capacity that is consistent with the use type, supporting shared parking, and encouraging maximizing on-street parking in town centers. In addition to mitigation measures Tra-1.4 and Tra-1.5 (discussed above), the following mitigation measures were found to reduce impacts associated with parking capacity.

- **Tra-5.1** – When updating the Zoning Ordinance, review and revise parking regulations for senior housing and affordable housing, utilizing data from studies conducted for these groups.
- **Tra-5.2** – Prepare town center plans for village areas that incorporate shared parking facilities and include in Community Plans or other appropriate documents.
- **Tra-5.3** – Revise the Public Road Standards to include standards for the provision of parallel and diagonal on-street parking, according to Regional Category.

Alternative Transportation

The EIR analysis found that existing alternative transportation plans may require updating to account for the shifting of densities associated with the General Plan Update, which could result in adverse impacts from any inconsistencies with plans existing prior to the General Plan Update. General Plan policies and mitigation measures were identified to reduce impacts in this sub-category to below a level of significance. The EIR identified policies in the Land Use and Mobility Elements that would reduce impacts associated with alternative transportation. In addition to policies LU-5.1, M-3.1, M-3.2, M-4.3, M-8.6, M-9.2, and M-9.4 (each discussed above), the following policies are also applicable to alternative transportation: LU-5.4, LU-5.5, LU-9.8, LU-11.6, M-8.1 through M-8.5, M-8.7, M-8.8, and M-11.1 through M-11.7. Mitigation measures Tra-5.1 and Tra-5.2 were discussed above, and were also found to reduce impacts to alternative transportation planning. In addition, the following mitigation measures would apply.

- **Tra-6.1** – During community plan updates, establish policies and design guidelines that encourage commercial centers in compact walkable configurations and discourage ‘strip’ commercial development.
- **Tra-6.2** – Establish comprehensive planning principles for transit nodes such as the Sprinter Station located in North County Metro.
- **Tra-6.3** – Locate County facilities near transit facilities, whenever feasible.
- **Tra-6.4** – Coordinate with SANDAG, Caltrans, and tribal governments to maximize opportunities to locate park and ride facilities.
- **Tra-6.5** – Coordinate with SANDAG, Caltrans, and transit agencies to expand the mass transit opportunities in the unincorporated County and to review the location and design of transit stops. Establish a DPLU (now PDS) to ensure land use issues are being addressed.
- **Tra-6.6** – Review the improvement plans for railroad facilities in the unincorporated County.
- **Tra-6.7** – Implement and revise every five years, or as necessary, to identify a long range County bicycle network and qualify for State or other funding sources. Coordinate revisions to the County Bicycle Transportation Plan with the County Trails Program.
- **Tra-6.8** – Coordinate with SANDAG in the development of a Regional Bicycle Plan to ensure consistency with County transportation plans. Coordinate revisions to the SANDAG Regional Bicycle Plan with the County Trails Program.
- **Tra-6.9** – Implement and revise as necessary the County Trails Program for trail development and management. Implement and revise as necessary the Community Trails Master Plan, which incorporates adopted individual community trail and pathway plans, based on community goals, policies, and implementation criteria.

Summary

If a new Tentative Map is proposed in the future under the proposed Land Use designations, all applicable mitigation measures related to transportation and traffic from the General Plan EIR would be applied to a future development proposal. As a prior environmental analysis for TM 5278 considered development of five units on the 19-acre property and found no significant impacts to transportation and traffic, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts that could not be fully mitigated with the imposition of existing General Plan EIR mitigation measures. Mitigation for all impacts is ensured either through application of General Plan EIR mitigation measures or mitigation measures and regulations/guidelines compliance imposed with TM 5278 that would apply if the property owner chooses to develop under existing entitlements.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to transportation and traffic because:

1. In the 33-acre study area, the Land Use designation change would not result in any new development potential, based on existing parcelization and slope constraints.
2. In the 19-acre PSR area, a prior project level environmental analysis found that development of the property with five lots would result in impacts to transportation and traffic that could be fully mitigated. It is not anticipated that the Land Use designation change would result in any additional subdivision potential or additional trips beyond what was analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to transportation and traffic including: unincorporated County traffic and LOS standards, adjacent cities traffic and LOS standards, rural road safety, emergency access, parking capacity, and alternative transportation. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-categories of unincorporated County traffic and LOS standards, adjacent cities traffic and LOS standards, and rural road safety would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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

The current PSR GPA differs from the previously approved project in that it would change the previously analyzed General Plan Land Use designation of Semi-Rural 4 (SR-4) to Semi-Rural 2 (SR-2) on 37.5 acres of a 52-acre area in San Dieguito referred to as PSR SD2. The SD2 PSR includes a 19-acre PSR area and a 33-acre study area, for a combined area of 52 acres. The PSR area contains one 19-acre parcel that is the site of an approved Tentative Map to subdivide the parcel into five lots. This parcel is currently designated SR-4. With the proposed project, 11 acres in the southern portion of this parcel would change to SR-2, and the remaining 8 acres (area of one of the proposed parcels in the approved TM) would remain SR-4. The study area includes 10 parcels, currently designated SR-4, that are being analyzed with the project for mapping consistency. In the study area, 9 parcels (26.5 acres) would change to SR-2 and the northernmost parcel (6.5 acres) would remain SR-4, for consistency with the adjacent area of the PSR parcel that would remain SR-4, and adjacent parcels not subject to proposed changes, which are also, designated SR-4. The SR-4 designation allows a maximum density of 1 dwelling unit per 4 acres in the areas less than 25% slope, 1 unit per 8 acres in the areas of 25% to less than 50% slope, and 1 unit per 16 acres in the areas of 50% and greater slope. The SR-2 designation allows a maximum density of 1 dwelling unit per 2 acres in the areas less than 25% slope, 1 unit per 4 acres in the areas of 25% to less than 50% slope, and 1 unit per 8 acres in the areas of 50% and greater slope. The proposed changes would not change the existing zoning use regulation; however, the minimum allowable lot size would change from the existing combination of 2 and 4 acres to only 2 acres throughout the area subject to the change. Although the proposed SR-2/SR-4 Land Use designation scenario would allow more intense development than the current SR-4 only (five lots rather than three in the PSR area), the area of the PSR was analyzed as part of an approved TM for which a MND was adopted. As the MND found that there would not be any significant impacts from development of the PSR area with five lots, and the Land Use designation change is not anticipated to result in additional subdivision potential beyond what was approved with the TM, it can be seen with certainty that development at the proposed intensity could be fully mitigated. In addition, the change to SR-2 for 9 of the 10 study area parcels would not result in additional subdivision potential in the 33-acre study area.

The proposed new lots approved with the TM would rely on imported water and on-site wastewater systems (OSWS). Considering the lack of additional subdivision potential resulting from the Land Use designation change in the study area, there would be no additional demand for imported water supplies or wastewater treatment facilities and sewer systems. California Water Code Section 13282 allows RWQCBs to authorize a local public agency to issue permits for 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.” The project was reviewed by DEH and found to be in conformance with requirements for on-site wastewater systems, and the proposed changes would not result in new impacts. In addition, the change would not result in new impacts associated with exceeding landfill capacities or stormwater drainage facility capacities as the project would not increase development potential in the study area and would be consistent with the development intensity that was analyzed in the MND.

Additional detail on the previous EIR analysis and MND analysis, related to utilities and service systems is provided below.

Wastewater Treatment Requirements

The EIR analysis found a less than significant impact to wastewater treatment requirements, with the incorporation of General Plan policies and mitigation measures. The designation change would not result in new impacts associated with wastewater treatment requirements because development would rely on on-site wastewater systems (OSWS, or septic) that would require DEH review and approval (as noted above), for adherence to current standards. The implementation of General Plan mitigation measures would not be required, in order to avoid new impacts, as these mitigation measures are related to wastewater treatment facilities that would serve more than one property.

New Water and Wastewater Facilities

The EIR analysis found that development of the Land Use designations of the General Plan Update would increase demand for water and wastewater services, thus requiring the construction of new facilities. General Plan policies and mitigation measures were identified that would reduce impacts to below a level of significance. The EIR identified policies in the Land Use and Housing Elements that would reduce impacts associated with new water and wastewater facilities. The applicable policies are LU-1.2, LU-4.3, and H-1.3. These policies involve prohibiting leapfrog development that would require the construction of new infrastructure facilities, require consideration of plans in adjacent jurisdictions, and encourage housing near existing public infrastructure. In addition, the following mitigation measures were found to reduce impacts.

- **USS-2.1** – Revise Board Policy I-63 to minimize leapfrog development and to establish specific criteria for GPAs proposing expansion of areas designated Village regional category.

The current GPA does not propose expansion of the Village regional category. In addition, the proposed Land Use designation change would not result in leapfrog development, due to adjacent densities. See Attachment A – “PSR SD2 General Plan Conformance Findings” for additional discussion.

- **USS-2.2** – Perform CEQA review on privately-initiated water and wastewater facilities and review and comment on water and wastewater project undertaken by other public agencies to ensure that impacts are minimized and that projects are in conformance with County plans.
- **USS-2.3** – Implement, and revise as necessary, the Green Building Program to encourage project designs that incorporate water conservation measures, thereby reducing the potential demand for new water purveyors with the buildout of the General Plan Update.

Sufficient Stormwater Drainage Facilities

The EIR analysis found that the Land Use designations of the General Plan Update would result in the need to construct new stormwater facilities. General Plan policies and mitigation measures were identified that would reduce impacts to below a level of significance. The EIR

identified policies in the Land Use and Conservation and Open Space Elements that would reduce impacts associated with sufficient stormwater drainage facilities. The applicable policies are LU-6.5, LU-6.9, and COS-4.3. These policies require sustainable stormwater management, development conformance with topography, and utilization of natural drainage patterns to reduce environmental impacts associated with stormwater facility development. In addition, the following mitigation measures were found to reduce impacts.

- **USS-3.1** – Amend the Subdivision Ordinance to add additional design requirements for subdivisions that encourage conservation oriented design. Also amend it to require new residential development to be integrated with existing neighborhoods by providing connected and continuous road, pathway/trail and recreation/open space networks. This will reduce scattered development footprints and increase pervious surfaces in site design, thereby minimizing the need for new stormwater drainage facilities.
- **USS-3.2** – Prepare Subdivision Design Guidelines that establish a process to identify significant resources on a project site, identify the best areas for development and create a conservation oriented design for both the project and open space areas.

In order to guide subdivision development in rural areas, the County has developed Residential Subdivision Design Guidelines, to coincide with the Conservation Subdivision program, what was part of the General Plan Update.

- **USS-3.3** – Use the County Guidelines for Determining Significance for Surface Water Quality and Hydrology to identify adverse environmental effects on water quality.
- **USS-3.4** – Implement the LID handbook and establish LID standards for new development to minimize runoff and maximize infiltration.
- **USS-3.5** – Evaluate the environmental effects of all proposed stormwater drainage facilities and ensure that significant adverse effects are minimized and mitigated.

Adequate Water Supplies

The EIR analysis found that buildout of the General Plan Land Use designations could result in development with an inadequate water supply, including effects on imported water entitlements and on groundwater supplies. General Plan policies and mitigation measures were identified to reduce potential impacts, but not to below a level of significance. The EIR identified policies in the Land Use and Conservation and Open Space Elements that would reduce impacts associated with adequate water supplies. The General Plan policies that would apply are LU-8.1, LU-8.2, LU-13.1, LU-13.2, COS-4.1 through COS-4.4, COS-5.2, and COS-5.5. These policies include prohibiting development from exacerbating groundwater overdraft conditions, coordination of water infrastructure planning with land use planning, requiring identification of adequate water resources prior to development approval, requiring efficient technologies and conservation efforts to reduce potable water waste, requiring efficient irrigation systems, requiring appropriate measures to avoid groundwater contamination, maximizing stormwater filtration, and minimizing impervious surfaces. In addition, the following mitigation measures would apply in this sub-category.

- **USS-4.1** – Review General Plan Amendments for consistency with the goals and policies of the General Plan. This shall include designating groundwater dependent areas with land use density/intensity that is consistent with the long-term sustainability of groundwater supplies; locating commercial, office, civic and industrial development in villages, town centers or at transit nodes; and ensuring that adequate water supply is available for development projects that rely on imported water.

- **USS-4.2** – Implement, and revise as necessary, the County Green Building Program with incentives for development that is energy efficient and conserves resources, including both groundwater and imported water.
- **USS-4.3** – Implement Policy I-84 requiring discretionary projects obtain water district commitment that water services are available. Also implement and revise as necessary Board Policy G-15 to conserve water at County facilities.
- **USS-4.4** – Implement the Groundwater Ordinance to balance groundwater resources with new development and implement and revise as necessary the Watershed Ordinance to encourage the removal of invasive species to restore natural drainage systems, thereby improving water quality and surface water filtration. Also revise the Ordinance Relating to Water Efficient Landscaping (Water Conservation in Landscaping Ordinance) to further water conservation through the use of recycled water.
- **USS-4.5** – Use the County Guidelines for Determining Significance for Groundwater Resources, Surface Water Quality, and Hydrology to identify and minimize adverse environmental effects on groundwater resources.
- **USS-4.6** – Establish a water credits program between the County and the Borrego Water District to encourage an equitable allocation of water resources.

This program for water credits in the Borrego Valley was implemented through a Memorandum of Agreement between the County and the Borrego Water District, and updates to the County's Groundwater Ordinance, which were approved in 2013.

- **USS-4.7** – Coordinate with the San Diego County Water Authority and other water agencies to coordinate land use planning with water supply planning and support continued implementation and enhancement of water conservation programs.

Adequate Wastewater Facilities

The EIR analysis found that the build out of the General Plan Land Use designation may result in inadequate capacity in the existing wastewater system to serve demand. General Plan policies and mitigation measures were identified that would reduce impacts to below a level of significance. The applicable policy is LU-4.3, which requires consideration of the projects and plans in neighboring jurisdictions, in planning for the unincorporated County. The mitigation measures identified for wastewater treatment requirements would also apply to this sub-category.

Sufficient Landfill Capacity

The EIR analysis found that development of the General Plan Land Use designations could result in the potential for certain areas to be served by a landfill with insufficient capacity to accommodate the solid waste disposal needs. General Plan policies and mitigation measures were identified that would reduce potential impacts to sufficient landfill capacity, but not to below a level of significance. The EIR identified policies in the Land Use and Conservation and Open Space Elements that would partially reduce impacts associated with sufficient landfill capacity. In addition to policies LU-12.1 and LU-12.2 (discussed above) the following policies are also applicable: LU-16.1, LU-16.2, LU-16.3, COS-17.1 through COS-17.4, COS-17.6, COS-17.7, and COS-17.8. These policies encourage recycling facilities, and require landfill waste management, composting, methane recapture, and recycling. In addition, the following mitigation measures would partially reduce impacts.

- **USS-6.1** – Participate in interjurisdictional reviews to gather information on and provide comments on plans of incorporated jurisdictions and public agencies in the region. Also work with jurisdictions in the County to facilitate regulations to site recycling facilities.
- **USS-6.2** – Review all plans for large scale projects and planned developments to ensure there is space allocation for on-site storage to separate recyclable solid waste.
- **USS-6.3** – Promote and enforce the Management of Solid Waste Ordinance requiring mandatory recycling. Evaluate the Zoning Ordinance and other County ordinances, codes and policies to allow the development of the most environmentally sound infrastructure for solid waste facilities including recycling, reuse and composting businesses. Also implement the Zoning Ordinance requirements for a Major Use Permit for new landfills to ensure the facilities are sited in accordance with the San Diego County Integrated Waste Management Plan (IWMP).
- **USS-6.4** – Promote the use of Board Policy B-67 requiring the County to purchase products containing recycled and recyclable materials.
- **USS-6.5** – Regulate refuse hauling companies through County Franchise hauler Agreement permits. Coordinate with solid waste facility operators to extend and/or expand existing landfill capacity by encouraging on-site materials diversion options. Also develop incentives to encourage pilot projects with unincorporated area landfills to use anaerobic digesters to process organic materials currently being landfilled.
- **USS-6.6** – Permit and regulate solid waste operators and closed solid waste disposal sites to ensure compliance with California Code of Regulations and Titles 14 and 27.
- **USS-6.7** – Maintain and monitor inactive solid waste disposal sites to ensure compliance with all applicable environmental regulations. Also establish additional compatible uses for inactive solid waste sites, where possible, that generate cost-saving revenue and provide desirable community resources.
- **USS-6.8** – Conduct recycling and composting public education programs for residents, schools, and businesses. Develop programs to assist farmers, residents, and businesses to divert organic materials. Also encourage the County and private contractors and developers to practice deconstruction and recycling of construction, demolition, and land clearing debris.

Solid Waste Regulations

The EIR found that future development in accordance with the General Plan Land Use designations would be required to comply with federal, State, and local solid waste regulations. Therefore, impacts in this sub-category would be less than significant. No General Plan policies or mitigation measures were required to reach a finding of a less than significant impact.

Energy

The EIR analysis found that build out of the General Land Use designations would result in the need for new or expanded energy facilities, and the corresponding potential for significant environmental impacts. General Plan policies and mitigation measures were identified to reduce impacts to below a level of significance. The EIR identified policies in the Conservation and Open Space Element that would reduce impacts associated with energy. The relevant policies are COS-14.7, and COS-15.1 through COS-15.5. These policies encourage energy efficiency, the use of alternative energy sources, requiring green building standards in County facilities, and encouraging conservation through energy efficiency audits. In addition, the following mitigation measures were found to reduce impacts.

- **USS-8.1** – Implement, and revise as necessary, the County Green Building Program through incentives for development that is energy efficient and conserves resources.
- **USS-8.2** – Revise Board Policy F-50 to strengthen the County's commitment and requirement to implement resource-efficient design and operations for County funded renovation and new building projects. Also revise Board Policy G-15 to require County facilities to comply with Leadership in Energy and Environmental Design (LEED) standards or other Green Building rating systems.
- **USS-8.3** – Revise Board Policy G-16 to require the County to:
 - Adhere to the same or higher standards it would require from the private sector when locating and designing facilities concerning environmental issues and sustainability; and
 - Require government contractors to use low emission construction vehicles and equipment.
- **USS-8.4** – Prepare a County Climate Action Plan with a baseline inventory of greenhouse gas emissions from all sources; greenhouse gas emissions reduction targets and deadlines, and enforceable greenhouse gas emissions and reductions measures.

The Climate Action Plan has been prepared, approved by the County Board of Supervisors, and is currently being implemented.

Summary

If a new Tentative Map is proposed in the future under the proposed Land Use designations, all applicable mitigation measures related to utilities and service systems from the General Plan EIR would be applied to a future development proposal. As a prior environmental analysis for TM 5278 considered development of five units on the 19-acre property and found no significant impacts associated with utilities and service systems, it can be seen with certainty that the Land Use designation change would not result in new or more severe impacts that could not be fully mitigated with the imposition of existing General Plan EIR mitigation measures. Mitigation for all impacts is ensured either through application of General Plan EIR mitigation measures or ordinance/code/guidelines compliance measures imposed with TM 5278 that would apply if the property owner chooses to develop under existing entitlements.

In summary, although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts associated with utilities and service systems because:

1. In the 33-acre study area, the Land Use designation change would not result in any new development potential, based on existing parcelization and slope constraints.
2. In the 19-acre PSR area, a prior project level environmental analysis found that development of the property with five lots would not result in any significant impacts associated with utilities and service systems. It is not anticipated that the Land Use designation change would result in any additional subdivision potential, beyond the five proposed lots analyzed in the MND.

When compared to the project analyzed in the MND prepared for the TM, and when compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to utilities and service systems, including: wastewater treatment requirements, new water or wastewater treatment facilities, sufficient stormwater drainage facilities, adequate water supplies, adequate wastewater facilities, sufficient landfill capacity, solid waste regulations, and energy. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-categories

of adequate water supplies and sufficient landfill capacity would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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

Attachments

- A. PSR SD2 – General Plan Conformance Findings
- B. Mitigated Negative Declaration for 3100 5278 (TM); Anderson Tentative Map, dated February 9, 2012
- C. Addendum to the previously adopted Mitigated Negative Declaration and previously certified Environmental Impact Report, dated March 7, 2014.

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

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

California Environmental Quality Act, CEQA Guidelines

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

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

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

County of San Diego. 2012. Mitigated Negative Declaration for Anderson Major Subdivision. Project No. TM 5278, Log No. 02-08-006. February 9, 2012. Department of Planning and Land Use.

County of San Diego. 2011. County of San Diego General Plan Update EIR. August 2011. Department of Planning and Land Use.

County of San Diego. 2011. County of San Diego General Plan Update: San Dieguito Community Plan. August 2011. Department of Planning and Land Use.

County of San Diego. 2013. County of San Diego General Plan: San Dieguito Community Plan. April 10, 2013 update. Department of Planning and Land Use.

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.*)

DTSC. 2013. Department of Toxic Substances Control. EnviroStor. August 2013.

Everett and Associates. 2011. Revised Biological Resources Letter Report Report. February 2011.

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



County of San Diego

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March 7, 2014

Environmental Findings for Property Specific Request SV17 – a General Plan Land Use Designation, Zoning Use Regulation, and Zoning Development Designators Change

Reviewed as One Component of the Property Specific Requests (NM16, RM15, SD2, & SV17) General Plan Amendment; GPA 12-012

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:

On August 3, 2011, the County of San Diego Board of Supervisors adopted a comprehensive update to the County of San Diego General Plan. The General Plan provides a consistent framework for land use and development decisions in the unincorporated County, consistent with an established community vision. The General Plan Land Use Maps set the Land Use designations, and corresponding densities, for all of the land in the unincorporated County.

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 program EIR evaluated the impact of changing Land Use designations throughout the unincorporated area, including in the area covered by the Property Specific Request (PSR) SV17. The certified Program EIR found that in the subject areas of aesthetics, agricultural resources, air quality, biological resources, hazards and hazardous materials, hydrology and water quality, mineral resources, noise, public services, transportation and traffic, and utilities and service systems there would be significant and unavoidable impacts, even with the implementation of mitigation measures. The Program EIR found that in the subject areas of geology/soils and population/housing

there would be no potentially significant impacts. The Program EIR found that all impacts would be mitigated below a level of significance for the following subject areas: cultural and paleontological resources, land use and planning, recreation, and climate change. For those areas in which environmental impacts remained significant and unavoidable, even with the implementation of mitigation measures, statements of overriding considerations were adopted.

The SV17 Property Specific Request (PSR) involves eight parcels totaling 6.4 acres, in the Spring Valley Community Planning Area of the unincorporated County. The properties are located approximately ½ mile north of Jamacha Road and ¾ mile east of State Route 125 (SR-125). As can be seen in the maps below in Figure 1, there is one larger, 4.6-acre parcel, and seven smaller parcels that total 1.8 acres. The General Plan Land Use designation of the larger parcel is Semi-Rural 1 (SR-1). The SR-1 designation allows one dwelling unit per acre in the areas less than 25% slope, one dwelling unit per 2 acres in the areas of 25% to less than 50% slope, and one dwelling unit per 4 acres in the areas of 50% or greater slope. The Land Use designation of the seven smaller parcels is Village Residential 2.9 (VR-2.9). The VR-2.9 designation allows 2.9 dwelling units per acre.

In addition to these adopted Land Use designations, the General Plan EIR analyzed four different Land Use Map alternative scenarios for potential impacts: the Draft Land Use Map, the Referral Map, the Environmentally Superior Map, and the Hybrid Map. In each of these map alternatives, Village Residential 7.3 (VR-7.3) was analyzed for the larger parcel and the northern half of the 1.8-acre area of smaller parcels; and Village Residential 24 (VR-24) was analyzed for the southern half of the 1.8-acre area of smaller parcels. VR-7.3 allows 7.3 units per acre, and VR-24 allows 24 units per acre.

As the General Plan EIR was a program EIR, it did not include a property-specific analysis for each environmental subject area. The Program EIR analysis assumed impacts based on the maximum allowable development within each Land Use designation. For the PSR SV17 area, the Program EIR assumed impacts based on the maximum allowable development under the higher density Land Use designation scenario outlined in the alternative maps. The previously certified Program EIR is available at <http://www.sdcounty.ca.gov/pds/gpupdate/environmental.html>.

2. Lead agency name and address:
County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 310
San Diego, CA 92123
 - a. Contact: Kevin Johnston, Project Manager
 - b. Phone number: (858) 694-3084
 - c. Email: kevin.johnston@sdcounty.ca.gov
3. Project applicant's name and address:
County of San Diego, Planning & Development Services

5510 Overland Avenue, Suite 310
San Diego, CA 92123

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

YES

NO

The current Property Specific Request (PSR) General Plan Amendment (GPA) and Rezone differs from the previously approved project in that it would change the General Plan Land Use designations on each of the eight parcels in the PSR area, and it would change the zoning use regulation and certain zoning development designators on some of the parcels.

Under the existing General Plan (see Figure 1 below), there are two Land Use designations in the 6.4-acre area. The largest parcel on the east, adjacent to Grand Avenue is 4.6 acres, and is designated Semi-Rural 1 (SR-1), with an associated density of 1 unit per acre in the areas under 25% slope, 1 unit per two acres in the areas of 25% to less than 50% slope, and 1 unit per four acres in the areas of 50% or greater slope. The seven smaller parcels on the western side of the area total 1.8 acres, and are designated Village Residential 2.9 (VR-2.9), with an associated density of 2.9 units per acre. The existing zoning on the properties includes RR (Rural Residential) on the eastern parcel, RV (Residential Variable) on the northern half of the western group of parcels, and RU (Residential Urban) on the southern half of the western group of parcels. The current zoning minimum lot size on these parcels includes 1 acre, 15,000 square feet, and 6,000 square feet.

The current project includes a land use designation change for the 4.6-acre eastern parcel from SR-1 to VR-4.3, with an associated density of 4.3 units per acre. In addition, the seven western parcels are proposed to change from VR-2.9 to VR-7.3, with an associated density of 7.3 units per acre. The zoning use regulation on each of the parcels would change to RV (Residential Variable) with a 6,000 square-foot minimum lot size, typical of the proposed RV zoning and the proposed densities associated with VR-4.3 and VR-7.3. The building type would go from a combination of 'L' (in the areas currently zoned RU) and 'K,' to K only. The L building type is typical of the RU zoning and provides additional allowances for non-residential structures. The K building type is typical of the proposed RV zoning. Finally, the height designator would change from a combination of 'C' (in the areas currently zoned RV and RR) and 'G,' to G only. The C height designator allows a maximum of 2 stories and 25 feet, and the G height designator allows a maximum of 2 stories and 35 feet. The G height designator is most prevalent in the unincorporated County and is typical of the outer edges of the Village Regional Category, like the subject area. See Figure 1 below for a graphic of the proposed changes.

With the proposed Land Use designation changes, the entire 6.4-acre area would have a maximum density potential of 30 units. That constitutes an increase of 21 units over the current maximum density potential of 9 units. However, based on the Land Use designation scenario included in the General Plan EIR alternatives (mix of VR-24 and VR-7.3 discussed

above), the General Plan EIR analyzed a maximum potential density of 61 units. In other words, the General Plan EIR analyzed a density potential of more than double the density potential proposed with the current project.



Figure 1: PSR SV17 - Proposed General Plan and Zoning Changes

5. 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 Emissions
- Hazards & Haz Materials
- Hydrology & Water Quality
- Land Use & Planning
- Mineral Resources
- Noise
- Population & Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities & Service Systems
- 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 previous 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 EIR is adequate 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 SUBSEQUENT or SUPPLEMENTAL EIR is required.



Signature

March 7, 2014

Date

Kevin Johnston

Printed Name

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 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 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 current project includes a Land Use designation change for eight parcels totaling 6.4 acres. The 4.6-acre eastern parcel would change from SR-1 to VR-4.3, with an associated density of 4.3 units per acre. In addition, the each of the seven western parcels would change from VR-2.9 to VR-7.3, with an associated density of 7.3 units per acre. The zoning use regulation on each of the parcels would be RV (Residential Variable) with a 6,000 square foot minimum lot size. The building type would go from a combination of 'L' (in the areas currently zoned RU) and 'K,' to K only. The L building type is typical of the RU zoning and provides additional allowances for non-residential structures. The K building type is typical of the proposed RV zoning. Finally, the height designator would change from a combination of 'C' (in the areas currently zoned RV and RR) and 'G,' to G only. The C height designator allows a maximum of 2 stories and 25 feet, and the G height designator allows a maximum of 2 stories and 35 feet. The G height designator is most prevalent in the unincorporated County and is typical of the outer edges of the Village Regional Category, like the subject area. See Figure 1 for a graphic of the proposed changes.

When compared to the existing General Plan, the proposed Land Use designation changes would result in a potential density of 30 units or a 21 unit increase over the existing General Plan. However, one of the General Plan EIR alternatives analyzed a mix of VR-24 and VR-7.3 with a maximum density potential of 61 units for the project area. Therefore, the potential density associated with the proposed changes would be within the scope of the General Plan EIR, as the project proposes less than half of the maximum density analyzed as part of the alternatives analysis. The zoning use regulation changes would not result in any new 'by right' uses, but

would potentially allow additional uses with issuance of a discretionary permit, that would require subsequent environmental review.

A few aspects of the proposed changes are directly related to aesthetic resources. The height designator on some of the parcels could change from 'C' to 'G,' resulting in an increase in the allowed height from 25 feet to 35 feet. This change would be consistent with the existing community character and aesthetics because most of the surrounding area is subject to the 35-foot height maximum, and the maximum stories would not change. The lower amount of potential dwelling units in comparison to the EIR analysis would result in reduced potential impacts from increased scale, bulk, and loss of viewshed. All of the subject parcels currently have a 'B' special regulation designator, per zoning. This would not change with the proposed zoning changes associated with the current project. The B designator requires compliance with the Design Guidelines for Spring Valley. This compliance will assure that the architecture, spacing of buildings, parking design, and landscape screening, among other aesthetic features, would be consistent with the desired aesthetic community character outlined in the Design Guidelines.

Additional detail on the previous EIR analysis, related to aesthetics is provided below.

Scenic Vistas and Scenic Resources

Implementation of the General Plan Update was found have the potential to result in the obstruction, interruption, or detracting of a scenic vista as a result of future development activity. In addition, implementation of the General Plan Update would have the potential to impact scenic resources through the removal or substantial adverse change of features that contribute to the valued visual character or image of an area. General Plan Update policies and mitigation measures were identified that would reduce impacts to below a level of significance. The General Plan Update EIR included policies in the Land Use, Mobility, and Conservation and Open Space Elements to reduce impacts to scenic vistas and scenic resources. The relevant policies are LU-6.2, LU-6.3, LU-6.4, LU-6.6, LU-6.7, LU-6.9, LU-10.1, LU-10.2, M-2.3, COS-11.1, COS-11.2, COS-11.3, COS-11.4, COS-11.5, COS-11.6, COS-11.7, COS-12.1, and COS-12.2. The concepts and requirements covered in these policies include conservation-oriented site design, minimizing visual impacts through site design, preservation and integration of natural features, development conformance with topography, environmentally sensitive road design, and coordination with other jurisdictions, agencies, and private organizations to preserve visual resources.

In addition, the following mitigation measures identified in the EIR were found to mitigate the potentially significant impacts related to scenic vistas and scenic resources, as follows:

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

This mitigation measure is directly related to General Plan Amendments. As discussed in this document, this PSR GPA has been reviewed in relation to this mitigation measure, for General Plan conformance. The proposed changes would not result in new significant impacts to scenic vistas.

- **Aes-1.2** – Protect sensitive biological habitats and species through regulations that require avoidance and mitigation of impacts. Existing programs include the County MSCP and associated BMOs, RPO, and CEQA

Guidelines. While protecting biological resources, these programs also preserve natural open space that contributes to the quality of many of the County's scenic vistas.

The regulations contained in these ordinances, plans, and guidelines serve to protect biological resources, steep slopes, wetlands, and floodplains, among other resources. While protecting these resources, the same regulations also serve to protect the visual resources of particular areas where the valued visual character is tied to the natural features of the landscape. These regulations would be applied to any future subdivisions or other discretionary development applications on the subject properties.

- **Aes-1.3** – Amend community plans with improved vision and community character statements to ensure that new development reflects the character and visions for each individual unincorporated community. Community plans are used to review development projects (including General Plan Amendments). These reviews are implemented by State law, County policy and procedures, the Subdivision Ordinance, Zoning Ordinance findings for certain permits, CEQA compliance, etc. The community plans also serve as the foundation for more detailed implementing regulations such as design review guidelines, Zoning box regulations, etc. Community plans are also used for the interjurisdictional review and coordination on projects conducted by other agencies.
- **Aes-1.4** – Revise the Design Review process to streamline the process, improve consistency in implementation, and update design criteria as necessary. Current components of that process include Special Area Designators, Design Review Guidelines, and the Site Plan review and approval process.
- **Aes-1.5** – Create a Conservation Subdivision Program that facilitates conservation-oriented project design.

This program was put in place with the adoption of the General Plan Update, through updates to the Zoning Ordinance, Resource Protection Ordinance, and Subdivision Ordinance. These updates provide incentives for conservation-oriented design, that in turn, helps improve protection of visual resources.

- **Aes-1.6** – Require that project approvals with significant potential to adversely affect the scenic quality of a community require community review and specific findings of community compatibility. Examples can be found in the Zoning Ordinance with the numerous special uses or exceptions allowed pursuant to Administrative and Use Permits, and Site Plans. The practice has been proved useful for reducing impacts to aesthetic resources and their usefulness will increase as community plans and design guidelines are updated pursuant to Aes-1.3 and Aes-1.4.

Any future subdivision project or other discretionary permit will be reviewed for consistency with the Spring Valley Community Plan. In addition, these types of projects will be reviewed for potential visual impacts in relation to the County's Guidelines for Determining Significance – Visual Resources, as these projects would be subject to CEQA.

- **Aes-1.7** – Develop and implement programs and regulations that preserve agricultural lands (such as the County's CEQA guidelines and the Farm Program). Most existing agricultural lands are key components of scenic vistas and community character and the preservation of these resources is critical to minimizing impacts to these resources.
- **Aes-1.8** – Continue to develop and implement programs and regulations that minimize landform alteration and preserve ridgelines and steep slopes where appropriate. Examples include the County's Grading Ordinance, RPO, and CEQA Guidelines.

Each of these examples would be applied to any future subdivisions or other discretionary projects. For example, the RPO limits the allowed encroachment into steep slope lands, based on the percentage of the lot that contains steep slopes. Open space easements are required for those areas where encroachment is not allowed. The RPO would serve to limit encroachment into the steep slope area on the larger eastern parcel in the PSR area (adjacent to Grand Avenue), thus preserving the existing visual character of that portion of the PSR area.

- **Aes-1.9** – Work with communities and other stakeholders to identify key scenic vistas, viewsheds of County scenic roads and highways, and other areas of specific scenic value. Apply Resource Conservation Area designations or other special area designators, guidelines, and tools to guide future development of parcels within these viewsheds to avoid impacts to the scenic vistas.
- **Aes-1.10** – Participate in regional planning and planning by agencies operating within or adjacent to the County to the extent practicable. This includes participation in SANDAG and other regional planning forums, reviewing and commenting on planning and environmental documents issued by other agencies, and ongoing collaboration with tribes and adjacent jurisdictions. The concepts and requirements covered in these policies include

The County is actively involved in regional planning forums, interjurisdictional reviews, and collaboration with tribes and adjacent jurisdictions.

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

These Board policies outline the process for formation of Underground Utility Districts (UUDs), and outline the process for reviewing requests for waivers of the requirements for undergrounding utilities.

Visual Character or Quality

Implementation of the General Plan Update would allow increased development densities to occur in some areas which would result in the potential degradation of the existing visual character or quality of a community. General Plan Update policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The General Plan Update EIR included policies in the Land Use, Mobility, and Housing Elements to reduce impacts to visual character or quality. The relevant policies are LU-1.4, LU-2.1, LU-2.3, LU-2.5, LU-4.1, LU-4.2, LU-4.3, LU-4.4, LU-11.2, LU-12.4, M-10.6, and H-2.1. The concepts and requirements covered in these policies include stipulations for Village expansion, updating community plans, compatibility with community character, maintaining greenbelts between communities, infrastructure compatibility with community character, and minimizing on-street parking.

In addition to the mitigation measures noted above, the following mitigation measures identified in the EIR were found to partially mitigate the significant impacts related to visual character or quality, as follows:

- **Aes-3.1** – Improve upon the County road standards or other right of way design guidelines to provide standards related to road design, parking, landscaping, and elements of the public realm that are critical to the character of a community.
- **Aes-3.2** – Implement existing and prepare new community right-of-way development standards, as appropriate, that supplement the County road standards in order to recognize the unique constraints and character of different communities.

The implementation and continuous improvement of these standards will help to mitigate the visual impacts from new roads and associated elements in the right-of-way.

Light or Glare

Implementation of the General Plan Update would have the potential to result in increased light and glare within the County that would adversely affect day or nighttime views. General Plan

Update policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The General Plan Update EIR included policies in the Conservation and Open Space Element to reduce impacts to visual light or glare. The relevant policies are COS-13.1, COS-13.2, and COS-13.3. These policies serve to restrict outdoor lighting in Semi-Rural and Rural Lands, minimize the impact of development on the dark skies surrounding the Palomar and Mount Laguna observatories, and facilitate coordination with other agencies, jurisdictions, and tribal governments to reduce light pollution.

The following mitigation measures identified in the EIR were found to partially mitigate the significant impacts related to light or glare, as follows:

- **Aes-4.1** – Coordinate with communities and stakeholders to review light pollution controls and consider amendments or expansions to those controls as determined necessary to reduce impacts to dark skies that are important to community character.
- **Aes-4.2** – Maintain light and glare regulations that minimize impacts to adjacent properties, sensitive areas, community character, observatories, and dark skies. These regulations are currently found in the Light Pollution Code and Zoning Ordinance.
- **Aes-4.3** – Participate in regional planning and planning by agencies operating within or adjacent to the County to the extent practical. This includes participation in SANDAG and other regional planning forums, reviewing and commenting on planning and environmental documents issued by other agencies, and ongoing collaboration with Native American tribes and adjacent jurisdictions.

These mitigation measures rely on existing regulations in the County Light Pollution Code and continuous improvements in light pollution control measures, in collaboration with other jurisdictions, agencies, and tribes.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to aesthetics because:

1. In the 6.4-acre PSR area, the General Plan EIR alternatives analyzed a Land Use designation scenario that would have allowed more than twice the density that is being proposed with this GPA. Therefore, the potential density associated with this GPA has been fully analyzed and is within the scope of the previous EIR.
2. In addition, future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; providing assurance that any impacts associated with future development would be fully mitigated in accordance with the EIR mitigation measures.

When compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant 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. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-categories of visual character or quality and light or glare would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

II. AGRICULTURE AND FORESTRY 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 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 current project includes a Land Use designation change for eight parcels totaling 6.4 acres. The 4.6-acre eastern parcel would change from SR-1 to VR-4.3, with an associated density of 4.3 units per acre. In addition, the each of the seven western parcels would change from VR-2.9 to VR-7.3, with an associated density of 7.3 units per acre. The zoning use regulation on each of the parcels would be RV (Residential Variable) with a 6,000 square foot minimum lot size. The building type would go from a combination of 'L' (in the areas currently zoned RU) and 'K,' to K only. The L building type is typical of the RU zoning and provides additional allowances for non-residential structures. The K building type is typical of the proposed RV zoning. Finally, the height designator would change from a combination of 'C' (in the areas currently zoned RV and RR) and 'G,' to G only. The C height designator allows a maximum of 2 stories and 25 feet, and the G height designator allows a maximum of 2 stories and 35 feet. The G height designator is most prevalent in the unincorporated County and is typical of the outer edges of the Village Regional Category, like the subject area. See Figure 1 for a graphic of the proposed changes.

When compared to the existing General Plan, the proposed Land Use designation changes would result in a potential density of 30 units or a 21 unit increase over the existing General Plan. However, one of the General Plan EIR alternatives analyzed a mix of VR-24 and VR-7.3 with a maximum density potential of 61 units for the project area. Therefore, the potential density associated with the proposed changes would be within the scope of the General Plan EIR, as the project proposes less than half of the maximum density analyzed as part of the alternatives analysis. The zoning use regulation changes would not result in any new 'by right' uses, but would potentially allow additional uses with issuance of a discretionary permit, that would require subsequent environmental review.

The PSR area does not contain Prime Farmland, Unique Farmland, Farmland of Statewide Importance, Williamson Act contracts, timberlands, or forest lands. In addition, the area is not zoned for agriculture, and there are no existing agricultural operations onsite, or in the surrounding area. Additional detail on the previous EIR analysis, related to agriculture and forestry resources is provided below.

Direct and Indirect Conversion of Agricultural Resources

Implementation of the General Plan Update was found to result in the potential direct conversion of 53,495 acres of agricultural resources to non-agricultural land uses. General Plan Update policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The General Plan Update EIR included policies in the Land Use and Conservation and Open Space Elements to reduce the potential for direct conversion of farmland. The relevant policies are: LU-6.4, LU-7.1, LU-7.2, and COS-6.4. These policies guide development to preserve existing agricultural resources, encourage acquisition and voluntary dedication of conservation easements, and promote the agricultural industry within the County to ensure the long term viability of agricultural resources. The PSR area does not contain any agricultural preserves, agricultural contracts, Farmlands of Statewide Importance, Farmlands of Local Importance, prime agricultural soils, existing agricultural operations or agricultural zoning. Due to the existing high density in the surrounding area, the PSR area would not be an ideal site for substantial agricultural operations. Therefore, the proposed changes are consistent with this policy.

The following mitigation measures identified in the EIR were found to partially mitigate the significant impacts related to direct and indirect conversion of Agricultural Resources, as follows:

- **Agr-1.1** – Implement the General Plan Regional Category map and Land Use maps which protect agricultural lands with lower density Land Use designations that will support continued agricultural operations.

This mitigation measure is directly related to General Plan Amendments. As discussed in this document, this PSR GPA has been reviewed in relation to this mitigation measure, for General Plan conformance.

- **Agr-1.2** – Develop and implement programs and regulations that protect agricultural lands (such as CEQA guidelines, Zoning Ordinance, Right to Farm Act, Open Space Subvention Act, Farm and Ranch Lands Protection Program, San Diego County Agricultural Enterprises and Consumer Information Ordinance, BOS Policy I-133 and the San Diego County Farming Program), as well as, those that support implementation of the Williamson Act (including the CEQA guidelines, Zoning Ordinance, and Subdivision Ordinance).

Each of these programs or regulations places limits on allowable impacts to agriculture, thereby substantially reducing the amount of conversion to non-agricultural uses.

- **Agr-1.3** – Create a Conservation Subdivision Program that facilitates conservation-oriented project design through changes to the Subdivision Ordinance, Resource Protection Ordinance, Zoning Ordinance, Groundwater Ordinance, and other regulations as necessary with the goal of promoting conservation of natural resources and open space (including agricultural lands) while improving mechanisms for flexibility in project design so that the production of housing is not negatively impacted.

This program will provide sufficient area on subdivision project sites to continue agricultural production while still creating new parcels.

- **Agr-1.4** – Develop and implement the PACE program which compensates landowners for voluntarily limiting future development on their land.

This program will incentivize the placement of agricultural conservation easements on farmland, thereby increasing preservation and reducing conversion of agricultural resources in the County.

- **Agr-1.5** – Revise community plans to identify important agricultural areas within them and specific compatible uses and desired buffers necessary to maintain the viability of that area. Community plans are used to review development projects (including General Plan Amendments).

While many of the mitigation measures identified above address the need for countywide planning or programs, some of these measures would be applied on a project basis. For example, under Agr-1.2, application of the County CEQA Guidelines for Determining Significance for Agricultural Resources would be applied on a project level to ensure impacts to agricultural resources are mitigated.

Land Use Conflicts

The EIR found that effects related to the sub-category of land use conflicts would be less than significant as a result of the General Plan Update. This sub-category analyzed potential conflicts with Williamson Act contract lands. Through the implementation of General Plan policies and the mitigation measure listed below, the effects in this category were found to be less than significant.

- **Agr-2.1** – Prior to the approval of any Zoning Ordinance Amendment that would result in the removal of an “A” designator from a certain property, an analysis shall be conducted to ensure that the action removing such a designation will not result in any significant direct or indirect adverse impact to Williamson Act contract lands.

As discussed above, the subject area does not contain any ‘A’ special designators, nor does the area include any Williamson Act contract lands.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to agriculture and forestry resources because:

1. In the 6.4-acre PSR area, the General Plan EIR alternatives analyzed a Land Use designation scenario that would have allowed more than twice the density that is being proposed with this GPA. Therefore, the potential density associated with this GPA has been fully analyzed and is within the scope of the previous EIR.
2. In addition, future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; providing assurance that any impacts associated with future development would be fully mitigated in accordance with the EIR mitigation measures.

When compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects by converting Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicting with existing zoning for agricultural use or a Williamson Act contract, or converting forest land, timberland, or timberland zoned Timberland Production to a non-agricultural use. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-categories of conversion of agricultural resources and indirect conversion of agricultural resources would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the 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 current project includes a Land Use designation change for eight parcels totaling 6.4 acres. The 4.6-acre eastern parcel would change from SR-1 to VR-4.3, with an associated density of 4.3 units per acre. In addition, the each of the seven western parcels would change from VR-2.9 to VR-7.3, with an associated density of 7.3 units per acre. The zoning use regulation on each of the parcels would be RV (Residential Variable) with a 6,000 square foot minimum lot size. The building type would go from a combination of 'L' (in the areas currently zoned RU) and 'K,' to K only. The L building type is typical of the RU zoning and provides additional allowances for non-residential structures. The K building type is typical of the proposed RV zoning. Finally, the height designator would change from a combination of 'C' (in the areas currently zoned RV and RR) and 'G,' to G only. The C height designator allows a maximum of 2 stories and 25 feet, and the G height designator allows a maximum of 2 stories and 35 feet. The G height designator is most prevalent in the unincorporated County and is typical of the outer edges of the Village Regional Category, like the subject area. See Figure 1 for a graphic of the proposed changes.

When compared to the existing General Plan, the proposed Land Use designation changes would result in a potential density of 30 units or a 21 unit increase over the existing General Plan. However, one of the General Plan EIR alternatives analyzed a mix of VR-24 and VR-7.3 with a maximum density potential of 61 units for the project area. Therefore, the potential density associated with the proposed changes would be within the scope of the General Plan EIR, as the project proposes less than half of the maximum density analyzed as part of the alternatives analysis. The zoning use regulation changes would not result in any new 'by right' uses, but would potentially allow additional uses with issuance of a discretionary permit, that would require subsequent environmental review.

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. The current RAQS and State Implementation Plan (SIP) are based on projections for residential, commercial, industrial, and recreational land uses contained in the former General Plan. The former General Plan would have allowed for a higher density than the current General Plan or the proposed change, in this subject area. Therefore, the proposed change would be considered consistent with the underlying growth

forecasts in the RAQS, because a project that proposes fewer units than were anticipated in the RAQS would still be considered consistent with the RAQS. Future development occurring on the property would also be required to be consistent with the emission reduction strategies in the RAQS and the SIP.

Additional impacts associated with air quality would be less than those analyzed in the EIR. An increase in vehicle miles traveled (VMT) associated with future development on the property would be less than the potential VMT analyzed in the EIR, because of the higher densities analyzed in the alternatives. Impacts to air quality violations, non-attainment of criteria pollutants, and sensitive receptors as a result of the proposed change would also be less than those analyzed in the General Plan EIR. Any new stationary sources of pollutants constructed on the property would be subject to APCD requirements for permitting and must demonstrate that it would not cause or contribute to a violation of an air quality standard. Grading operations associated with future construction would be subject to the County of San Diego Grading Ordinance, which requires the implementation of dust control measures that would reduce construction-related particulate matter emissions. Additional detail on the previous EIR analysis, related to agriculture and forestry resources is provided below.

Air Quality Plans

The EIR found that the General Plan Update would not conflict with or obstruct implementation of the RAQS or SIP. No mitigation measures were required for the finding of a less than significant impact in this sub-category.

Air Quality Violations

The EIR found that the General Plan Update would have the potential to result in a violation of an air quality standard. General Plan Update policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The General Plan Update EIR included policies in the Conservation and Open Space Element to reduce impacts to air quality violations. The relevant policies are COS-14.1, COS-14.2, COS-14.8, COS-14.9, COS-14.10, COS-15.1, COS-15.3, COS-15.4, COS-15.5, COS-16.2, COS-16.3, and COS-20.3. These policies include promoting land use patterns and a mixture of village uses to reduce vehicle trips, minimizing land use conflicts that would lead to high levels of exposure to pollutants, reducing emissions by promoting green building techniques and low emission construction vehicles, transportation management programs to encourage low emission vehicles and reduce single-occupancy vehicle use, and an emphasis on regional collaboration.

In addition, the following mitigation measures identified in the EIR were found to partially mitigate the significant impacts to air quality violations, as follows:

- **Air-2.1** – Provide incentives such as preferential parking for hybrids or alternatively fueled vehicles such as compressed natural gas (CNG) vehicles or hydrogen-powered vehicles. The County shall also establish programs for priority or fee parking on County streets or in County parking lots for hybrids or alternatively fueled vehicles.
- **Air-2.2** – Replace existing vehicles in the County fleet as needed with the cleanest vehicles commercially available that are cost-effective and meet vehicle use needs.

- **Air-2.3** – Implement transportation fleet fueling standards to improve the number of alternatively fueled vehicles in the County fleet.
- **Air-2.4** – Provide incentives to promote the siting or use of clean air technologies where feasible. These technologies shall include, but not be limited to, fuel cell technologies, renewable energy sources, and hydrogen fuel.

These measures will combine to help improve fuel efficiency and reduce emissions through requirements associated with County actions, and incentives to encourage emissions reductions in the private sector.

- **Air-2.5** – Require that the following measures be implemented on all construction projects where project emissions are above the SLTs:
 - Multiple applications of water during grading between dozer/scrapper passes
 - Paving, chip sealing or chemical stabilization of internal roadways after completion of grading
 - Use of sweepers or water trucks to remove 'track out' at any point of public street access
 - Termination of grading if winds exceed 25 miles per hour
 - Stabilization of dirt storage piles by chemical binders, tarps, fencing or other erosion control
 - Use of low-sulfur fuels in construction equipment
 - Projects exceeding screening-level thresholds (SLTs) will require ten percent of the construction fleet to use any combination of diesel catalytic converters, diesel oxidation catalysts, diesel particulate filters and/or CARB certified Tier I, II, III, IV equipment. Equipment is certified if it meets emission standards established by the EPA for mobile non-road diesel engines of almost all types. Standards established for hydrocarbons, oxides of nitrogen (NO_x), carbon monoxide, and particulate matter. Tier I standards are for engines over 50hp (such as bulldozers) built between 1996 and 2000, and engines under 50hp (such as lawn tractors) built between 1999 and 2000. Tier II standards are for all engine sizes from 2001 to 2006, and Tier III standards are for all engines rated over 50hp from 2006 to 2008. Tier IV standards apply to engines of all sizes built in 2008 or later. Standards are increasingly stringent from Tier I to Tier IV.

Application of these standards will help reduce construction-related pollutants, to substantially reduce the potential for air quality violations from new development.

- **Air-2.6** – Use County Guidelines for Determining Significance for Air Quality to identify and mitigate adverse environmental effects on air quality.
- **Air-2.7** – Implement County Air Pollution Control District (APCD) regulations for air emissions from all sources under its jurisdiction.

The application of these guidelines and enforcement of APCD regulations provide assurances that development pursuant to the General Plan will not violate air quality standards.

- **Air-2.8** – Require New Source Reviews (NSRs) to prevent permitting projects that are 'major sources.'

The purpose of these reviews is to allow continued industrial growth in non-attainment areas and, at the same time, ensure that new and modified sources do not exacerbate existing air quality problems and/or offset emissions reductions from other sources.

- **Air-2.9** – Implement the Grading, Clearing, and Watercourses Ordinance by requiring all clearing and grading to be conducted with dust control measures.

Measures outlined in this Ordinance serve to minimize particulate matter emissions from construction.

- **Air-2.10** – Revise Board Policy F-50 to strengthen the County's commitment and requirement to implement resource-efficient design and operations for County-funded renovation of new building projects. This could be achieved by making the guidelines within the policy mandatory rather than voluntary.

- **Air-2.11** – Implement County Regional Air Quality Strategy (RAQS) to attain State air quality standards for ozone (O₃).
- **Air-2.12** – Revise Board Policy G-15 to require County facilities to comply with Silver Leadership in Energy and Environmental Design (LEED) standards or other equivalent Green Building rating systems.
- **Air-2.13** – Revise Board Policy G-16 to require the County to:
 - Adhere to the same or higher standards it would require from the private sector when locating and designing facilities concerning environmental issues and sustainability; and
 - Require government contractors to use low emission construction vehicles and equipment.

Mitigation measures Air-2.12 and 2.13 will substantially reduce emissions associated with County operations.

Increased densities in areas suited for alternative transportation will help to improve air quality in the region. The PSR area is only a half mile away from the commercial area at the western end of Jamacha Road and less than a quarter mile away from the commercial area along Grand Avenue. As such, many daily trips can be reasonably accommodated via walking or bicycle transportation. In addition, Spring Valley has a relatively extensive bus route system in comparison to other unincorporated communities, particularly in this area of the community.

Non-Attainment Criteria Pollutants

Implementation of the General Plan Update would have the potential to result in cumulatively considerable net increase in pollutants for which the San Diego Air Basin (SDAB) is listed as non-attainment. The same General Plan Update policies and mitigation measures identified for the air quality violations sub-category would be applied to reduce impacts associated with non-attainment criteria pollutants; however, these policies and mitigation measures would not reduce impacts to below a level of significance. Even though these General Plan Update goals and policies and other County regulations are intended to minimize impacts associated with non-attainment criteria pollutants, implementation of the General Plan Update would allow for the development of land uses that would increase County-wide emissions of particulate matter.

Sensitive Receptors

The EIR found that General Plan Update would have the potential to result in the exposure of sensitive receptors to substantial amounts of toxic air contaminants (TACs) that would result in a potentially significant increase in cancer risk.

The following mitigation measure identified in the EIR was found to partially mitigate the significant impacts to air quality violations, as follows:

- **Air-4.1** – Use the policies set forth in the California Air Resources Board's (CARB) Land Use and Air Quality Handbook (CARB 2005) as a guideline for siting sensitive land uses. Implementation of this measure will ensure that sensitive land uses such as residences, schools, day care centers, playgrounds, and medical facilities are sited appropriately to minimize exposure to emissions of TACs.

Though this mitigation measure would reduce potential impacts to sensitive receptors; potential impacts would not be reduced to below a level of significance and would remain significant and unavoidable, as noted in the EIR.

Objectionable Odors

The General Plan Update was found to comply with APCD regulations that require odor sources to reduce impacts to nearby receptors. No mitigation measures were required for the finding of a less than significant impact in this sub-category.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to air quality because:

1. In the 6.4-acre PSR area, the General Plan EIR alternatives analyzed a Land Use designation scenario that would have allowed more than twice the density that is being proposed with this GPA. Therefore, the potential density associated with this GPA has been fully analyzed and is within the scope of the previous EIR.
2. In addition, future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; providing assurance that any impacts associated with future development would be fully mitigated in accordance with the EIR mitigation measures.

When compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new environmental effect or substantially increase the severity of previously identified significant effects by violating any air quality standard, exposing sensitive receptors to substantial pollutant concentrations, or creating objectionable odors affecting a substantial number of people. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-categories of conversion of air quality violations, non-attainment criteria pollutants, and sensitive receptors would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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

The current project includes a Land Use designation change for eight parcels totaling 6.4 acres. The 4.6-acre eastern parcel would change from SR-1 to VR-4.3, with an associated density of 4.3 units per acre. In addition, the each of the seven western parcels would change

from VR-2.9 to VR-7.3, with an associated density of 7.3 units per acre. The zoning use regulation on each of the parcels would be RV (Residential Variable) with a 6,000 square foot minimum lot size. The building type would go from a combination of 'L' (in the areas currently zoned RU) and 'K,' to K only. The L building type is typical of the RU zoning and provides additional allowances for non-residential structures. The K building type is typical of the proposed RV zoning. Finally, the height designator would change from a combination of 'C' (in the areas currently zoned RV and RR) and 'G,' to G only. The C height designator allows a maximum of 2 stories and 25 feet, and the G height designator allows a maximum of 2 stories and 35 feet. The G height designator is most prevalent in the unincorporated County and is typical of the outer edges of the Village Regional Category, like the subject area. See Figure 1 for a graphic of the proposed changes.

When compared to the existing General Plan, the proposed Land Use designation changes would result in a potential density of 30 units or a 21 unit increase over the existing General Plan. However, one of the General Plan EIR alternatives analyzed a mix of VR-24 and VR-7.3 with a maximum density potential of 61 units for the project area. Therefore, the potential density associated with the proposed changes would be within the scope of the General Plan EIR, as the project proposes less than half of the maximum density analyzed as part of the alternatives analysis. The zoning use regulation changes would not result in any new 'by right' uses, but would potentially allow additional uses with issuance of a discretionary permit, that would require subsequent environmental review.

The subject area is within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program (MSCP). Based on review of GIS data and aerial maps, the northeast portion of the subject area contains fragments of Coastal sage scrub vegetation. Any future development of the area would be required to comply with the MSCP and any impacts to sensitive vegetation (including any special status species) would require compliance with preservation measures, and/or mitigation measures and ratios required per the adopted Biological Mitigation Ordinance for the MSCP Subarea Plan. In addition, future development would have to comply with the Southern California Coastal Sage Scrub Natural Community Conservation Plan (NCCP) Process Guidelines, and the County's Resource Protection Ordinance. There are no wetlands in the subject area. Additional detail on the previous EIR analysis, related to biological resources is provided below.

Special Status Species

The EIR analysis determined the implementation of the General Plan Update would have the potential to result in impacts to special status species. General Plan Update policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The EIR identified policies in the Land Use and Conservation and Open Space Elements that would reduce the potential for impacts to special status species. The relevant policies are: LU-6.1, LU-6.2, LU-6.3, LU-6.4, LU-6.6, LU-6.7, LU-10.2, COS 1.3, COS 1.6 through COS 1.11, COS-2.1, and COS-2.2. These policies require monitoring, management and maintenance of a regional preserve system; facilitate preserve assembly and funding; help minimize edge effects; facilitate preparation of habitat conservation plans and resource management plans; direct development to avoid and/or preserve habitat; provide for long-term sustainability of the natural environment, and encourage contiguous open space areas that protect wildlife habitat and corridors.

In addition, the following mitigation measures identified in the EIR were found to partially mitigate the significant impacts related to special status species, as follows:

- **Bio-1.1** – Create a Conservation Subdivision Program that facilitates conservation-oriented project design through changes to the Subdivision Ordinance, Resource Protection Ordinance (RPO), Zoning Ordinance, Groundwater Ordinance, and other regulations as necessary. It is intended that these changes will promote conservation of natural resources and open space while improving mechanisms for flexibility in project design so that production of housing stock is not negatively impacted. Additionally, any such allowances of flexibility must be done with consideration of community character through planning group coordination and/or findings required for project approval.

The Conservation Subdivision Program is now in effect and facilitates the protection of larger blocks of open space, thus providing improved protection of habitats associated with special status species.

- **Bio-1.2** – Implement and revise existing Habitat Conservation Plans/Policies to preserve sensitive resources within a cohesive system of open space. In addition, continue preparation of MSCP Plans for North County and East County.
- **Bio-1.3** – Implement conservation agreements through Board Policy I-123, as this will facilitate preservation of high-value habitat in the County’s MSCP Subarea Plan.

Appropriate use and application of the County’s MSCP program has allowed Spring Valley able to retain some natural wildlife and vegetation. Hawks can be seen around the community and assist in keeping vector problems down (County of San Diego 2011b).

- **Bio-1.4** – Coordinate with nonprofit groups and other agencies to acquire preserve lands.

These mitigation measures will serve to continue adding preserve lands throughout the County for protection of sensitive habitats.

- **Bio-1.5** – Utilize County Guidelines for Determining Significance for Biological Resources to identify adverse impacts to biological resources. Also utilize the County’s Geographic Information System (GIS) records and the Comprehensive Matrix of Sensitive Species to locate special status species populations on or near project sites. This information will be used to avoid or mitigate impacts as appropriate.
- **Bio-1.6** – Implement the RPO, Biological Mitigation Ordinance (BMO), and HLP Ordinance to protect wetlands, wetland buffers, sensitive habitat lands, biological resource core areas, linkages, corridors, high-value habitat areas, subregional Coastal sage scrub focus areas, and populations of rare, or endangered plant or animal species.
- **Bio-1.7** – Minimize edge effects from development projects located near sensitive resources by implementing the County Noise Ordinance, the County Groundwater Ordinance, the County’s Landscaping Regulations (currently part of the Zoning Ordinance), and the County Watershed Protection, Stormwater Management, and Discharge Control Ordinance.

Implementation of this measure helps to reduce indirect impacts to special status species.

Riparian Habitat and Other Sensitive Natural Communities

The EIR found that implementation of the General Plan Update would have the potential to result in impacts to riparian habitat and other sensitive natural communities. General Plan Update policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The EIR identified the policies that apply to special status species to reduce potential impacts; in addition to policy COS-3.1 in the Conservation and Open Space

Element which requires development to preserve existing natural wetland areas and associated transitional riparian and upland buffers.

The EIR mitigation measures identified for special status species would also serve to reduce potential impacts to riparian habitat and other sensitive natural communities. In addition, the following mitigation measures identified in the EIR were found to partially mitigate the significant impacts related to riparian habitat and other sensitive natural communities.

- **Bio-2.1** – Revise the Ordinance relating to water conservation in landscaping to incorporate appropriate plant types and regulations requiring planting of native or compatible non-native, non-invasive plant species in new development.

The Water Conservation in Landscaping Ordinance was updated in 2010, after the development of these General Plan mitigation measures. The current ordinance meets the intent of this mitigation measure.

- **Bio-2.2** – Require that development projects obtain CWA Section 401/404 permits issued by the California Regional Water Quality Control Board and U.S. Army Corps of Engineers for all project-related disturbances of waters of the U.S. and/or associated wetlands. Also continue to require that projects obtain Fish and Game Code Section 1602 Streambed Alteration Agreements from the California Department of Fish and Game for all project-related disturbances of streambeds.
- **Bio-2.3** – Ensure that wetlands and wetland buffer areas are adequately preserved whenever feasible to maintain biological functions and values.
- **Bio-2.4** – Implement the Watershed Protection, Stormwater Management, and Discharge Control Ordinance to protect wetlands.

Federally Protected Wetlands

The EIR analysis found that implementation of the General Plan Update would have the potential to result in a significant impact to federally protected wetlands. General Plan Update policies and mitigation measures were identified that would reduce impacts to below a level of significance. The EIR identified policies in the Conservation and Open space Element that would reduce impacts to federally protected wetlands. The relevant policies are COS-3.1 and COS-3.2. These policies require the preservation of wetlands and protection of wetlands from pollutant discharges. The mitigation measures identified to reduce impacts to federally protected wetlands are Bio-1.1, Bio-1.5, Bio-1.6, Bio-1.7, Bio-2.2, Bio-2.3, and Bio-2.4, all of which are discussed above.

Wildlife Movement Corridors and Nursery Sites

The EIR analysis found that implementation of the General Plan Update would have the potential to impact wildlife movement corridors. General Plan Update policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The EIR identified policies in the Land Use and Conservation and Open Space Elements that would reduce the potential for impacts to wildlife movement corridors and nursery sites. The relevant policies are: COS-1.1 through COS-1.5, LU-6.1 and LU-6.7. These policies facilitate creation, protection, maintenance and management of a coordinated biological preserve system that includes Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.

The mitigation measures identified to reduce impacts to federally protected wetlands are Bio-1.1 through Bio-1.7, and Bio-2.3, all of which are discussed above.

Local Policies and Ordinances

The EIR analysis found that implementation of the General Plan Update would not conflict with local biological resources related policies and ordinances. No mitigation measures were required to reach a less than significant finding in this category.

Habitat Conservation Plans

The EIR analysis also found that implementation of the General Plan Update would not conflict with any applicable Habitat Conservation Plan (HCP) or Natural Communities Conservation Plan (NCCP). No mitigation measures were required to reach a less than significant finding in this category. The subject area is within the Metro-Lakeside-Jamul segment of the County's Multiple Species Conservation Program (MSCP). As discussed above, any future development of the area would be required to comply with the MSCP and any impacts to sensitive vegetation (including any special status species) would require compliance with preservation measures, and/or mitigation measures and ratios required per the adopted Biological Mitigation Ordinance for the MSCP Subarea Plan. Future development would have to comply with the Southern California Coastal Sage Scrub NCCP Process Guidelines, and the County's Resource Protection Ordinance.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to biological resources because:

1. In the 6.4-acre PSR area, the General Plan EIR alternatives analyzed a Land Use designation scenario that would have allowed more than twice the density that is being proposed with this GPA. Therefore, the potential density associated with this GPA has been fully analyzed and is within the scope of the previous EIR.
2. In addition, future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; providing assurance that any impacts associated with future development would be fully mitigated in accordance with the EIR mitigation measures.

When compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new environmental effect or substantially increase the severity of previously identified significant effects due to adverse effects on any sensitive natural community 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; due to adverse effects to federally protected wetlands; due to interference with the movement of any native resident or migratory fish or wildlife species; or due to 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. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-categories of special status species, riparian habitat and other sensitive natural communities, and wildlife movement

corridors and nursery sites would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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 current project includes a Land Use designation change for eight parcels totaling 6.4 acres. The 4.6-acre eastern parcel would change from SR-1 to VR-4.3, with an associated density of 4.3 units per acre. In addition, the each of the seven western parcels would change from VR-2.9 to VR-7.3, with an associated density of 7.3 units per acre. The zoning use regulation on each of the parcels would be RV (Residential Variable) with a 6,000 square foot minimum lot size. The building type would go from a combination of 'L' (in the areas currently zoned RU) and 'K,' to K only. The L building type is typical of the RU zoning and provides additional allowances for non-residential structures. The K building type is typical of the proposed RV zoning. Finally, the height designator would change from a combination of 'C' (in the areas currently zoned RV and RR) and 'G,' to G only. The C height designator allows a maximum of 2 stories and 25 feet, and the G height designator allows a maximum of 2 stories and 35 feet. The G height designator is most prevalent in the unincorporated County and is typical of the outer edges of the Village Regional Category, like the subject area. See Figure 1 for a graphic of the proposed changes.

When compared to the existing General Plan, the proposed Land Use designation changes would result in a potential density of 30 units or a 21 unit increase over the existing General Plan. However, one of the General Plan EIR alternatives analyzed a mix of VR-24 and VR-7.3 with a maximum density potential of 61 units for the project area. Therefore, the potential density associated with the proposed changes would be within the scope of the General Plan EIR, as the project proposes less than half of the maximum density analyzed as part of the alternatives analysis. The zoning use regulation changes would not result in any new 'by right' uses, but would potentially allow additional uses with issuance of a discretionary permit, that would require subsequent environmental review.

The subject properties are in an area with marginal paleontological sensitivity. Future development in areas with moderate sensitivity for paleontological resources would require grading monitoring measures by the grading contractor, as a condition of the grading permit for future development. Monitoring by a qualified archaeologist for potential cultural/archaeological resources may also be required during grading for development. The proposed changes result in reduced development

potential, when compared to the higher density designations analyzed in the EIR. Additional detail on the previous EIR analysis, related to cultural resources is provided below.

Historical Resources

The EIR analysis found that implementation of the General Plan Update would have the potential to result in substantial adverse changes to significant historical resources. General Plan Update policies and mitigation measures were identified that would reduce impacts to below a level of significance. The relevant policy is COS-8.1, from the Conservation and Open Space Element, which encourages the preservation or adaptive reuse of historic sites, structures, and landscapes.

In addition, the following mitigation measures identified in the EIR were found to mitigate the potentially significant impacts related to historical resources, as follows:

- **Cul-1.1** – Utilize the RPO, CEQA, the Grading and Clearing Ordinance, and the Zoning Ordinance to identify and protect important historic and archaeological resources by requiring appropriate reviews and applying mitigation when impacts are significant.

There are regulations in each of these that provide appropriate triggers for historical resource evaluations.

- **Cul-1.2** – Provide incentives through the Mills Act to encourage the restoration, renovation or adaptive reuse of historic resources.

Property owners can receive tax benefits from preservation and maintenance of historical resources.

- **Cul-1.3** – Initiate a new effort to identify and catalog historic and potentially historic resources within unincorporated San Diego County. This process will require public participation and evaluation by County staff and the Historic Site Board. The anticipated result of this effort is: (1) at a minimum, landowners will be better informed of potential resources on their properties as well as the options available to them under the State/National Register or the Mills Act; and (2) in some cases, properties may be zoned with a special area designator for historic resources, thereby restricting demolition/removal and requiring a Site Plan permit for proposed construction which will be reviewed by the Historic Site Board.
- **Cul-1.4** – Support the Historic Site Board in their efforts to provide oversight for historic resources.

The Historic Site Board is an advisory body that provides recommendations to decision makers on archaeological and historic cultural resources. This Board also reviews resources associated with property owners seeking historic designation and participation in the Mills Act.

- **Cul-1.5** – Ensure land marking and historical listing of County owned historic sites.
- **Cul-1.6** – Implement, and update as necessary, the County's Guidelines for Determining Significance for Cultural Resources to identify and minimize adverse impacts to historic and archaeological resources.
- **Cul-1.7** – Identify potentially historic structures within the County and enter the information in the Department of Planning and Land Use (not PDS) property database. Identification will occur by compiling information from all available sources (e.g. County surveys, Historic Site Board, information received from SOHO and community planning groups, information from other jurisdictions, etc.) and shall be updated at least every five years.
- **Cul-1.8** – Revise the Resource Protection Ordinance (RPO) to apply the demolition or alteration of identified significant historic structures.

These measures will help to avoid potential impacts to historic resources, in addition to improving public awareness.

Archaeological Resources

The EIR analysis found that implementation of the General Plan Update would result in new development that would have the potential to cause a substantial adverse change in the significance of an archaeological resource, including the potential destruction or disturbance of an archaeological site. General Plan Update policies and mitigation measures were identified that would reduce impacts to below a level of significance. The relevant policies are COS-7.1 through COS-7.4, in the Conservation and Open Space Element. These policies detail how archaeological resources should be protected, the handling of archaeological resources mitigation in development projects, treatment of collections, and consultation with Native American tribes and other affected communities on the treatment of archaeological resources.

In addition to mitigation measures Cul-1.1 and Cul-1.6 (discussed above), the following mitigation measures identified in the EIR were found to mitigate the potentially significant impacts related to archaeological resources, as follows:

- **Cul-2.1** – Develop management and restoration plans for identified and acquired properties with cultural resources.
- **Cul-2.2** – Facilitate the identification and acquisition of important resources through collaboration with agencies, tribes, and institutions, such as the South Coast Information Center (SCIC), while maintaining the confidentiality of sensitive cultural information.
- **Cul-2.3** – Support the dedication of easements that protect important cultural resources by using a variety of funding methods, such as grant or matching funds, or funds from private organizations.

These measures help preserve cultural resources and minimize potential impacts.

- **Cul-2.4** – Protect significant cultural resources through regional coordination and consultation with the NAHC and local tribal governments, including SB-18 review.

These efforts help to ensure significant sites are identified and preserved to the satisfaction of all parties.

- **Cul-2.5** – Protect undiscovered subsurface archaeological resources by requiring grading monitoring by a qualified archaeologist and a Native American monitor for all ground disturbing activities, and also, when feasible, during initial surveys.

The use of monitors prevents direct impacts to archaeological resources.

- **Cul-2.6** – Protect significant cultural resources by facilitating the identification and acquisition of important resources through regional coordination with agencies and institutions, such as the South Coast Information Center (SCIC) and consultation with the Native American Heritage Commission (NAHC) and local tribal governments, including SB-18 review, while maintaining the confidentiality of sensitive cultural information.

Paleontological Resources

The EIR analysis found that implementation of the General Plan would result in new development with the potential to impact unique paleontological resources. A General Plan Update policy and mitigation measures were identified that would reduce impacts to below a level of significance. The relevant policy from the Conservation and Open Space Element is

COS-9.1, which requires the salvage and preservation of unique paleontological resources during excavation or grading activities.

In addition, the following mitigation measures identified in the EIR were found to mitigate the potentially significant impacts related to paleontological resources, as follows:

- **Cul-3.1** – Implement the Grading Ordinance and CEQA to minimize impacts to paleontological resources, require a paleontological resources monitor during grading when appropriate, and apply appropriate mitigation when impacts are significant.
- **Cul-3.2** – Implement, and update as necessary, the County's Guidelines for Determining Significance for Paleontological Resources to identify and minimize adverse impacts to paleontological resources.

These measures require paleontological grading monitoring in areas with significant potential for unique paleontological resources.

Human Remains

The EIR analysis found that implementation of the General Plan would result in new development that would have the potential to disturb human remains, including those discovered outside of formal cemeteries. A General Plan Update policy and mitigation measures were identified that would reduce impacts to below a level of significance. The relevant policy is COS-7.5, in the Conservation and Open Space Element, which discusses the treatment of human remains.

In addition to mitigation measures Cul-1.1 and Cul-1.6 (discussed above), the following mitigation measure identified in the EIR was found to mitigate the potentially significant impacts related to human remains, as follows:

- **Cul-4.1** – Include regulations and procedures for discovery of human remains in all land disturbance and archaeological related programs. Ensure that all references to discovery of human remains promote preservation and include proper handling and coordination with Native American groups. Apply appropriate mitigation when impacts are significant.

These measures will promote preservation and include proper handling and mitigating actions.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to cultural resources because:

1. In the 6.4-acre PSR area, the General Plan EIR alternatives analyzed a Land Use designation scenario that would have allowed more than twice the density that is being proposed with this GPA. Therefore, the potential density associated with this GPA has been fully analyzed and is within the scope of the previous EIR.
2. In addition, future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; providing assurance that any impacts associated with future development would be fully mitigated in accordance with the EIR mitigation measures.

Compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant

effects by impacting cultural resources, archaeological resources, historical resources, paleontological resources, or human remains. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required.

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 current project includes a Land Use designation change for eight parcels totaling 6.4 acres. The 4.6-acre eastern parcel would change from SR-1 to VR-4.3, with an associated density of 4.3 units per acre. In addition, the each of the seven western parcels would change from VR-2.9 to VR-7.3, with an associated density of 7.3 units per acre. The zoning use regulation on each of the parcels would be RV (Residential Variable) with a 6,000 square foot minimum lot size. The building type would go from a combination of 'L' (in the areas currently zoned RU) and 'K,' to K only. The L building type is typical of the RU zoning and provides additional allowances for non-residential structures. The K building type is typical of the proposed RV zoning. Finally, the height designator would change from a combination of 'C' (in the areas currently zoned RV and RR) and 'G,' to G only. The C height designator allows a maximum of 2 stories and 25 feet, and the G height designator allows a maximum of 2 stories and 35 feet. The G height designator is most prevalent in the unincorporated County and is typical of the outer edges of the Village Regional Category, like the subject area. See Figure 1 for a graphic of the proposed changes.

When compared to the existing General Plan, the proposed Land Use designation changes would result in a potential density of 30 units or a 21 unit increase over the existing General Plan. However, one of the General Plan EIR alternatives analyzed a mix of VR-24 and VR-7.3 with a maximum density potential of 61 units for the project area. Therefore, the potential density associated with the proposed changes would be within the scope of the General Plan EIR, as the project proposes less than half of the maximum density analyzed as part of the alternatives analysis. The zoning use regulation changes would not result in any new 'by right' uses, but would potentially allow additional uses with issuance of a discretionary permit, that would require subsequent environmental review.

Any new development under the proposed changes would be subject to regulations in place to reduce erosion, septic system failure, and hazards associated with seismic activity, soil stability, and expansive soils. Similar to other areas of the County with potential geologic hazards, all future development associated with the proposed change would be required to comply with federal, state, and local building standards and regulations, including the California Building Code (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 Management Plans (SWMPs) to be prepared and best management practices (BMPs) to be identified. All construction activities occurring under the proposed change 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 proposed changes 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. Additional detail on the previous EIR analysis, related to geology and soils is provided below.

Exposure to Seismic Related Hazards

The EIR analysis found that the General Plan Update Land Use designations would allow development in areas with geological risks; however (as discussed above), future development would be required to comply with all applicable federal, State, and local building regulations to minimize seismic hazards. As such, no General Plan policies or mitigation measures were required to reach a finding of a less than significant impact.

Soil Erosion or Top Soil Loss

The EIR also found that Land Use designations under the General Plan Update would allow construction and operational activities that would have the potential to expose topsoil to erosion. Required compliance with the National Pollutant Discharge Elimination System (NPDES), the California Building Code (CBC) and the County Grading Ordinance would reduce impacts to below a significance level. No General Plan policies or mitigation measures were required to reach this finding.

Soil Stability

The General Plan Update would result in the same situation related to hazards associated with on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse, associated with structures that can be permitted under the designations. Future development would be required to comply with all applicable federal, State, and local building regulations, including the CBC and County required geotechnical reconnaissance reports. Because of these requirements, the General Plan Update was found to result in a less than significant impact to soil stability. No General Plan policies or mitigation measures were required to reach this finding.

Expansive Soils

Similar to the sub-categories noted above, the General Plan Update Land Use designations would allow for the development of structures on potentially expansive soils. The required compliance with federal, State, and local building codes and other regulations was found to reduce impacts associated with expansive soils to less than significant. No General Plan policies or mitigation measures were required to reach this finding.

Waste Water Disposal Systems

The EIR analysis also found that the General Plan Land Use designations would allow development in areas where soils are incapable of adequately supporting the use of septic tanks or other on-site waste water disposal systems. Future development would be required to comply with State and local regulations for onsite wastewater disposal systems, including County DEH regulations. Because of these requirements, the General Plan Update was found to result in a less than significant impact to waste water disposal systems. No General Plan policies or mitigation measures were required to reach this finding.

Unique Geologic Features

The EIR found that the General Plan Land Use designations would allow development in areas with unique geologic features, leading to damage to the unique geologic features. Due to required compliance with existing regulations, including the County's Guidelines for Determining Significance and triggers for requiring geological reconnaissance reports, the EIR found a less than significant impact to unique geologic features. No General Plan policies or mitigation measures were required to reach this finding.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to geology and soils because:

1. In the 6.4-acre PSR area, the General Plan EIR alternatives analyzed a Land Use designation scenario that would have allowed more than twice the density that is being proposed with this GPA. Therefore, the potential density associated with this GPA has been fully analyzed and is within the scope of the previous EIR.
2. In addition, future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; providing assurance that any impacts associated with future development would be fully mitigated in accordance with the EIR mitigation measures.

Compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new environmental effect or substantially increase the severity of previously identified significant effects related to geology and soils. The impacts to geology and soils, outlined in the General Plan EIR, would remain less than significant.

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

The current project includes a Land Use designation change for eight parcels totaling 6.4 acres. The 4.6-acre eastern parcel would change from SR-1 to VR-4.3, with an associated density of 4.3 units per acre. In addition, the each of the seven western parcels would change from VR-2.9 to VR-7.3, with an associated density of 7.3 units per acre. The zoning use regulation on each of the parcels would be RV (Residential Variable) with a 6,000 square foot minimum lot size. The building type would go from a combination of 'L' (in the areas currently zoned RU) and 'K,' to K only. The L building type is typical of the RU zoning and provides additional allowances for non-residential structures. The K building type is typical of the proposed RV zoning. Finally, the height designator would change from a combination of 'C' (in the areas currently zoned RV and RR) and 'G,' to G only. The C height designator allows a maximum of 2 stories and 25 feet, and the G height designator allows a maximum of 2 stories and 35 feet. The G height designator is most prevalent in the unincorporated County and is typical of the outer edges of the Village Regional Category, like the subject area. See Figure 1 for a graphic of the proposed changes.

When compared to the existing General Plan, the proposed Land Use designation changes would result in a potential density of 30 units or a 21 unit increase over the existing General Plan. However, one of the General Plan EIR alternatives analyzed a mix of VR-24 and VR-7.3 with a maximum density potential of 61 units for the project area. Therefore, the potential density associated with the proposed changes would be within the scope of the General Plan EIR, as the project proposes less than half of the maximum density analyzed as part of the alternatives analysis. The zoning use regulation changes would not result in any new 'by right' uses, but would potentially allow additional uses with issuance of a discretionary permit, that would require subsequent environmental review.

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 CO₂e (Carbon Dioxide Equivalent) emissions that would be anticipated. If a proposed project is the same type and equal to, or smaller than the project size listed in the screening criteria, it is anticipated that the project emissions would not exceed 2,500 MT (metric tons) of CO₂e per year, and there would be a less than cumulatively considerable impact. As discussed previously, a subdivision project in the PSR area, in accordance with the proposed changes would be anticipated to yield a maximum of 30 potential lots. The zoning would allow single-family residential or low rise multi-family residential. This potential density would fall well below the Guidelines' screening criteria for single-family housing of 86 dwelling units, and also well below the screening criteria for low rise multi-family housing of 121 dwelling units. Therefore, no new significant impacts associated with greenhouse gas emissions would occur, and the proposed

changes would not result in a substantial increase in the severity of previously identified effects.

The following General Plan policies in the Conservation and Open Space Element reduce impacts associated with greenhouse gas emissions. COS-10.7 encourages construction and demolition debris recycling as an accessory use at permitted mining facilities. COS-15.1 requires new buildings to be designed and constructed to incorporate techniques and materials that maximize energy efficiency. COS-15.2 encourages retrofitting of existing buildings for energy efficiency. COS 15.3 requires all new County facilities to meet identified 'green building' programs for energy efficiency. COS-17.1 promotes reduction, reuse, and recycling of solid waste to increase solid waste diversion from landfills. COS-17.5 and COS-18.2 encourage methane sequestration and recapture from landfill operations. COS-20.1 requires the preparation, maintenance, and implementation of a climate change action plan with GHG emission inventories, reduction targets, and deadlines. COS-20.2 requires the establishment and maintenance of a program to monitor GHG emissions. COS-20.4 requires the County to furnish materials and programs to educate on reducing GHG emissions, and provide technical assistance.

The following mitigation measures identified in the EIR were found to mitigate the potentially significant impacts related to greenhouse gas emissions, as follows:

- **CC-1.1** – Update the County Green Building Program to increase effectiveness of encouraging incentives for development that is energy efficient and conserves resources through incentives and education.
- **CC-1.2** – Prepare a County Climate Action Plan with an update baseline inventory of greenhouse gas emissions from all sources, more detailed greenhouse gas emissions reduction targets and deadlines; and comprehensive and enforceable GHG emissions reduction measures that will achieve a 17% reduction in emissions from County operations from 2006 to 2020 and a 9% reduction in community emissions between 2006 and 2020. Once prepared, implementation of the plan will be monitored and progress reported on a regular basis

The Climate Action Plan has been prepared, approved by the County Board of Supervisors, and is currently being implemented. The Spring Valley Community Plan requires new construction to be constructed to be as energy efficient as possible, including but not limited to, solar, recycled water, and use of native vegetation or xeriscaping (County of San Diego 2011b).

- **CC-1.3** – Work with SANDAG to achieve regional goals in reducing GHG emissions associated with land use and transportation.
- **CC-1.4** – Review traffic operations to implement measures that improve flow and reduce idling such as improving traffic signal synchronization and decreasing stop rate and time.
- **CC-1.5** – Coordinate with the San Diego County Water Authority and other water agencies to better link land use planning with water supply planning with specific regard to potential impacts from climate change and continued implementation and enhancement of water conservation programs to reduce demand. Also support water conservation pricing (e.g. tiered rate structures) to encourage efficient water use.
- **CC-1.6** – Implement and expand Countywide recycling and composting programs for residents and businesses. Require commercial and industrial recycling.
- **CC-1.7** – Incorporate the California ARB's recommendations for a climate change CEQA threshold into the County Guidelines for Determining Significance for Climate Change. These recommendations will include

energy, waste, water, and transportation performance measures for new discretionary projects in order to reduce GHG emissions. Should the recommendation not be released in a timely manner, the County will prepare its own threshold.

- **CC-1.8** – Revise County Guidelines for Determining Significance based on the Climate Action Plan. The revisions will include guidance for proposed discretionary projects to achieve greater energy, water, waste, and transportation efficiency.

The County's "Guidelines for Determining Significance – Climate Change" were updated on November 7, 2013, to reflect the County's approved Climate Action Plan.

- **CC-1.9** – Coordinate with APCD, SDG&E, and the California Center for Sustainable Energy to research and possibly develop a mitigation credit program. Under this program, mitigation funds will be used to retrofit existing buildings for energy efficiency to reduce GHG emissions.
- **CC-1.10** – Continue to implement the County Groundwater Ordinance, Watershed Protection Ordinance (WPO), Resource Protection Ordinance (RPO), and prepare MSCP Plans for North and East County in order to further preserve wildlife habitat and corridors, wetlands, watersheds, groundwater recharge areas and other open space that provide carbon sequestration benefits and to restrict the use of water for cleaning outdoor surfaces and vehicles. The WPO also implements low-impact development practices that maintain the existing hydrologic character of the site to manage storm water and protect the environment. (Retaining storm water runoff on-site can drastically reduce the need for energy-intensive imported water at the site.
- **CC-1.11** – Revise the Ordinance Relating to Water Conservation for Landscaping to further water conservation to:
 - Create water-efficient landscapes and use water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls
 - Use reclaimed water for landscape irrigation
 - Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff
 - Provide education about water conservation and available programs and incentives.
- **CC-1.12** – Continue to coordinate with resource agencies, CALFIRE, and fire districts to minimize potential wildfire risks in the County and to plan for the potential increase in future risk that may result from Climate Change.
- **CC-1.13** – Continue to implement and revise as necessary the Regional Trails Plan as well as the Community Trails Master Plan to connect parks and publicly accessible open space through shared pedestrian/bike paths and trails to encourage walking and bicycling.
- **CC-1.14** – Provide public education and information about options for reducing greenhouse gas emissions. In addition to addressing land development, education should also address purchasing, conservation, and recycling.
- **CC-1.15** – Reduce VMT and encourage alternative modes of transportation by implementing the following measures:
 - During Community Plan updates, establish policies and design guidelines that encourage commercial centers in compact walkable configurations and discourage 'strip' commercial development.
 - Expand community bicycle infrastructure.
 - Revise the Off-Street Parking Design Manual to include parking placement concepts that encourage pedestrian activity and concepts for providing shared parking facilities
 - Establish comprehensive planning principles for transit nodes such as the Sprinter Station located in North County Metro
 - Continue to locate County facilities near transit facilities whenever feasible
 - Coordinate with SANDAG, Caltrans, and tribal governments to maximize opportunities to locate park and ride facilities

- Continue to coordinate with SANDAG, Caltrans, and transit agencies to expand the mass transit opportunities in the unincorporated County and to review the location and design of transit stops. Establish a DPLU transit coordinator to ensure land use issues are being addressed.
- Update the Zoning Ordinance to require commercial, office, and industrial development to provide preferred parking for carpools, vanpools, electric vehicles, and flex cars.
- **CC-1.16** – Develop and implement a Strategic Energy Plan to increase energy efficiency in existing County buildings and set standards for any new County facilities that will ultimately reduce GHG emissions. This will include implementation of the following measures as will be detailed within the Plan:
 - Improve energy efficiency within existing operations through retrofit projects, updated purchasing policies, updated maintenance/operations standards, and education.
 - Improve energy efficiency of new construction and major renovations by applying design criteria and participating in incentive programs.
 - Provide energy in a reliable and cost-effective manner and utilize renewable energy systems where feasible.
 - Monitor and reduce energy demand through metering, building controls, and energy monitoring systems.
 - Increase County fleet fuel efficiency by acquiring more hybrid vehicles, using alternative fuels, and by maintaining performance standards for all fleet vehicles.
- **CC-1.17** – Develop and implement a County Operations Recycling Program. This will include implementation of the following measures as will be detailed within the Program:
 - Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).
 - Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas.
 - Recover by-product methane to generate electricity.
 - Provide education and publicity about reducing waste and available recycling services.
- **CC-1.18** – Develop and implement a County Operations Water Conservation Program.
- **CC-1.19** – Revise the Zoning Ordinance to facilitate recycling salvaged concrete, asphalt and rock.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to greenhouse gas emissions because:

1. In the 6.4-acre PSR area, the General Plan EIR alternatives analyzed a Land Use designation scenario that would have allowed more than twice the density that is being proposed with this GPA. Therefore, the potential density associated with this GPA has been fully analyzed and is within the scope of the previous EIR.
2. In addition, future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; providing assurance that any impacts associated with future development would be fully mitigated in accordance with the EIR mitigation measures.

When compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to greenhouse gas emissions. The impacts described in the General Plan EIR would still be considered less than significant.

III. 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 current project includes a Land Use designation change for eight parcels totaling 6.4 acres. The 4.6-acre eastern parcel would change from SR-1 to VR-4.3, with an associated density of 4.3 units per acre. In addition, the each of the seven western parcels would change from VR-2.9 to VR-7.3, with an associated density of 7.3 units per acre. The zoning use regulation on each of the parcels would be RV (Residential Variable) with a 6,000 square foot minimum lot size. The building type would go from a combination of 'L' (in the areas currently zoned RU) and 'K,' to K only. The L building type is typical of the RU zoning and provides additional allowances for non-residential structures. The K building type is typical of the proposed RV zoning. Finally, the height designator would change from a combination of 'C' (in the areas currently zoned RV and RR) and 'G,' to G only. The C height designator allows a maximum of 2 stories and 25 feet, and the G height designator allows a maximum of 2 stories and 35 feet. The G height designator is most prevalent in the unincorporated County and is typical of the outer edges of the Village Regional Category, like the subject area. See Figure 1 for a graphic of the proposed changes.

When compared to the existing General Plan, the proposed Land Use designation changes would result in a potential density of 30 units or a 21 unit increase over the existing General Plan. However, one of the General Plan EIR alternatives analyzed a mix of VR-24 and VR-7.3 with a maximum density potential of 61 units for the project area. Therefore, the potential density associated with the proposed changes would be within the scope of the General Plan EIR, as the project proposes less than half of the maximum density analyzed as part of the alternatives analysis. The zoning use regulation changes would not result in any new 'by right' uses, but would potentially allow additional uses with issuance of a discretionary permit, that would require subsequent environmental review.

Hazardous Materials – transportation, use, disposal, accidental release, and existing hazardous materials sites

A goal identified in the Spring Valley Community Plan is in place to provide a safer and healthier environment for the citizens of Spring Valley through effective enforcement of current ordinances and codes for hazardous/toxic materials and their handling. The property is not located on or adjacent to a hazardous materials site pursuant to Government Code Section 65962.5 (DTSC, 2013). Similar to the General Plan EIR, any future development of land uses, under the proposed change, 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 minimize impacts related to hazardous materials, and the transportation, use, and disposal of hazardous materials. 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.

Public and Private Airports

The closest airport to the property in question is Gillespie Field located 7 miles northeast in the city of El Cajon. The proposed changes would not create incompatible land uses by locating residential uses adjacent to an airport, and would not result in development within two miles of a private airport. The property is not within the Airport Influence Area (AIA) and future development would not be required to comply with the Airport Land Use Compatibility Plan (ALUCP).

The EIR analysis found that the General Plan Land Use designations would have the potential to increase the risk of people living or working in public airport AIAs to hazards associated with airport operations. In addition, development could occur within two miles of a private airport. General Plan Update policies and mitigation measures were identified that would reduce impacts to below a level of significance. The relevant policies are LU-4.7, M-7.1, S-15.1, S-15.2, S-15.3, and S-15.4, from the Land Use, Mobility, and Safety Elements. The concepts and requirements covered in these policies include supporting review of ALUCPs within AIAs, requiring land uses to be compatible with airport operations, requiring new public or private airports to demonstrate compatibility with surrounding land uses in operational plans, restrict potential flight hazards in approach and departure areas, discouraging uses that may impact airport operations, and minimizing impacts to environmental resources and surrounding communities during operation or expansion of airport facilities.

In addition, the following mitigation measures were found to reduce impacts to below a level of significance as follows:

- **Haz-1.1** – Implement the Guidelines for Determining Significance, Airport Hazards, when reviewing new development projects to ensure compatibility with surrounding airports and land uses and apply appropriate mitigation when impacts are significant.

These Guidelines are used to review projects within Airport Influence Areas, to ensure land use compatibility. In addition, the department has an airport hazards specialist who reviews projects in AIAs to for further compatibility assurance.

- **Haz-1.2** – Participate in the development of ALUCPs and future revisions to the ALUCPs to ensure the compatibility of land uses and airport operations.
- **Haz-1.3** – Review the Air Installation Compatible Use Zone (AICUZ) when reviewing new development projects within the study area. Ensure that such development projects are consistent with the land use compatibility and safety issues therein.
- **Haz-1.4** – Facilitate coordination between DPW and DPLU (now PDS) staff when planning new airports or operational changes to existing airports when those changes would produce new or modified airport hazard zones.
- **Haz-1.5** – Coordinate with the San Diego County Regional Airport Authority (SDCRAA) and County Airports for issues related to airport planning and operations.
- **Haz-2.1** – Implement and revise as necessary the Zoning Ordinance requiring Major Use Permits (MUPs) for private airports and heliports.

Each of these measures serves the purpose of providing greater assurance of land use compatibility around airport operations.

Emergency Response and Evacuation Plans

The General Plan EIR found that implementation of the General Plan would allow increased development potential in areas that may not have accounted for the potential growth in their existing emergency response and evacuation plans. General Plan Update policies and mitigation measures were identified that would reduce impacts to below a level of significance. The relevant policies are S-1.3, M-1.2, M-3.3, and M-4.4, in the Safety and Mobility Elements. These policies promote risk reduction programs, provide for an interconnected road network with multiple connections, require multiple ingress/egress routes, and provide accommodations for emergency vehicles on public and private roads.

In addition, the following mitigation measures were found to reduce impacts to below a level of significance as follows:

- **Haz-3.1** – Facilitate coordination between DPLU (now PDS) and the Office of Emergency Services to implement and periodically update the Hazard Mitigation Plan.
- **Haz-3.2** – Implement the CEQA Guidelines for Determining Significance to ensure that discretionary projects do not adversely impact emergency response or evacuation plans. Also implement the County Public Road Standards and County Private Road Standards during these reviews and ensure that road improvements are consistent with Emergency Response and Evacuation Plans. Apply appropriate mitigation when impacts are significant.
- **Haz-3.3** – Prepare Fire Access Road network plans and include in Community Plans or other documents as appropriate.

Wildland Fires

The property would be serviced by the San Miguel Consolidated Fire Protection District and the County of San Diego Sheriff. Adequate emergency response times can be met for the proposed

density. The property is not in an Urban Wildland Interface (UWI), but any future subdivision would still require adequate primary and secondary access, and provisions for emergency vehicle access/turnaround. The change would not result in additional impacts beyond the analysis in the EIR.

The EIR analysis found that the General Plan Land Use designations would result in significant and unavoidable impacts to wildland fire hazards. The Land Use designations would allow residential, commercial, and industrial development in high fire hazard areas. The majority of the unincorporated County is located in high or very high fire hazard zones. General Plan Update policies and mitigation measures were identified that would partially reduce impacts, but not to below a level of significance. The applicable policies from the Land Use, Safety, and Conservation and Open Space Elements are LU-6.11, LU-11.2, S-3.1, S-3.2, S-3.3, S-3.4, S-3.6, S-4.1, and COS-18.3. These policies guide land use planning in high fire hazard areas, require development projects to be designed to minimize fire hazards, require adequate access roads and fire protection infrastructure, and call for supporting fuel management programs.

In addition, the following mitigation measures were identified, that would partially reduce impacts associated with wildland fire hazards.

- **Haz-4.1** – Identify and minimize potential fire hazards for future development by using and maintaining a database that identifies fire prone areas, locating development away from Fire Hazard areas whenever practicable, and adhering to the County Guidelines for Determining Significance for Wildland Fires and Fire Protection and applying appropriate mitigation measures when impacts are significant.

The PSR area is surrounded by urban development. As such wildland fire hazards are considered minimal. As stated in the Spring Valley Community Plan the ability of residents to quickly leave an area where there is fire is extremely important. Adequate emergency access and egress for emergency fire-rescue equipment is necessary (County of San Diego 2011b).

- **Haz-4.2** – Conduct effective and environmentally sensitive brush management measures such as: addressing habitat-specific fire controls within Resource Management Plans; implementation of the Weed Abatement Ordinance and enforcing proper techniques for maintaining defensible space around structures; coordination with the local FAHJ to ensure that district goals for fuel management and fire protection are being met; and recognizing the Memorandum of Understanding (MOU) between the wildlife agencies and fire authorities that guides the abatement of flammable vegetation without violating environmental regulations for habitat protection.
- **Haz-4.3** – Enforce and comply with Building and Fire Codes to ensure there are adequate fire service levels; and require site and/or building designs that incorporate features that reduce fire hazards. Also implement the General Plan Regional Category Map and Land Use Maps, which typically show lower densities in wildland areas.
- **Haz-4.4** – Create a Conservation Subdivision Program that facilitates conservation-oriented, fire-safe, project design through changes to the Subdivision Ordinance, Resource Protection Ordinance, Zoning Ordinance, Groundwater Ordinance, and other regulations as necessary.

This program was put in place with the adoption of the General Plan Update, through updates to the Zoning Ordinance, Resource Protection Ordinance, and Subdivision Ordinance. These updates provide incentives for conservation-oriented design, including clustered development footprints. These types of incentives reduce the area that emergency responders need to cover, reduce the extent of necessary fuel management, and reduce the need for access roads.

Vectors

The proposed change would not create a potentially significant hazard to the public by substantially increasing human exposure to vectors. Due to existing regulations that projects/future projects must comply with, the existing General Plan EIR found a less than significant impact associated with Vector Hazards. Similarly, the proposed change would not result in an increase in human exposure to vectors that would create a potential hazard to the public.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to hazards and hazardous materials because:

1. In the 6.4-acre PSR area, the General Plan EIR alternatives analyzed a Land Use designation scenario that would have allowed more than twice the density that is being proposed with this GPA. Therefore, the potential density associated with this GPA has been fully analyzed and is within the scope of the previous EIR.
2. In addition, future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; providing assurance that any impacts associated with future development would be fully mitigated in accordance with the EIR mitigation measures.

When compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to hazards and hazardous materials including: hazardous materials, public or private airports, emergency response and evacuation plans, wildland fires, and vectors. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-category of wildland fires would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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

The current project includes a Land Use designation change for eight parcels totaling 6.4 acres. The 4.6-acre eastern parcel would change from SR-1 to VR-4.3, with an associated density of 4.3 units per acre. In addition, the each of the seven western parcels would change from VR-2.9 to VR-7.3, with an associated density of 7.3 units per acre. The zoning use regulation on each of the parcels would be RV (Residential Variable) with a 6,000 square foot minimum lot size. The building type would go from a combination of 'L' (in the areas currently zoned RU) and 'K,' to K only. The L building type is typical of the RU zoning and provides additional allowances for non-residential structures. The K building type is typical of the proposed RV zoning. Finally, the height designator would change from a combination of 'C' (in the areas currently zoned RV and RR) and 'G,' to G only. The C height designator allows a maximum of 2 stories and 25 feet, and the G height designator allows a maximum of 2 stories and 35 feet. The G height designator is most prevalent in the unincorporated County and is typical of the outer edges of the Village Regional Category, like the subject area. See Figure 1 for a graphic of the proposed changes.

When compared to the existing General Plan, the proposed Land Use designation changes would result in a potential density of 30 units or a 21 unit increase over the existing General Plan. However, one of the General Plan EIR alternatives analyzed a mix of VR-24 and VR-7.3 with a maximum density potential of 61 units for the project area. Therefore, the potential density associated with the proposed changes would be within the scope of the General Plan EIR, as the project proposes less than half of the maximum density analyzed as part of the alternatives analysis. The zoning use regulation changes would not result in any new 'by right' uses, but would potentially allow additional uses with issuance of a discretionary permit, that would require subsequent environmental review.

The subject area is not within a dam inundation area, or a County or FEMA-mapped flood hazard area. As such, the change would not lead to significant impacts associated with flooding as the result of the failure of a levee or dam, structures impeding flood flows, or housing placed within a 100-year flood hazard area. Development within the subject area would rely on imported water from the Helix Water District, and thus groundwater levels would not be affected.

Any future subdivision project would require preparation and approval of a Stormwater Management Plan (SWMP). The SWMP outlines Best Management Practices (BMPs) that will be implemented to enable the project to meet waste discharge requirements as required by the Land Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. R9-2007-0001), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP). Additional detail on the previous EIR analysis, related to hydrology and water quality is provided below.

Water Quality Standards and Requirements

The EIR analysis found that the General Plan Land Use designations would result in development with the potential to contribute pollutants that would impair water quality, and in some cases, further degrade existing surface and groundwater pollution conditions. General Plan Update policies and mitigation measures were identified that would partially reduce impacts, but not to below a level of significance. General Plan Update policies in the Land Use and Conservation and Open Space Elements would partially reduce impacts to water quality standards and requirements. The applicable policies are LU-6.5, LU-6.9, LU-14.1, LU-14.2, LU-14.3, LU-14.4, COS-4.2, COS-4.3, COS-4.4, COS-5.2, COS-5.3, and COS-5.5. These policies cover the following concepts and requirements: requiring Low Impact Development (LID) techniques to reduce impervious surfaces and promote sustainable stormwater management, requiring development conformance with topography, requiring coordination with other wastewater agencies, requiring adequate wastewater disposal, requiring public maintenance of wastewater treatment facilities serving multiple properties, prohibiting sewer facilities that would induce unplanned growth, requiring efficient irrigation systems in new development, maximization of natural stormwater filtration, and applying appropriate development standards to reduce the potential for groundwater contamination.

In addition, the following mitigation measures identified in the EIR were found to partially mitigate the significant impacts to air quality violations.

- **Hyd-1.1** – Update and implement the County of San Diego’s Jurisdictional Urban Runoff Management Program (JURMP).

The JURMP describes the County’s approach to meeting the requirements of the Municipal Stormwater Permit.

- **Hyd-1.2** – Implement and revise as necessary the Watershed Protection Ordinance to reduce the effects of polluted runoff discharges on waters and to encourage the removal of invasive species and restore natural drainage systems.
- **Hyd-1.3** – Establish and implement Low Impact Development (LID) standards for new development to minimize runoff and maximize infiltration.

Any subdivision or multi-family development in the PSR area would be required to incorporate LID standards for stormwater management, associated with the current Municipal Stormwater Permit.

- **Hyd-1.4** – Revise and implement the Stormwater Standards Manual requiring appropriate measures for land use with a high potential to contaminate surface water or groundwater resources.
- **Hyd-1.5** – Utilize the County Guidelines for Determining Significance for Surface Water Quality, Hydrology, and Groundwater Resources to identify adverse environmental effects.
- **Hyd-1.6** – Implement, and revise as necessary, Board Policy I-84 requiring that discretionary project applications include commitments from available water sanitation districts.
- **Hyd-1.7** – Ensure County planning staff participation in the review of wastewater facility long range and capital improvements plans.
- **Hyd-1.8** – Allow wastewater facilities contingent upon approval of a Major Use Permit to ensure facilities are adequately sized.

- **Hyd-1.9** – Review septic system design, construction, and maintenance in cooperation with the Regional Water Quality Control Board through the septic tank permit process.
- **Hyd-1.10** – Coordinate with the State Water Resources Control Board to develop statewide performance and design standards for conventional and alternative on-site wastewater treatment systems

Groundwater Supplies and Recharge

The EIR analysis found that the buildout of the General Plan Land Use designations would result in significant and unavoidable impacts to groundwater supplies and recharge. General Plan Update policies and mitigation measures were identified that would partially reduce impacts, but not to below a level of significance. General Plan Update policies in the Land Use and Conservation and Open Space Elements were identified that would partially reduce impacts. In addition to General Plan policies COS-4.2, COS-4.3, COS-4.4, and COS-5.2 noted above, in the sub-category of water quality standards, the following policies would also apply to groundwater supplies and recharge: LU-8.1, LU-8.2, LU-13.1, LU-13.2, and COS-4.1. These policies require that land use densities relate to groundwater sustainability, evaluate new groundwater-dependent development to reduce the potential for overdrafts and impacts to existing groundwater users, require water supply commitments for new development, and encourage water conservation and groundwater recharge.

In addition to mitigation measures Hyd-1.1 through Hyd-1.5, noted above, in the sub-category of water quality standards and requirements, the following mitigation measures were identified, that would partially reduce impacts associated with groundwater supplies and recharge.

- **Hyd-2.1** – Implement, and revise as necessary, Board Policy I-84 requiring that discretionary project applications include commitments from available districts. Also implement and revise as necessary Board Policy G-15 to conserve water at County facilities.
- **Hyd-2.2** – Implement the Groundwater Ordinance to balance groundwater resources with new development. Also revise the Ordinance Related to Water Conservation for Landscaping to further water conservation through the use of recycled water.

The Water Conservation in Landscaping Ordinance was updated in 2010, after the development of these General Plan mitigation measures.

- **Hyd-2.3** – Establish a water credits program between the County and the Borrego Water District to provide a streamlined and consistent process for the permanent cessation of outdoor water intensive uses such as irrigated agricultural or golf course land.
- **Hyd-2.4** – Coordinate with the San Diego County Water Authority and other water agencies to coordinate land use planning with water supply planning and implementation and enhancement of water conservation programs.
- **Hyd-2.5** – Implement and revise as necessary the Resource Protection Ordinance and Policy I-68 Proposed Projects in Floodplains/Floodways to restrict development in floodplains/floodways.

Erosion or Siltation

The EIR analysis found that implementation of the General Plan would result in increased runoff with the potential for significant impacts associated with erosion. General Plan Update policies and mitigation measures were identified that would reduce impacts to below a level of

significance. The relevant policies are LU-6.5, LU-6.9, and COS-5.3, in the Land Use and Conservation and Open Space Elements, which are discussed above in the sub-category of water quality standards and requirements.

In addition to mitigation measures Hyd-1.1, Hyd-1.3, and Hyd-1.5, noted above, in the sub-category of water quality standards and requirements, the following mitigation measures were identified, that mitigate impacts associated with erosion or siltation.

- **Hyd-3.1** – Implement and revise, as necessary, ordinances to require new development to be located down and away from ridgelines, conform to the natural topography, not significantly alter dominant physical characteristics of the site, and maximize natural drainage and topography when conveying stormwater.
- **Hyd-3.2** – Implement and revise as necessary the RPO to limit development on steep slopes. Also incorporate Board Policy I-73, the Hillside Development Policy, into the RPO to the extent that it will allow for one comprehensive approach to steep-slope protections.
- **Hyd-3.3** – Implement the Grading, Clearing and Watercourses Ordinance to protect development sites against erosion and instability.

This ordinance includes various requirements to avoid erosion and siltation, such as, sedimentation basins, planting requirements, slope stabilization measures, installation of erosion control and drainage devices, etc. Any new development within the area would be subject to regulations in place to reduce erosion, septic system failure, and hazards associated with seismic activity or soil stability.

Flooding

The EIR analysis found that implementation of the General Plan Update would convert permeable surfaces to impermeable surfaces, resulting in the potential for flooding. General Plan Update policies and mitigation measures were identified that would reduce impacts to below a level of significance. The EIR identified policies in the Land Use, Safety, and Conservation and Open Space Elements that would reduce impacts associated with flooding. In addition to policy COS-6.5, discussed above in the sub-category of water quality standards and requirements, the following policies would also apply to flooding: LU-6.10, S-9.2, S-10.2, S-10.3, S-10.4, and S-10.6. These policies require minimizing impervious surfaces, implementing LID techniques, designing and locating development to minimize hazard risks, require adequately sized and maintained flood control facilities, minimizing stormwater impacts, and minimizing impacts to an area's existing hydrology.

In addition to mitigation measures Hyd-1.1, through Hyd-1.5, and Hyd-2.5 noted above, in the sub-categories of water quality standards and requirements, and groundwater supplies and recharge, the following mitigation measures were identified, that mitigate impacts associated with erosion or siltation.

- **Hyd-4.1** – Implement the Flood Damage Prevention Ordinance to reduce flood losses in specified areas.

Requirements in the County's Flood Damage Prevention Ordinance are modeled after FEMA's National Flood Insurance Program (NFIP) Policy requirements, associated with development in floodplains and floodways.

- **Hyd-4.2** – Implement the Grading, Clearing and Watercourses Ordinance to limit activities affecting watercourses.

- **Hyd-4.3** – Implement and revise as necessary Board Policies such as: Policy I-68, which establishes procedures for projects that impact floodways; Policy I-45, which defines watercourses that are subject to flood control; and Policy I-56, which permits, and establishes criteria for, staged construction of off-site flood control and drainage facilities by the private sector when there is a demonstrated and substantial public, private or environmental benefit.

The PSR area is not located within or adjacent to a flood hazard or dam inundation zone.

Exceed Capacity of Stormwater Systems

The EIR identified General Plan policies and mitigation measures that would reduce impacts in this sub-category to below a level of significance. The EIR identified General Plan policies in the Land Use, Conservation and Open Space, and Safety Elements, and mitigation measures that would reduce impacts in this sub-category to below a level of significance. In addition to policies LU-6.5, LU-6.9, COS-4.3, COS-5.2, S-9.2, S-10.2, S-10.3, S-10.4, and S-10.6 (discussed above in the sub-categories associated with hydrology and water quality), Policy S-10.5 would also apply to capacity of stormwater systems. S-10.5 requires development to provide necessary on- and off-site improvements to stormwater management and drainage facilities. The applicable mitigation measures were each discussed above, and include Hyd-1.1, Hyd-1.2, Hyd-1.3, Hyd-1.4, Hyd-1.5, Hyd-2.5, Hyd-3.1, Hyd-4.1, Hyd-4.2, and Hyd-4.3

Housing within a 100-year Flood Hazard Area / Impeding or Redirecting Flood Flows / Dam Inundation and Flood Hazards

The subject area is not within a County or FEMA-mapped flood hazard area, a dam inundation area, or any other special flood hazard area. As such, the proposed changes would not lead to significant impacts associated with flooding as the result of the failure of a levee or dam, structures impeding flood flows, or housing placed within a 100-year flood hazard area.

Seiche, Tsunami, and Mudflow Hazards

The subject area is not located along the shoreline of a lake or reservoir; therefore, the area would not be inundated by a seiche. The project is not located within a mile of the Pacific Ocean coast; therefore, the area would not be inundated by a tsunami.

The EIR analysis found that implementation of the General Plan Update would result in an increased risk of exposing communities to potential damage from mudslides. General Plan policies and implementation measures were identified that would reduce potential impacts to below a level of significance. The EIR identified policies in the Safety Element that would reduce impacts. The applicable policies are S-8.1 and S-8.2. These policies direct development away from areas with high potential for landslides, mudslides, or rockfalls and prohibit development from causing or contributing to slope instability. In addition, mitigation measures Hyd-3.1, Hyd-3.2 and Hyd-3.3 (all discussed above) were identified to reduce potential impacts from mudflow hazards.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to hydrology and water quality because:

1. In the 6.4-acre PSR area, the General Plan EIR alternatives analyzed a Land Use designation scenario that would have allowed more than twice the density that is being

proposed with this GPA. Therefore, the potential density associated with this GPA has been fully analyzed and is within the scope of the previous EIR.

- 2. In addition, future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; providing assurance that any impacts associated with future development would be fully mitigated in accordance with the EIR mitigation measures.

When compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to hydrology and water quality including: water quality standards and requirements, groundwater supplies and recharge, erosion or siltation, flooding, exceeding capacity of stormwater systems, housing within a 100-year flood hazard area, impeding or redirecting flood flows dam inundation and flood hazards, or seiche, tsunami, or mudflow hazards. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-categories of water quality standards and requirements, and groundwater supplies and recharge would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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

The current project includes a Land Use designation change for eight parcels totaling 6.4 acres. The 4.6-acre eastern parcel would change from SR-1 to VR-4.3, with an associated density of 4.3 units per acre. In addition, the each of the seven western parcels would change from VR-2.9 to VR-7.3, with an associated density of 7.3 units per acre. The zoning use regulation on each of the parcels would be RV (Residential Variable) with a 6,000 square foot minimum lot size. The building type would go from a combination of 'L' (in the areas currently zoned RU) and 'K,' to K only. The L building type is typical of the RU zoning and provides additional allowances for non-residential structures. The K building type is typical of the proposed RV zoning. Finally, the height designator would change from a combination of 'C' (in the areas currently zoned RV and RR) and 'G,' to G only. The C height designator allows a maximum of 2 stories and 25 feet, and the G height designator allows a maximum of 2 stories and 35 feet. The G height designator is most prevalent in the unincorporated County and is typical of the outer edges of the Village Regional Category, like the subject area. See Figure 1 for a graphic of the proposed changes.

When compared to the existing General Plan, the proposed Land Use designation changes would result in a potential density of 30 units or a 21 unit increase over the existing General Plan. However, one of the General Plan EIR alternatives analyzed a mix of VR-24 and VR-7.3 with a maximum density potential of 61 units for the project area. Therefore, the potential density associated with the proposed changes would be within the scope of the General Plan EIR, as the project proposes less than half of the maximum density analyzed as part of the alternatives analysis. The zoning use regulation changes would not result in any new 'by right' uses, but would potentially allow additional uses with issuance of a discretionary permit, that would require subsequent environmental review.

Physical Division of an Established Community

The EIR analysis found that implementation of the General Plan Update would potentially result in significant impacts related to possible community division through roadway widening, construction, extensions, or other improvements. General Plan policies and mitigation measures were identified to reduce potential significant impacts to a less than significant level. The relevant policies from the Land Use, Mobility, and Housing Elements are LU-1.4, LU-2.1, LU-2.3, LU-2.5, LU-4.1, LU-4.2, LU-4.3, LU-4.4, LU-11.2, LU-12.4, M-10.6, M-1.3, and H-2.1. These policies require future circulation development to be consistent with the character of an established community. Road design considerations should avoid bisecting communities or town centers when planned. Promote conservation-oriented project design in order to coincide with the applicable community plan. Certain residential subdivisions would be required to conserve open space and natural resources through incorporation of natural features into proposed development, designing contiguous open space areas, and conforming to the natural topography. New residential development will be planned to be integrated with existing neighborhoods, as well as require the location and development of private roads to minimize visual impacts.

In addition, the following mitigation measures were found to reduce potentially significant impact to a less than significant level.

- **Lan-1.1** -- Coordinate with adjacent cities and other agencies regarding planning efforts and resource protection. It specifically requires coordination with SANDAG during updates to the Regional Transportation Plan to ensure that regional roads are properly planned, sited, and designed. Consultation and coordination with this and other agencies will allow better planning of infrastructure and prevent significant impacts to communities from incompatible facilities.
- **Lan-1.2** -- Coordinate with land owners, other departments, and community groups to ensure that both public and private development projects and associated infrastructure minimize impacts to established communities. This involves community input and General Plan conformance reviews on County road projects to insure that County road planning and development is consistent with the General Plan. This also includes analysis of potential environmental impacts for public and private road projects and application of mitigation measures pursuant to CEQA. Department of Public Works policies and procedures shall be evaluated to ensure that such reviews are conducted and that issues regarding potential division of communities are identified and addressed. General Plan Amendments that propose changes to the circulation network shall be kept consistent with the General Plan Goals and Policies, and such proposals will also be reviewed by the communities. In addition, Board Policy I-63, which contains provisions for General Plan Amendments, and/or department procedures will be updated to meet this standard.
- **Lan-1.3** -- Maintain plans and standards for infrastructure and roads so that divisions of communities do not occur. This will include: 1) updates to County Road Standards to ensure that roads are designed and built in a

safe manner consistent with the General Plan and community context; 2) adherence to Community Plans to guide infrastructure planning in the individual and unique communities of the County; 3) evaluation and, if necessary, revisions to the subdivision ordinance to ensure future project designs, and corresponding infrastructure designs, are consistent with the General Plan and with established community character; 4) preparation of local public road network plans to improve mobility, connectivity, and safety; and 5) preparation of community road standards that supplement the County road standards in order to recognize the unique constraints and character of different communities. These efforts will minimize the potential impacts of future infrastructure on established communities.

Conflicts with Land Use Plans, Policies, and Regulations / Conflicts with Habitat Conservation Plans (HCPs) or Natural Community Conservation Plans (NCCPs)

The EIR analysis found that implementation of the General Plan Update would not result in a significant impact in relation to Land Use Plans including the Regional Comprehensive Plan (RCP), the 2030 Regional Transportation Plan (RTP), the Congestion Management Program (CMP), the San Diego Basin Plan (Basin Plan), airport land use compatibility plans (ALUCPs), the Regional Air Quality Strategy (RAQS), the County Trails Program (CTP), spheres of influence (SOI), community plans, and specific plans. In addition, similar to the existing General Plan, future development under the proposed change would be required to demonstrate compliance with the existing MSCP Subarea Plan.

The proposed change is consistent with the principles and policies of the General Plan, which provides a framework for land use in the unincorporated County. With the proposed change, the land use pattern in the area would also maintain consistency with the General Plan's Community Development Model, and does not constitute leapfrog development because the subject area is surrounded on three sides by Village Residential designations with associated densities of 24, 15, 10.9, and 4.3 units per acre. General Plan policies LU-1.1 and LU-1.2 relate to this Community Development Model consistency requirement and prohibition against leapfrog development. Policy LU-2.3 requires assigning densities and minimum lot sizes in a manner that is compatible with the character of the community. The entire subject area is already in the Village Regional Category and the densities proposed will be supported by extensive services and infrastructure already available, including a road network that is adequate to serve even higher densities. All of the subject parcels currently have a 'B' special regulation designator, per zoning. This would not change with the proposed zoning changes associated with the current project. The B designator requires compliance with the Design Guidelines for Spring Valley. This compliance will assure that the architecture, spacing of buildings, parking design, and landscape screening, among other features, would be consistent with the desired aesthetic community character that the community (in coordination with the County) has outlined in the Design Guidelines. Therefore, impacts would be less than significant.

Land Use Policy LU-1.2.1 of the Spring Valley Community Plan calls for applying appropriate Land Use designations in the Spring Valley community that take into account adjacent properties and that over time phase out inappropriate and hazardous industries. The proposed designations would ensure that the PSR area fits in with densities and land uses to the east and west, as part of a density transition from the higher density to the south and the lower density to the north. The minimum lot sizes and range of allowed uses would also be consistent with the development pattern in the surrounding area. The 'B' designator on each of the parcels in the PSR area would remain, requiring design review of development for adherence to the Spring Valley Design Guidelines. This required design review is in accordance with Spring Valley Community Plan Goal

LU-2.4, which seeks residential development that incorporates design guidelines and improves upon the community character of Spring Valley.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to land use and planning because:

1. In the 6.4-acre PSR area, the General Plan EIR alternatives analyzed a Land Use designation scenario that would have allowed more than twice the density that is being proposed with this GPA. Therefore, the potential density associated with this GPA has been fully analyzed and is within the scope of the previous EIR.
2. In addition, future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; providing assurance that any impacts associated with future development would be fully mitigated in accordance with the EIR mitigation measures.

When compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to land use planning including: physical division of an established community, conflicts with land use plans, policies, and regulations, and conflicts with HCPs and NCCPs. In the sub-area of physical division of an established community, impacts would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required.

XI. 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

The current project includes a Land Use designation change for eight parcels totaling 6.4 acres. The 4.6-acre eastern parcel would change from SR-1 to VR-4.3, with an associated density of 4.3 units per acre. In addition, the each of the seven western parcels would change from VR-2.9 to VR-7.3, with an associated density of 7.3 units per acre. The zoning use regulation on each of the parcels would be RV (Residential Variable) with a 6,000 square foot minimum lot size. The building type would go from a combination of 'L' (in the areas currently zoned RU) and 'K,' to K only. The L building type is typical of the RU zoning and provides additional allowances for non-residential structures. The K building type is typical of the proposed RV zoning. Finally, the height designator would change from a combination of 'C' (in the areas currently zoned RV and RR) and 'G,' to G only. The C height designator allows a maximum of 2 stories and 25 feet, and the G height designator allows a maximum of 2 stories and 35 feet. The G height designator is most prevalent in the unincorporated County and is

typical of the outer edges of the Village Regional Category, like the subject area. See Figure 1 for a graphic of the proposed changes.

When compared to the existing General Plan, the proposed Land Use designation changes would result in a potential density of 30 units or a 21 unit increase over the existing General Plan. However, one of the General Plan EIR alternatives analyzed a mix of VR-24 and VR-7.3 with a maximum density potential of 61 units for the project area. Therefore, the potential density associated with the proposed changes would be within the scope of the General Plan EIR, as the project proposes less than half of the maximum density analyzed as part of the alternatives analysis. The zoning use regulation changes would not result in any new 'by right' uses, but would potentially allow additional uses with issuance of a discretionary permit, that would require subsequent environmental review.

There are no active mines in the subject area or surrounding area. The area subject to the proposed changes is surrounded by high density residential development, and thus would not be an appropriate area for mineral resource extraction, due to required buffers from residential development. The proposed changes would allow less development than the Land Use designations analyzed in the EIR.

Mineral Resource Availability

The EIR analysis found that implementation of the General Plan Update would have the potential to result in significant impacts associated with the loss of availability of mineral resources. General Plan policies and mitigation measures were identified to reduce impacts, but not to below a level of significance. The EIR identified policies in the Conservation and Open Space Element to reduce impacts associated with mineral resource availability. The relevant policies are COS-10.1 through COS-10.4, COS-10.6, COS-10.8, and COS-10.9. These policies require the protection of mineral resources from incompatible land uses, require maintenance of mining facility access roads, streamlining the permitting process for mining facilities (recognizing the need to meet local demand), and providing MRZ-2 overlay zones to review the effect of proposed land uses on the ability to conduct future mining activity. In addition, the following mitigation measures were found to partially reduce impacts to mineral resource availability.

- **Min-1.1** – Assess the impact of new development on mineral resources as required by the County Guidelines for Determining Significance for Mineral Resources. Update the CEQA Guidelines for Determining Significance (Mineral Resources) to include the requirement to evaluate whether access is being maintained to existing mining sites.
- **Min-1.2** – Revise and update the County ordinances to designate areas of known importance for mineral resources as follows:
 - Update the Zoning Ordinance with the addition of a Mining Compatibility Designator or Overlay that identifies parcels with a high potential for mineral resources. The purpose is to take into account the potential for mineral resources not to preclude the potential mining use. In addition, specify that notification of potential mining use is provided to all parcels within a 1,500-foot radius of parcels with a Mining Compatibility Designator/Overlay.
 - Revise the Zoning Ordinance to facilitate recycling of salvaged concrete, asphalt, and rock by allowing this activity to occur by right at permitted mining facilities.
 - Revise the Zoning Ordinance and Grading Ordinance to authorize surface mining operations with a Surface Mining Permit rather than a MUP. Incorporate findings of approval that reflect the Mineral Compatibility Designator, SMARA Sections 2762 and 2763, and the inherent nature of surface mining

operations. Parcels with a high potential for mineral resources could include those areas designated as MRZ-2 or other areas identified as containing mineral resources that are located where a sufficient buffer is available so that extraction activities are feasible.

- **Min-1.3** – Request that the State Geologist identify mineral resources in previously unmapped areas of East and North County.

The proposed changes are consistent with this policy because the PSR area is already designated and zoned for residential use. In addition, the PSR area is surrounded by high density residential uses, which are incompatible to future extraction of mineral resources.

Mineral Resources Recovery Sites

The EIR analysis found that implementation of the General Plan Update would have the potential to result in the loss of locally important mineral resource recovery sites. The General Plan policies and mitigation measures identified for mineral resources availability were also found to reduce impacts to mineral resources recovery sites, but not to below a level of significance.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts to mineral resources because:

1. In the 6.4-acre PSR area, the General Plan EIR alternatives analyzed a Land Use designation scenario that would have allowed more than twice the density that is being proposed with this GPA. Therefore, the potential density associated with this GPA has been fully analyzed and is within the scope of the previous EIR.
2. In addition, future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; providing assurance that any impacts associated with future development would be fully mitigated in accordance with the EIR mitigation measures.

When compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to mineral resources including: mineral resource availability and mineral resources recovery sites. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with each of these sub-categories of mineral resources would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

XII. 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 current project includes a Land Use designation change for eight parcels totaling 6.4 acres. The 4.6-acre eastern parcel would change from SR-1 to VR-4.3, with an associated density of 4.3 units per acre. In addition, the each of the seven western parcels would change from VR-2.9 to VR-7.3, with an associated density of 7.3 units per acre. The zoning use regulation on each of the parcels would be RV (Residential Variable) with a 6,000 square foot minimum lot size. The building type would go from a combination of 'L' (in the areas currently zoned RU) and 'K,' to K only. The L building type is typical of the RU zoning and provides additional allowances for non-residential structures. The K building type is typical of the proposed RV zoning. Finally, the height designator would change from a combination of 'C' (in the areas currently zoned RV and RR) and 'G,' to G only. The C height designator allows a maximum of 2 stories and 25 feet, and the G height designator allows a maximum of 2 stories and 35 feet. The G height designator is most prevalent in the unincorporated County and is typical of the outer edges of the Village Regional Category, like the subject area. See Figure 1 for a graphic of the proposed changes.

When compared to the existing General Plan, the proposed Land Use designation changes would result in a potential density of 30 units or a 21 unit increase over the existing General Plan. However, one of the General Plan EIR alternatives analyzed a mix of VR-24 and VR-7.3 with a maximum density potential of 61 units for the project area. Therefore, the potential density associated with the proposed changes would be within the scope of the General Plan EIR, as the project proposes less than half of the maximum density analyzed as part of the alternatives analysis. The zoning use regulation changes would not result in any new 'by right' uses, but would potentially allow additional uses with issuance of a discretionary permit, that would require subsequent environmental review.

The project is not within two miles of a public airport or public use airport, nor is it within the vicinity of a private airstrip. Any new noise sources, including construction-related noise would have to be in compliance with the standards in the General Plan Noise Element and the County Noise Ordinance. Considering that the proposed changes would result in a lower level of development potential than what was analyzed in the EIR, there would not be new noise impacts beyond the previous analysis. Additional detail on the previous EIR analysis, related to noise is provided below.

Excessive Noise Levels

The EIR analysis found that implementation of the General Plan Update would have the potential to expose land uses to noise levels in excess of County guidelines and regulations. General Plan policies and mitigation measures were identified to reduce potential impacts to below a level of significance. The EIR identified policies in the Land Use, Mobility, and Noise

Elements to reduce impacts associated with excessive noise levels. The applicable policies are LU-2.8, M-1.3, M-2.4, N-1.4, N-1.5, N-2.1, N-2.2, N-4.1, N-4.2, N-4.3, N-4.5, N-4.7, and N-4.8. The concepts and requirements outlined in these policies include: requiring measures that minimize noise impacts, reducing noise impacts of freeways through design, incorporating adjacent jurisdiction noise standards in project review, regional coordination to reduce potential noise impacts, inclusion of noise barriers where multi-family patios or balconies would exceed 65 CNEL, requiring noise studies where development may result in exposure of noise sensitive land uses to greater than 60 CNEL, traffic calming to reduce noise impacts, promoting the establishment of train horn 'quiet zones,' requiring that projects that would increase anticipated average daily traffic do not increase cumulative traffic noise beyond acceptable levels, and locating new or expanded roads in areas where the impacts to noise sensitive land uses would be minimized.

In addition, the following mitigation measures were identified that would reduce potential impacts from excessive noise levels to below a level of significance.

- **Noi-1.1** – Require an acoustical analysis whenever a new development may result in any existing or future noise sensitive land uses being subject to on-site noise levels of 60 dBA (CNEL) or greater, or other land uses that may result in noise levels exceeding the 'acceptable' standard in the Noise Compatibility Guidelines (Table N-1 in the Noise Element).

This measure coincides with General Plan Policy N-2.1. A noise study would be required on a future project in the subject area if new noise-producing facilities are proposed that would have the potential to exceed standards.

- **Noi-1.2** – Revise the Guidelines for Determining Significance for new developments where the exterior noise level on patios or balconies for multi-family residences or mixed-use development exceeds 65 dBA (CNEL), a solid noise barrier is incorporated into the building design of balconies and patios for units that exceed 65 dBA (CNEL) while still maintaining the openness of the patio or balcony.
- **Noi-1.3** – Require an acoustical study for projects proposing amendments to the County General Plan Land Use Element and/or Mobility Element that propose a significant increase to the average daily traffic due to trips associated with the project beyond those anticipated in the General Plan.
- **Noi-1.4** – Edit the Guidelines for Determining Significance standard mitigation and project design considerations to promote traffic calming design, traffic control measures, and low-noise pavement surfaces that minimize motor vehicle traffic noise.

A goal outlined in the Spring Valley Community Plan requests limited truck traffic on designated routes to reduce noise in residential areas and the reduction of violations from vehicle muffler and stereo noise in residential areas (County of San Diego 2011b).

- **Noi-1.5** – Coordinate with Caltrans and SANDAG as appropriate to identify and analyze appropriate route alternatives that may minimize noise impacts to noise sensitive land uses within the unincorporated areas of San Diego County.
- **Noi-1.6** – Coordinate with SANDAG, MTS, California High-Speed Rail Authority as appropriate, and passenger and freight train operators to install noise attenuation features to minimize impacts to adjacent residential or other noise sensitive land uses.
- **Noi-1.7** – Work with project applicants during the scoping phase of proposed projects to take into consideration impacts resulting from on-site noise generation to noise sensitive land uses located outside the County's jurisdictional authority. The County will notify and coordinate with the appropriate jurisdiction(s) to determine appropriate project design techniques and/or mitigation.

Impacts to noise sensitive land uses in adjacent jurisdictions would fall under the same significance guidelines, and would require mitigation if potentially significant; however the subject area is not adjacent to another jurisdiction.

- **Noi-1.8** – Implement and/or establish procedures (or cooperative agreements) with Caltrans, the City of San Diego, and other jurisdictions as appropriate to ensure that a public participation process or forum is available for the affected community to participate and discuss issues regarding transportation generated noise impacts for new or expanded roadway projects that may affect noise sensitive land uses within the unincorporated areas of San Diego County.
- **Noi-1.9** – Coordinate with Caltrans and the DPLU (now PDS) Landscape Architect, and receive input from community representatives as appropriate (e.g., Planning or Sponsor Group) to determine the appropriate noise mitigation measure (planted berms, noise attenuation barriers or a combination of the two) to be required as a part of the proposals for roadway improvement projects and ensure that the County's Five Year Capital Improvement Program and Preliminary Engineering Reports address noise impacts and appropriate mitigation measures for road improvement projects within or affecting the unincorporated area of the County.

Coordination and agreements between applicable agencies and jurisdictions would allow for short- and long-range noise impact planning generated by traffic.

Excessive Groundborne Vibration

The subject area is not located within 200 feet of extractive mining operations, railroads, or public roads with projected noise contours of 65 dBA or more. A setback of 200 feet ensures that land uses where low ambient vibration is essential (such as residential uses) would not be impacted by groundborne vibration from those sources.

The EIR analysis found that implementation of the General Plan Update would have the potential to affect groundborne vibration sensitive land uses near in areas where construction equipment would operate or near the Sprinter Rail Line. General Plan policies and mitigation measures were identified that would reduce potential impacts to below a level of significance. The EIR identified policies in the Noise Element that would reduce impacts associated with excessive groundborne vibration. The applicable policies are N-3.1, N-4.7, N-5.2, N-6.3, and N-6.4. These policies require the use of federal guidelines to limit the extent of exposure that sensitive land uses have to groundborne vibration, require the County to work with SANDAG and rail operators to minimize impacts, require the location of industrial facilities in areas to minimize impacts to sensitive land uses, require development to limit the frequency of high-noise equipment, and require development to limit the hours of operation as appropriate for non-emergency noise-producing and potentially excessive groundborne vibration producing activities such as construction and trash collection. In addition to mitigation measure N-1.7 (discussed above) and N-2.1 (only applying to properties within the vicinity of the Sprinter Rail Line and not applicable to the subject area), the EIR also identified the following mitigation measures that would reduce impacts associated with excessive groundborne vibration.

- **Noi-2.2** – Revise the County CEQA determinations of significance to reflect limits in the Noise Compatibility Guidelines and Noise Standards (Policy N-3.1). Periodically review the Guidelines for Determining Significance to incorporate standards for minimizing effects of groundborne vibration during project operation or construction.

- **Noi-2.3** – Review project applications for industrial facilities to ensure they are located in areas that would minimize impacts to noise-sensitive land uses. Revise CEQA Guidelines for Determining Significance to incorporate appropriate noise attenuation measures for minimizing industrial-related noise.
- **Noi-2.4** – Require an acoustical study whenever a proposed extractive land use facility may result in a significant noise impact to existing noise sensitive land uses, or when a proposed noise sensitive land use may be significantly affected by an existing extractive land use facility. The results of the acoustical study may require a buffer zone to be identified on all Major Use Permit applications for extractive facilities whenever a potential for a noise impact to noise sensitive land uses may occur.

Permanent Increase in Ambient Noise Levels

The EIR analysis found that implementation of the General Plan Update would permanently increase ambient noise along roadways. General Plan policies and mitigation measures were identified that would reduce impacts, but not to below a level of significance. The EIR identified policies in the Land Use, Mobility, and Noise Elements to reduce impacts associated with permanent increase in ambient noise level. In addition to policies LU-2.8, M-1.3, M-2.4, N-1.5, N-4.1, and N-4.2 (discussed above), the EIR also identified policies N-4.6, N-5.1, and N-5.2 to reduce impacts. These policies cover evaluating road improvement projects for potential impacts to ambient noise, designing development so that access to industrial and commercial properties is located at the maximum practical distance from residential properties, and locating noise-generating industrial facilities at the maximum extent practical from residential zones. In addition to Noi-1.3, Noi-1.4, Noi-1.5, Noi-1.8, Noi-2.3, and Noi-2.4 (each discussed above), the following mitigation measures were identified to partially reduce impacts associated with permanent increase in ambient noise level.

- **Noi-3.1** – Ensure that for new County road improvement projects either the County's Noise Standards are used to evaluate noise impacts or the project does not exceed 3 decibels over existing noise levels.
- **Noi-3.2** – Work with the project applicant during the review of either the building permit or discretionary action (whichever is applicable) to determine the appropriate noise reduction site design techniques that include:
 - Orientation of loading/unloading docks away from noise sensitive land uses
 - Setbacks or buffers to separate noise generating activities from noise sensitive land uses
 - Design on-site ingress and egress access away from noise sensitive land uses

Temporary Increase in Ambient Noise Levels

Any future development in accordance with the proposed Land Use designation change would be required to adhere to the noise limits in the County's Noise Ordinance. The EIR analysis found that implementation of the General Plan would have the potential to temporarily increase ambient noise, resulting from construction activity or other temporary noise sources. General Plan policies and mitigation measures were identified that would reduce impacts to below a level of significance. The EIR identified policies in the Noise Element that would reduce impacts associated with temporary increase in ambient noise levels. In addition to policies N-6.3 and N-6.4 (each discussed above), N-6.1, N-6.2, N-6.5, and N-6.6 would also apply. These policies entail regularly updating ordinances to regulate impacts from disruptive noise sources, minimizing impacts from recurring intermittent noise, scheduling County-sponsored events during the day if they have the potential to generate excessive noise, and allocating necessary resources for effective code enforcement. In addition, the following mitigation measures were found to mitigate impacts.

- **Noi-4.1** – Periodically review and revise the Noise Ordinance and Section 6300 of the Zoning Ordinance as necessary to ensure appropriate restrictions for intermittent, short-term, or other nuisance noise sources.
- **Noi-4.2** – Augment staff and equipment as appropriate to facilitate enforcement of the Noise Ordinance.

Appropriate land uses and monitoring of temporary noise increases via the Noise Ordinance will ensure impacts noise sensitive land uses are lessened.

Excessive Noise Exposure from a Public or Private Airport

The EIR analysis found that implementation of the General Plan would have the potential to expose noise sensitive land uses (including residential) to excessive noise from airports. General Plan policies and mitigation measures were identified that would reduce potential impacts to below a level of significance. The EIR identified policies in the Noise Element that would reduce impacts associated with excessive noise exposure from a public or private airport. The applicable policies are N-4.9, S-15.1, S-15.2, and S-15.4. These policies involve assuring airport noise compatibility during project review, requiring operational plans for airports and heliports to assure land use compatibility, and careful consideration in locating private airstrips and heliports. In addition, the following mitigation would reduce impacts.

- **Noi-5.1** – Use the applicable Airport Land Use Compatibility Plans (ALUCP) as guidance/reference during development review of projects that are planned within an Airport Influence Area (AIA). Any projects that are within the AIA shall be submitted to the San Diego County Regional Airport Authority for review.

As discussed previously, the PSR area is not within an AIA.

- **Noi-5.2** – Evaluate noise exposure impacts related to a private airport or heliport use for consistency with the FAA standards.
- **Noi-5.3** – Consult with the FAA standards and the County Noise Ordinance as a guide for assessing noise impacts from private airports and helipads.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts related to noise because:

1. In the 6.4-acre PSR area, the General Plan EIR alternatives analyzed a Land Use designation scenario that would have allowed more than twice the density that is being proposed with this GPA. Therefore, the potential density associated with this GPA has been fully analyzed and is within the scope of the previous EIR.
2. In addition, future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; providing assurance that any impacts associated with future development would be fully mitigated in accordance with the EIR mitigation measures.

When compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects associated with noise, including: excessive noise levels, excessive groundborne vibration, permanent increase in ambient noise level, temporary increase in ambient noise level, and excessive noise exposure from a public or private airport. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-category of permanent increase in

ambient noise level would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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

The current project includes a Land Use designation change for eight parcels totaling 6.4 acres. The 4.6-acre eastern parcel would change from SR-1 to VR-4.3, with an associated density of 4.3 units per acre. In addition, the each of the seven western parcels would change from VR-2.9 to VR-7.3, with an associated density of 7.3 units per acre. The zoning use regulation on each of the parcels would be RV (Residential Variable) with a 6,000 square foot minimum lot size. The building type would go from a combination of 'L' (in the areas currently zoned RU) and 'K,' to K only. The L building type is typical of the RU zoning and provides additional allowances for non-residential structures. The K building type is typical of the proposed RV zoning. Finally, the height designator would change from a combination of 'C' (in the areas currently zoned RV and RR) and 'G,' to G only. The C height designator allows a maximum of 2 stories and 25 feet, and the G height designator allows a maximum of 2 stories and 35 feet. The G height designator is most prevalent in the unincorporated County and is typical of the outer edges of the Village Regional Category, like the subject area. See Figure 1 for a graphic of the proposed changes.

When compared to the existing General Plan, the proposed Land Use designation changes would result in a potential density of 30 units or a 21 unit increase over the existing General Plan. However, one of the General Plan EIR alternatives analyzed a mix of VR-24 and VR-7.3 with a maximum density potential of 61 units for the project area. Therefore, the potential density associated with the proposed changes would be within the scope of the General Plan EIR, as the project proposes less than half of the maximum density analyzed as part of the alternatives analysis. The zoning use regulation changes would not result in any new 'by right' uses, but would potentially allow additional uses with issuance of a discretionary permit, that would require subsequent environmental review.

There is no existing housing on the properties subject to the proposed changes, so new development would not displace existing housing. Considering that the EIR analyzed higher densities than those proposed with the current project, there would be no new impacts related to population increases, beyond the analysis in the EIR. As discussed previously, this is a relatively high density area for the unincorporated County, with extensive infrastructure and services already available to support the population density proposed with the current project. Additional detail on the previous EIR analysis, related to population and housing is provided below.

Population Growth

The EIR analysis found that implementation of the General Plan Update would not directly or indirectly induce unplanned population growth. This growth is consistent with forecasted growth for the unincorporated County. The General Plan Update is a comprehensive plan to guide future growth and includes a framework for land use and development, as well as goals and policies, to prevent unanticipated or inappropriate population growth in the unincorporated County. No direct or indirect inducement of unplanned population growth would occur. Therefore, impacts would be less than significant. No General Plan policies or mitigation measures were required to be able to reach this less than significant finding.

Displacement of Housing

Consistent with State law, the County's land use plan provides adequate capacity to exceed its Regional Housing Needs Allocation (RHNA) of 12,358 new residential units by accommodating up to 71,540 new residential units. Therefore, the General Plan Update would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. No General Plan policies or mitigation measures were required to be able to reach this less than significant finding.

Displacement of People

The EIR analysis found that implementation of the General Plan Update would have the potential to result in the displacement of people from the conversion of residential areas to other uses. Some areas that currently contain residences are designated for commercial or other non-residential land uses under the General Plan Update and future construction of these non-residential land uses would have the potential to displace people. However, increases in residential density in other areas of the unincorporated County would sufficiently offset displaced people so that replacement housing elsewhere would not be necessary. Therefore, the General Plan Update would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere, and impacts would be less than significant. No General Plan policies or mitigation measures were required to be able to reach this less than significant finding.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts related to population and housing because:

1. In the 6.4-acre PSR area, the General Plan EIR alternatives analyzed a Land Use designation scenario that would have allowed more than twice the density that is being proposed with this GPA. Therefore, the potential density associated with this GPA has been fully analyzed and is within the scope of the previous EIR.

When compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects associated with population and housing, including: population growth, displacement of housing, and displacement of people.

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

The current project includes a Land Use designation change for eight parcels totaling 6.4 acres. The 4.6-acre eastern parcel would change from SR-1 to VR-4.3, with an associated density of 4.3 units per acre. In addition, the each of the seven western parcels would change from VR-2.9 to VR-7.3, with an associated density of 7.3 units per acre. The zoning use regulation on each of the parcels would be RV (Residential Variable) with a 6,000 square foot minimum lot size. The building type would go from a combination of 'L' (in the areas currently zoned RU) and 'K,' to K only. The L building type is typical of the RU zoning and provides additional allowances for non-residential structures. The K building type is typical of the proposed RV zoning. Finally, the height designator would change from a combination of 'C' (in the areas currently zoned RV and RR) and 'G,' to G only. The C height designator allows a maximum of 2 stories and 25 feet, and the G height designator allows a maximum of 2 stories and 35 feet. The G height designator is most prevalent in the unincorporated County and is typical of the outer edges of the Village Regional Category, like the subject area. See Figure 1 for a graphic of the proposed changes.

When compared to the existing General Plan, the proposed Land Use designation changes would result in a potential density of 30 units or a 21 unit increase over the existing General Plan. However, one of the General Plan EIR alternatives analyzed a mix of VR-24 and VR-7.3 with a maximum density potential of 61 units for the project area. Therefore, the potential density associated with the proposed changes would be within the scope of the General Plan EIR, as the project proposes less than half of the maximum density analyzed as part of the alternatives analysis. The zoning use regulation changes would not result in any new 'by right' uses, but would potentially allow additional uses with issuance of a discretionary permit, that would require subsequent environmental review.

The area around the subject properties is a relatively high density area for the unincorporated County, with extensive services and infrastructure currently available to serve the proposed density. Fire protection services are provided by the San Miguel Fire Protection District. General Plan Policy S-6.4, together with Table S-1 requires that new developments meet the fire protection service travel time standards outlined in Table S-1. Based on current conditions, residential developments would be able to meet the maximum response time of 5 minutes, associated with Village designations. Imported water is provided by the Helix Water District. Sewer service is provided by the San Diego County Sanitation District. The school districts serving the subject properties are the La Mesa-Spring Valley Elementary School District and the Grossmont Union

High School District. Any future residential development would require service availability forms to have each of these districts confirm the availability of service for the development. In addition, law enforcement services are provided by the County of San Diego Sheriff's Department, and library services are provided by the County of San Diego Library. Considering the existing available services and full analysis of higher density designations in the EIR, the proposed changes would not result in additional impacts to public services. Additional detail on the previous EIR analysis, related to public services is provided below.

Fire Protection Services

The EIR analysis found that implementation of the General Plan would result in impacts associated with new or expanded fire protection facilities that would be required. The EIR identified General Plan policies in the Land Use and Safety Elements, along with mitigation measures that would reduce impacts to below a level of significance. The applicable policies are LU-1.4, LU-6.4, LU-6.11, LU-12.3, LU-12.4, S-3.4, S-5.1, S-5.2, and S-6.1 through S-6.5. Some of these policies are discussed in other categories of this document. They include measures to improve fire protection services, such as requirements for village expansion, sustainable subdivision design, designing public facilities to be compatible with community character and the environment, travel time standards for Land Use designations, fair share funding contributions from development, adequate water supply, and regional coordination. In addition, the following mitigation measures were found to reduce impacts.

- **Pub-1.1** – Participate in interjurisdictional reviews to gather information on and review and provide comments on plans for new or expanded governmental facilities in the region.
- **Pub-1.2** – Plan and site governmental facilities that are context-specific according to their location in village, semi-rural, or rural lands.
- **Pub-1.3** – Revise Board Policy I-63 to minimize leapfrog development and to establish specific criteria for GPAs proposing expansion of areas designated Village regional category. This is intended to limit unexpected demands for new or expanded public services and the associated governmental facilities.

This measure would limit development from creating new and unexpected demand for services. The proposed changes would not constitute leapfrog development because the PSR area is within the Village boundary of Spring Valley, under the Village Regional Category. Both water and sewer services are available to serve development in the PSR area, at the proposed densities. The Spring Valley Community Plan does not have policies or definitions related to leapfrog development. Even with a leapfrog development definition more broad than General Plan policy LU-1.2 (tied to Village densities away from established Villages or outside water/sewer service boundaries), the proposed changes would not constitute leapfrog development because the subject area is already adjacent to areas planned and developed for higher densities than the designations proposed with the current project.

- **Pub-1.4** – Review General Plan Amendments for consistency with the goals and policies of the General Plan such that future development in hazardous wildfire areas will be limited to low-density land uses that do not necessitate extensive new fire protection facilities.

See Attachment A – “PSR SV17 – General Plan Conformance” for additional information on findings of consistency with the goals and policies of the General Plan, for this PSR.

- **Pub-1.5** – Implement, and revise as necessary, Board Policy I-84 requiring that discretionary project applications include commitments from available fire protection districts. These commitments shall also demonstrate that the distance between the projects and the fire service facilities do not result in unacceptable travel times.

The San Miguel Fire Protection District provides fire protection services to the area, with current response times ranging from 1-5 minutes. These commitments are currently required for discretionary projects. Required service availability forms (discussed further above) must note the fire protection service travel time to the project site.

- **Pub-1.6** – Maintain and use the County GIS and the County Guidelines for Determining Significance in order to identify fire prone areas during the review of development projects. Once identified, ensure that development proposals meet requirements set by the fire authority having jurisdiction FAHJ and that new/additional fire protection facilities are not required; or, if such facilities are required, that potential environmental impacts resulting from construction are evaluated along with the development project under review.
- **Pub-1.7** – Implement the Building and Fire codes to ensure there are adequate fire protections in place associated with the construction of structures and their defensibility, accessibility and egress, adequate water supply, coverage by the local fire district, and other critical issues.
- **Pub-1.8** – Require CEQA reviews on new public facilities (fire, sheriff, libraries, etc.) or significant expansions and mitigation of environmental impact to the extent feasible.

This measure will ensure that new facilities are adequately analyzed for their respective environmental impacts.

- **Pub-1.9** – Implement procedures to ensure new large development projects fund their fair share toward fire services facilities and explore, if feasible, establishing an impact fee program or Mello-Roos District for all new development to fund their fair share contribution toward fire service facilities. Large development projects are required to provide their fair share contribution to fire services either by providing additional funds and/or development of infrastructure.

Police Protection Services

The EIR analysis found that implementation of the General Plan would result in the need for new or expanded police facilities and additional staffing, to able to maintain acceptable response times. The EIR identified General Plan policies and mitigation measures that would reduce impacts to below a level of significance. The EIR identified policies in the Land Use Element that would reduce impacts to fire protection services. The applicable policies are LU-1.4, LU-12.3, and LU-12.4, which are discussed above. Mitigation measures that would reduce impacts are also discussed above, and include Pub-1.1, Pub-1.2, and Pub-1.3.

School Services

The EIR analysis found that implementation of the General Plan would involve the buildout of residential Land Use designations, resulting in the need for new or expanded school facilities and associated potential impacts. The EIR identified General Plan policies and mitigation measures that would reduce impacts, but not to below a level of significance. The EIR identified policies in the Land Use Element that would reduce impacts to school services. In addition to policies LU-1.4, LU-12.3 and LU-12.4 (each discussed above), the applicable policies also include LU-9.7, LU-17.1 through LU-17.4, and LU-18.2. These policies encourage the placement of new schools within town centers and villages, guide development with compatibility of infrastructure and services, encourage schools to consider Land Use Map population distribution in planning new facilities, encourage school districts to minimize conflicts between schools and adjacent land uses, and encourage the co-location of civic uses, such as libraries, community centers, parks, and schools. Mitigation measures were also identified that would partially reduce impacts. In addition to Pub-1.1 through Pub-1.3 (discussed above), the following mitigation measures would apply.

- **Pub-3.1**– Coordinate with school districts to encourage siting new facilities in accordance with the County's General Plan and encourage implementing feasible mitigation measures to mitigate environmental impacts.
- **Pub-3.2** – Implement, and revise as necessary, Board Policy I-84 requiring that discretionary project applications include commitments from available school districts.

School service availability forms are required for residential subdivisions and multi-family projects.

Other Public Facilities

The EIR analysis found that implementation of the General Plan Land Use designations would result in increases on population that would necessitate new or expanded library facilities. General Plan policies and mitigation measures were identified that would reduce impacts to below a level of significance. The EIR identified policies in the Land Use Element that would reduce impacts associated with other public services. In addition to General Policies LU-1.4, LU-9.7LU-12.3, LU-12.4, and LU-18.2 (discussed above), the applicable policies also include LU-9.4 and LU-18.1. These policies require prioritization of providing public facilities in Villages and community core areas that are sized for the intensity of development allowed in the Land Use Map, and require compatibility of civic uses with community character. In addition, mitigation measures Pub-1.1, Pub-1.2, and Pub-1.3 (each discussed above) were identified to reduce impacts.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts related to public services because:

1. In the 6.4-acre PSR area, the General Plan EIR alternatives analyzed a Land Use designation scenario that would have allowed more than twice the density that is being proposed with this GPA. Therefore, the potential density associated with this GPA has been fully analyzed and is within the scope of the previous EIR.
2. In addition, future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; providing assurance that any impacts associated with future development would be fully mitigated in accordance with the EIR mitigation measures.

When compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to public services, including: fire protection services, police protection services, school services, and other public services. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-category of school services would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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

The current project includes a Land Use designation change for eight parcels totaling 6.4 acres. The 4.6-acre eastern parcel would change from SR-1 to VR-4.3, with an associated density of 4.3 units per acre. In addition, the each of the seven western parcels would change from VR-2.9 to VR-7.3, with an associated density of 7.3 units per acre. The zoning use regulation on each of the parcels would be RV (Residential Variable) with a 6,000 square foot minimum lot size. The building type would go from a combination of 'L' (in the areas currently zoned RU) and 'K,' to K only. The L building type is typical of the RU zoning and provides additional allowances for non-residential structures. The K building type is typical of the proposed RV zoning. Finally, the height designator would change from a combination of 'C' (in the areas currently zoned RV and RR) and 'G,' to G only. The C height designator allows a maximum of 2 stories and 25 feet, and the G height designator allows a maximum of 2 stories and 35 feet. The G height designator is most prevalent in the unincorporated County and is typical of the outer edges of the Village Regional Category, like the subject area. See Figure 1 for a graphic of the proposed changes.

When compared to the existing General Plan, the proposed Land Use designation changes would result in a potential density of 30 units or a 21 unit increase over the existing General Plan. However, one of the General Plan EIR alternatives analyzed a mix of VR-24 and VR-7.3 with a maximum density potential of 61 units for the project area. Therefore, the potential density associated with the proposed changes would be within the scope of the General Plan EIR, as the project proposes less than half of the maximum density analyzed as part of the alternatives analysis. The zoning use regulation changes would not result in any new 'by right' uses, but would potentially allow additional uses with issuance of a discretionary permit, that would require subsequent environmental review.

The Park Land Dedication Ordinance (PLDO) requires that developers pay park fees, dedicate a public park, provide private recreational facilities or a combination of these when developing new residential lots and/or units. The PLDO requirements help alleviate any insufficient park acreage to population ratios and the physical deterioration of local recreation facilities.

Considering that the proposed designations would constitute a lower density than those designations analyzed in the EIR, there would not be a new significant impact to recreation associated with the proposed changes. The mitigation in the General Plan EIR would help to alleviate park and recreation facility deficiencies in the area.

Deterioration of Parks and Recreational Facilities

The EIR analysis found that the buildout of the General Plan Land Use Map would result in an increase in the demand for recreational facilities, which could result in the deterioration of existing recreational facilities. General Plan policies and mitigation measures were identified that would

reduce impacts to below a level of significance. The EIR identified policies in the Land Use, Mobility, and Conservation and Open Space Element that would reduce impacts associated with recreation. The relevant policies are LU-12.1, LU-12.2, M-12.1 through M-12.8, M-12.10, H-2.2, COS-21.1, COS-22.1, COS-23.1, COS-23.2, COS-24.1, and COS-24.2. These policies cover requirements to ensure infrastructure and services are provided concurrent with development, prohibit new development that degrades existing facilities, reduce part facility deterioration by requiring fees or the construction of new facilities, identifying trail improvement strategies, provide guidance for recreation improvements in the County, provide on-site open space for certain projects, promote the diversity of recreational facilities, encourage the location of new parks in community center areas, promote open space acquisition, and provide additional public access to recreation opportunities. In addition, the following mitigation measures were found to reduce impacts.

- **Rec-1.1** – Implement Board Policy I-44 to identify park and recreation needs and priorities for communities, and utilize the Community Plans when identifying park and recreation facility requirements.
- **Rec-1.2** – Coordinate with communities, agencies and organizations to identify, prioritize and develop park and recreation needs. This shall include: pursuing partnership opportunities with school districts and other agencies to develop new park and recreation facilities; on-going support of the Park Advisory Committee and use of community center surveys to solicit input on park and recreation program and facility needs and issues; and continuing partnerships with other jurisdictions to share operation and maintenance costs for facilities via joint powers agreements.
- **Rec-1.3** – Prepare a design manual to provide concepts for park and recreation facility components to reflect locational considerations. The manual shall also include concepts for providing primitive low impact public access to open space areas. The needs for such access shall be identified through continued coordination with community groups.

This measure will ensure design and location of parks are compatible with the surrounding community.

- **Rec-1.4** – Participate in discretionary project review of residential projects with 50 or more units to identify park facility needs. Also, implement the Subdivision Ordinance to require the provision of trail and pathways shown on the Regional Trails Plan or Community Trails Master Plan. In addition, modify development standards and design guidelines to include common open space amenities, such as tot lots, and the use of universal design features that accommodate both abled and disabled individuals.
- **Rec-1.5** – Attain funding for land acquisition and construction of recreational facilities by taking the following actions: implement the PLDO; solicit grants and bonds to fund the operation and maintenance of park and recreation facilities; and form Landscape Improvement Districts and County Service Areas.

These measures will ensure that newly funded park development will address environmental impacts early on in planning.

- **Rec-1.6** – Acquire trail routes across private lands through direct purchase, easements, and dedication, or by other means from a willing property owner/seller. Encourage the voluntary dedication of easements and/or gifts of land for trails through privately-owned lands, including agricultural and grazing lands.

Acquisition of new trail routes would allow potential access to underserved communities.

- **Rec-1.7** – Prioritize the acquisition and development of trail segments in a manner to provide maximum environmental and public benefit given available public and private resources and the population served. As part of this effort, also maintain a database of information on the locations, status of easements, classifications, forms of access, management activities and land ownership relative to trail facilities.

- **Rec-1.8** – Implement and revise as necessary the Regional Trails Plan as well as the Community Trails Master Plan. This will ensure that community goals, policies, and implementation criteria are defined for community trails. Facilitate interjurisdictional coordination for the implementation of these plans.
- **Rec-1.9** – Consult with the appropriate governing tribal council to facilitate the provision of trail connections through tribal land and/or Native American cultural resources.
- **Rec-1.10** – Develop procedures to coordinate the operation and maintenance of pathways with similar activities for adjacent roads and road rights-of-way.
- **Rec-1.11** – Prioritize open space acquisition needs through coordination with government agencies and private organizations. Once prioritized, acquire open space lands through negotiation with private land owners and through MSCP regulatory requirements. The operation and management of such acquisitions will continue to be achieved by preparing, implementing, and updating Resource Management Plans and MSCP Area Specific Management Directives (ASMDs) for each open space area.

Construction of New Recreational Facilities

The EIR analysis found that implementation of the proposed General Plan Update would require the construction or expansion of recreational facilities to accommodate increased demand. General Plan policies and mitigation measures were identified that would reduce impacts to below a level of significance. The EIR identified policies in the Land Use, Mobility, Housing, and Conservation and Open Space Elements that would reduce impacts associated with construction of new recreational facilities. In addition to policies LU-6.4, LU-9.7, and LU-18.2 (discussed above), the relevant policies also include M-12.5, M-12.9, M-12.10, H-2.2, COS-21.2, COS-21.3, COS-21.4, COS-23.1, and COS 23.3. These policies apply guidelines to maintain community character, guide the future development of trails to minimize environmental impacts, encourage the location of parks near other community facilities like schools, libraries and community centers, guide design of parks to reflect community character and incorporate natural and cultural landscapes, and require regional parks to offer a broad range of recreational activities. In addition to Rec-1.1, Rec-1.2, Rec-1.3, Rec-1.4, Rec-1.8, and Rec-1.9 (discussed above), the following mitigation measures were also found to reduce impacts.

- **Rec-2.1** – Update Community Plans to reflect the character and vision for each individual community; to address civic needs in a community and encourage the co-location of uses; to establish and maintain greenbelts between communities; to prioritize infrastructure improvements and the provision of public facilities for villages and community cores; and to identify pedestrian routes. With these issues addressed in community plans, potential impacts to visual resources, community character, natural resources, cultural resources, and traffic will be substantially lessened should new or expanded recreational facilities be needed in a given community.
- **Rec-2.2** – Use community design guidelines as a resource when designing park and recreation facilities. This will help ensure that such facilities are consistent with community character.
- **Rec-2.3** – Amend the Subdivision Ordinance to require new residential development to be integrated with existing neighborhoods by providing connected and continuous road, environmentally-sensitive pathway/trail and recreation/open space networks. Also add new conservation-oriented design guidelines for rural lands projects as part of this amendment. These measures will assist in the planning for recreational facilities as new development is proposed while minimizing impacts to sensitive resources and community character.

- **Rec-2.4** – Develop procedures to consider designating trails that correspond to existing (non-designated) trails, paths, or unpaved roadbeds that already have a disturbed tread. This will minimize new impacts to the natural environment and will potentially benefit existing trail users.
- **Rec-2.5** – Through implementation of Resource Management Plans, monitor and manage preserves and trails such that environmental resources do not become impacted as a result of soil erosion, flooding, fire hazard, or other environmental or man-made effects. Any impacts identified to environmental resources will be restored in accordance with the management directives within the Resource Management Plans.

The designation and proper management of preserves and trails helps alleviate potential hazards and impacts.

- **Rec-2.6** – Develop procedures to encourage the involvement and input of the agricultural community in matters relating to trails on or adjacent to agricultural lands and place a priority on the protection of agriculture.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts related to recreation because:

1. In the 6.4-acre PSR area, the General Plan EIR alternatives analyzed a Land Use designation scenario that would have allowed more than twice the density that is being proposed with this GPA. Therefore, the potential density associated with this GPA has been fully analyzed and is within the scope of the previous EIR.
2. In addition, future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; providing assurance that any impacts associated with future development would be fully mitigated in accordance with the EIR mitigation measures.

When compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to recreation, including: deterioration of parks and recreational facilities, and construction of new recreational facilities. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required.

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

The current project includes a Land Use designation change for eight parcels totaling 6.4 acres. The 4.6-acre eastern parcel would change from SR-1 to VR-4.3, with an associated density of 4.3 units per acre. In addition, the each of the seven western parcels would change from VR-2.9 to VR-7.3, with an associated density of 7.3 units per acre. The zoning use regulation on each of the parcels would be RV (Residential Variable) with a 6,000 square foot minimum lot size. The building type would go from a combination of 'L' (in the areas currently zoned RU) and 'K,' to K only. The L building type is typical of the RU zoning and provides additional allowances for non-residential structures. The K building type is typical of the proposed RV zoning. Finally, the height designator would change from a combination of 'C' (in the areas currently zoned RV and RR) and 'G,' to G only. The C height designator allows a maximum of 2 stories and 25 feet, and the G height designator allows a maximum of 2 stories and 35 feet. The G height designator is most prevalent in the unincorporated County and is typical of the outer edges of the Village Regional Category, like the subject area. See Figure 1 for a graphic of the proposed changes.

When compared to the existing General Plan, the proposed Land Use designation changes would result in a potential density of 30 units or a 21 unit increase over the existing General Plan. However, one of the General Plan EIR alternatives analyzed a mix of VR-24 and VR-7.3 with a maximum density potential of 61 units for the project area. Therefore, the potential density associated with the proposed changes would be within the scope of the General Plan EIR, as the project proposes less than half of the maximum density analyzed as part of the alternatives analysis. The zoning use regulation changes would not result in any new 'by right' uses, but would potentially allow additional uses with issuance of a discretionary permit, that would require subsequent environmental review.

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). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, state, and federal funding to improve freeways to projected level of service objectives in the RTP.

As noted previously, the General Plan EIR provided a full analysis of designations with higher associated densities than those designations/densities associated with the proposed changes. As such, the EIR analyzed a higher number of Average Daily Trips (ADTs) than the potential ADTs associated with the proposed changes. There is no change in circumstance regarding the scope of the proposed changes that would warrant additional traffic analysis at this time. The trips would be distributed on Mobility Element roadways in the unincorporated county that were analyzed by the TIF program, some of which currently or are projected to operate at inadequate levels of service. The potential growth represented by this project was included in the growth projections upon which the TIF program is based. Therefore, with the inclusion into and payment of the TIF, which would be required at issuance of building permits, in combination with other components of the program described above, there would be a less than significant impact. Adequate parking and emergency access would be required for future development projects on the subject properties. Additional information on the EIR analysis, related to transportation and traffic is provided below.

Unincorporated County Traffic and LOS Standards

The EIR analysis found that implementation of the General Plan Update would result in 158 deficient roadway segments throughout the unincorporated County (including 126 Mobility Element segments). The EIR identified General Plan policies and mitigation measures that would reduce impacts, but not to below a level of significance. The EIR identified policies in the Land Use and Mobility Elements that would reduce impacts associated with unincorporated County traffic and LOS standards. The applicable policies are LU-5.1, LU-10.4, LU-11.8, LU-12.2, M-1.1, M-1.3, M-2.1, M-2.3, M-3.1, M-3.2, M-4.2, M-5.1, M-5.2, M-9.1, and M-9.2. The concepts and requirements outlined in these policies include land use planning techniques to reduce vehicle trips, limiting high-traffic uses in rural and semi-rural areas, encouraging land uses that would reduce employee vehicle trips, requiring development to mitigate significant impacts to existing levels of service (LOS) for public roads, planning for an interconnected road network, establishing LOS criteria, encouraging alternative transportation, and applying appropriate road standards to future development.

In addition to the General Plan policies, the following mitigation measures were identified, to partially reduce impacts.

- **Tra-1.1** – Coordinate with SANDAG and adjacent cities during updates to the Regional Transportation Plan (RTP) to identify a transportation network that maximizes efficiency, enhances connectivity between different modes of travel, and minimizes impacts when locating new freeways and State highways.
- **Tra-1.2** – Coordinate with Caltrans and adjacent jurisdictions during planning and design for improvements to the freeway and State highway network.

The County is actively involved in regional planning forums, interjurisdictional reviews, and collaboration with tribes and adjacent jurisdictions.

- **Tra-1.3** – Implement the County Public Road Standards during review of new development projects. Also revise the Public Road Standards to include a range of road types according to Regional Category context.

- **Tra-1.4** – Implement and revise as necessary the County Guidelines for Determining Significance for Transportation and Traffic to evaluate adverse environmental effects of projects and require mitigation when significant impacts are identified.
- **Tra-1.5** – Implement the Congestion Management Strategies identified in the RTP and require large projects to mitigate impacts to State highways and freeways.
- **Tra-1.6** – Develop project review procedures to require large commercial and office development to use Transportation Demand Management Programs to reduce single-occupant vehicle traffic generation and to prepare and forward annual reports to the County on the effectiveness of the program.
- **Tra-1.7** – Implement the San Diego County TIF Ordinance, which defrays the costs of constructing planned transportation facilities necessary to accommodate increased traffic generated by future development.

Implementation of fees, ordinances, and significance guidelines will further allow for mitigation to reduce impacts.

Adjacent Cities Traffic and Level of Service (LOS) Standards

The EIR analysis found that implementation of the General Plan Update would result in roadway segments in adjacent cities exceeding the LOS standards established by the applicable jurisdiction. The EIR identified General Plan policies and mitigation measures that would reduce impacts, but not to below a level of significance. The EIR identified policies in the Land Use and Mobility Elements that would reduce impacts associated with adjacent cities traffic and LOS standards. Policies LU-5.1, LU-10.4, LU-11.8, LU-12.2, M-1.1, M-1.2, M-1.3, M-2.1, M-2.2, M-2.3, M-3.1, M-3.2, M-4.2, M-5.1, M-5.2, M-9.1, and M-9.2 (each discussed in the sub-category above) would reduce impacts to adjacent cities traffic and LOS standards. In addition, policies M-4.3 and M-4.6 are applicable to this sub-category. These two policies call for the design of public roads in Semi-Rural and Rural Lands to be consistent with community character, and interjurisdictional coordination in road design and road improvements. In addition to the mitigation measures noted for unincorporated County traffic and LOS standards, the following mitigation measure would reduce impacts to adjacent cities traffic and LOS standards.

- **Tra-2.1** – Establish coordination efforts with other jurisdictions when development projects will result in a significant impact on city roads. When available, use the applicable jurisdiction's significance thresholds and recommend mitigation measures to evaluate and alleviate impacts.

This measure will help identify and alleviate potential increases to traffic in adjacent cities from future development under the General Plan Update.

Rural Road Safety

The EIR analysis found that implementation of the General Plan Update would result a Mobility Element Network that utilizes existing roadways with horizontal and vertical curves that are sharper than those allowed in current road standards. In addition, the analysis found that changes in traffic patterns associated with the new Mobility Element Network may pose an increased risk to pedestrians and bicyclists. General Plan policies and mitigation measures were identified to partially reduce impacts, but not to below a level of significance. The EIR identified policies in the Land Use and Mobility Elements that would reduce impacts associated with rural road safety. In addition to M-4.3 and M-9.1 (discussed above), the applicable policies are LU-2.8, LU-6.10, M-4.4, and M-4.5. These policies include protecting people and property from hazards, requiring adequate emergency access in road design, requiring context

sensitive road design, and exploring operational improvements that increase the effective vehicular capacity of public roads. In addition to mitigation measures Tra-1.3, Tra-1.4, and Tra-1.7 (each discussed above), the following mitigation measure would partially reduce impacts.

- **Tra-3.1** – Coordinate with SANDAG to obtain funding for operational improvements to State highways and freeways in the unincorporated area.

Emergency Access

The EIR analysis found that implementation of the General Plan Update would not alleviate emergency access impacts associated with existing inadequate roadway widths, dead end roads, and gated communities. The EIR identified General Plan policies and mitigation measures that would reduce impacts to below a level of significance. The EIR identified policies in the Land Use and Mobility Elements that would reduce impacts associated with emergency access. Policies LU-2.8, LU-6.10, LU-12.2, M-1.2, M-3.3, and M-4.4 are discussed above in this transportation/traffic section, and were found to reduce impacts in this sub-category. In addition, policies S-3.4, S-3.5, and S-14.1 would reduce impacts associated with emergency access. These policies require planning for development where emergency services are available or planned, require development to provide additional access roads when necessary for the safe access of emergency vehicles and resident evacuation, and require development to provide road connections to reduce emergency response times, when feasible. In addition to Tra-1.3, Tra-1.4, and Tra-1.7, the following mitigation measures would reduce impacts to emergency access.

- **Tra-4.1** – Update Community Plans to identify local public road and fire access road networks and pedestrian routes as appropriate.
- **Tra-4.2** – Implement the Building and Fire Codes to ensure there are adequate service levels in place associated with the construction of structures and their accessibility and egress.
- **Tra-4.3** – Implement and revise as necessary the County Guidelines for Determining Significance for Wildland Fire and Fire Protection to evaluate adverse environmental effects of projects. Require fire protection plans to ensure the requirements of the County Fire Code and other applicable regulations are being met.

These Guidelines provide the triggers for requiring Fire Protection Plans and detail design standards to help mitigate impacts associated with fire protection emergency access issues.

- **Tra-4.4** – Implement and revise as necessary the Subdivision Ordinance to ensure that proposed subdivisions meet current design and accessibility standards.

Improving ease of access for emergency services will increase community safety and reduce impacts.

Parking Capacity

The EIR analysis found that the Land Use designations would have the potential to require modifications to existing County parking regulations. The EIR identified General Plan policies and mitigation measures that would reduce impacts to below a level of significance. The EIR identified policies in the Mobility Element that would reduce impacts associated with parking capacity. The applicable policies are M-8.6, M-9.3, M-9.4, and M-10.1 through M-10.4. These policies seek to improve regional opportunities for park-and-ride facilities, encourage preferred parking for carpools and electric cars, requiring developers to contribute to the development of park-and-ride facilities, set standards for parking capacity and design, provide for sufficient

parking capacity that is consistent with the use type, supporting shared parking, and encouraging maximizing on-street parking in town centers. In addition to mitigation measures Tra-1.4 and Tra-1.5 (discussed above), the following mitigation measures were found to reduce impacts associated with parking capacity.

- **Tra-5.1** – When updating the Zoning Ordinance, review and revise parking regulations for senior housing and affordable housing, utilizing data from studies conducted for these groups.
- **Tra-5.2** – Prepare town center plans for village areas that incorporate shared parking facilities and include in Community Plans or other appropriate documents.
- **Tra-5.3** – Revise the Public Road Standards to include standards for the provision of parallel and diagonal on-street parking, according to Regional Category.

Alternative Transportation

The EIR analysis found that existing alternative transportation plans may require updating to account for the shifting of densities associated with the General Plan Update, which could result in adverse impacts from any inconsistencies with plans existing prior to the General Plan Update. General Plan policies and mitigation measures were identified to reduce impacts in this sub-category to below a level of significance. The EIR identified policies in the Land Use and Mobility Elements that would reduce impacts associated with alternative transportation. In addition to policies LU-5.1, M-3.1, M-3.2, M-4.3, M-8.6, M-9.2, and M-9.4 (each discussed above), the following policies are also applicable to alternative transportation: LU-5.4, LU-5.5, LU-9.8, LU-11.6, M-8.1 through M-8.5, M-8.7, M-8.8, and M-11.1 through M-11.7. Mitigation measures Tra-5.1 and Tra-5.2 were discussed above, and were also found to reduce impacts to alternative transportation planning. In addition, the following mitigation measures would apply.

- **Tra-6.1** – During community plan updates, establish policies and design guidelines that encourage commercial centers in compact walkable configurations and discourage 'strip' commercial development.
- **Tra-6.2** – Establish comprehensive planning principles for transit nodes such as the Sprinter Station located in North County Metro.
- **Tra-6.3** – Locate County facilities near transit facilities, whenever feasible.
- **Tra-6.4** – Coordinate with SANDAG, Caltrans, and tribal governments to maximize opportunities to locate park and ride facilities.
- **Tra-6.5** – Coordinate with SANDAG, Caltrans, and transit agencies to expand the mass transit opportunities in the unincorporated County and to review the location and design of transit stops. Establish a DPLU (now PDS) transit coordinator to ensure land use issues are being addressed.

This coordination will further ensure consistency between County land use decisions and adopted policies, plans and programs that support alternative transportation.

- **Tra-6.6** – Review the improvement plans for railroad facilities in the unincorporated County.
- **Tra-6.7** – Implement and revise every five years, or as necessary, to identify a long range County bicycle network and qualify for State or other funding sources. Coordinate revisions to the County Bicycle Transportation Plan with the County Trails Program.

- **Tra-6.8** – Coordinate with SANDAG in the development of a Regional Bicycle Plan to ensure consistency with County transportation plans. Coordinate revisions to the SANDAG Regional Bicycle Plan with the County Trails Program.
- **Tra-6.9** – Implement and revise as necessary the County Trails Program for trail development and management. Implement and revise as necessary the Community Trails Master Plan, which incorporates adopted individual community trail and pathway plans, based on community goals, policies, and implementation criteria.

Support, coordination, and planning for pedestrian and bicycling modes of transportation will reduce impacts related to traffic.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts related to transportation and traffic because:

1. In the 6.4-acre PSR area, the General Plan EIR alternatives analyzed a Land Use designation scenario that would have allowed more than twice the density that is being proposed with this GPA. Therefore, the potential density associated with this GPA has been fully analyzed and is within the scope of the previous EIR.
2. In addition, future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; providing assurance that any impacts associated with future development would be fully mitigated in accordance with the EIR mitigation measures.

When compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to transportation and traffic including: unincorporated County traffic and LOS standards, adjacent cities traffic and LOS standards, rural road safety, emergency access, parking capacity, and alternative transportation. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-categories of unincorporated County traffic and LOS standards, adjacent cities traffic and LOS standards, and rural road safety would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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

The current project includes a Land Use designation change for eight parcels totaling 6.4 acres. The 4.6-acre eastern parcel would change from SR-1 to VR-4.3, with an associated density of 4.3 units per acre. In addition, the each of the seven western parcels would change from VR-2.9 to VR-7.3, with an associated density of 7.3 units per acre. The zoning use regulation on each of the parcels would be RV (Residential Variable) with a 6,000 square foot minimum lot size. The building type would go from a combination of 'L' (in the areas currently zoned RU) and 'K,' to K only. The L building type is typical of the RU zoning and provides additional allowances for non-residential structures. The K building type is typical of the proposed RV zoning. Finally, the height designator would change from a combination of 'C' (in the areas currently zoned RV and RR) and 'G,' to G only. The C height designator allows a maximum of 2 stories and 25 feet, and the G height designator allows a maximum of 2 stories and 35 feet. The G height designator is most prevalent in the unincorporated County and is typical of the outer edges of the Village Regional Category, like the subject area. See Figure 1 for a graphic of the proposed changes.

When compared to the existing General Plan, the proposed Land Use designation changes would result in a potential density of 30 units or a 21 unit increase over the existing General Plan. However, one of the General Plan EIR alternatives analyzed a mix of VR-24 and VR-7.3 with a maximum density potential of 61 units for the project area. Therefore, the potential density associated with the proposed changes would be within the scope of the General Plan EIR, as the project proposes less than half of the maximum density analyzed as part of the alternatives analysis. The zoning use regulation changes would not result in any new 'by right' uses, but would potentially allow additional uses with issuance of a discretionary permit, that would require subsequent environmental review.

As stated previously, imported water and sewer service utilities are available in the area to serve the subject properties. Imported water would be provided by the Helix Water District. Sewer service would be provided by the San Diego County Sanitation District. Any future development requiring these services on the subject properties would require service availability forms from these districts, to confirm that service is available to serve the proposed density/intensity of development. Existing imported water availability, sewer system capacities, stormwater drainage system capacities, and landfill capacities were analyzed in the EIR, considering higher densities than those proposed with the current project. As such, the proposed changes would not result in additional impacts to utilities and service systems.

Existing imported water availability, sewer system capacities, stormwater drainage system capacities, and landfill capacities were analyzed in the EIR, considering higher densities than those proposed with the current project. As such, the proposed changes would not result in additional impacts to utilities and service systems.

Wastewater Treatment Requirements

The EIR analysis found a less than significant impact to wastewater treatment requirements, with the incorporation of General Plan policies and mitigation measures. The implementation of General Plan mitigation measures would not be required, in order to avoid new impacts, as these mitigation measures are related to wastewater treatment facilities that would serve more than one property.

New Water and Wastewater Facilities

As stated previously, imported water and sewer service utilities are available in the area to serve the subject properties. Imported water would be provided by the Helix Water District. Sewer service would be provided by the San Diego County Sanitation District. Any future development requiring these services on the subject properties would require service availability forms from these districts, to confirm that service is available to serve the proposed density/intensity of development.

The EIR analysis found that development of the Land Use designations of the General Plan Update would increase demand for water and wastewater services, thus requiring the construction of new facilities. The EIR identified General Plan policies and mitigation measures that would reduce impacts to below a level of significance. The EIR identified policies in the Land Use and Housing Elements that would reduce impacts associated with new water and wastewater facilities. The applicable policies are LU-1.2, LU-4.3, and H-1.3. These policies involve prohibiting leapfrog development that would require the construction of new infrastructure facilities, require consideration of plans in adjacent jurisdictions, and encourage housing near existing public infrastructure. In addition, the following mitigation measures were found to reduce impacts.

- **USS-2.1** – Revise Board Policy I-63 to minimize leapfrog development and to establish specific criteria for GPAs proposing expansion of areas designated Village regional category.

The PSR area is already in the Village Regional Category and the proposed changes would not constitute leapfrog development. See Attachment A – “PSR SV17 General Plan Conformance Findings” for additional discussion.

- **USS-2.2** – Perform CEQA review on privately-initiated water and wastewater facilities and review and comment on water and wastewater project undertaken by other public agencies to ensure that impacts are minimized and that projects are in conformance with County plans.
- **USS-2.3** – Implement, and revise as necessary, the Green Building Program to encourage project designs that incorporate water conservation measures, thereby reducing the potential demand for new water purveyors with the buildout of the General Plan Update.

Sufficient Stormwater Drainage Facilities

The EIR analysis found that the Land Use designations of the General Plan Update would result in the need to construct new stormwater facilities. The EIR identified General Plan policies and mitigation measures that would reduce impacts to below a level of significance. The EIR identified policies in the Land Use and Conservation and Open Space Elements that would reduce impacts associated with sufficient stormwater drainage facilities. The applicable policies are LU-6.5, LU-6.9, and COS-4.3. These policies require sustainable stormwater management, development conformance with topography, and utilization of natural drainage

patterns to reduce environmental impacts associated with stormwater facility development. In addition, the following mitigation measures were found to reduce impacts.

- **USS-3.1** – Amend the Subdivision Ordinance to add additional design requirements for subdivisions that encourage conservation oriented design. Also amend it to require new residential development to be integrated with existing neighborhoods by providing connected and continuous road, pathway/trail and recreation/open space networks. This will reduce scattered development footprints and increase pervious surfaces in site design, thereby minimizing the need for new stormwater drainage facilities.
- **USS-3.2** – Prepare Subdivision Design Guidelines that establish a process to identify significant resources on a project site, identify the best areas for development and create a conservation oriented design for both the project and open space areas.
- **USS-3.3** – Use the County Guidelines for Determining Significance for Surface Water Quality and Hydrology to identify adverse environmental effects on water quality.
- **USS-3.4** – Implement the LID handbook and establish LID standards for new development to minimize runoff and maximize infiltration.
- **USS-3.5** – Evaluate the environmental effects of all proposed stormwater drainage facilities and ensure that significant adverse effects are minimized and mitigated.

Adequate Water Supplies

The EIR analysis found that buildout of the General Plan Land Use designations could result in development with an inadequate water supply, including effects on imported water entitlements and on groundwater supplies. General Plan policies and mitigation measures were identified to reduce potential impacts, but not to below a level of significance. The EIR identified policies in the Land Use and Conservation and Open Space Elements that would reduce impacts associated with adequate water supplies. The applicable policies are LU-8.1, LU-8.2, LU-13.1, LU-13.2, COS-4.1 through COS-4.4, COS-5.2, and COS-5.5. These policies include prohibiting development from exacerbating groundwater overdraft conditions, coordination of water infrastructure planning with land use planning, requiring identification of adequate water resources prior to development approval, requiring efficient technologies and conservation efforts to reduce potable water waste, requiring efficient irrigation systems, requiring appropriate measures to avoid groundwater contamination, maximizing stormwater filtration, and minimizing impervious surfaces. In addition, the following mitigation measures would apply in this sub-category.

- **USS-4.1** – Review General Plan Amendments for consistency with the goals and policies of the General Plan. This shall include designating groundwater dependent areas with land use density/intensity that is consistent with the long-term sustainability of groundwater supplies; locating commercial, office, civic and industrial development in villages, town centers or at transit nodes; and ensuring that adequate water supply is available for development projects that rely on imported water.
- **USS-4.2** – Implement, and revise as necessary, the County Green Building Program with incentives for development that is energy efficient and conserves resources, including both groundwater and imported water.
- **USS-4.3** – Implement Policy I-84 requiring discretionary projects obtain water district commitment that water services are available. Also implement and revise as necessary Board Policy G-15 to conserve water at County facilities.

- **USS-4.4** – Implement the Groundwater Ordinance to balance groundwater resources with new development and implement and revise as necessary the Watershed Ordinance to encourage the removal of invasive species to restore natural drainage systems, thereby improving water quality and surface water filtration. Also revise the Ordinance Relating to Water Efficient Landscaping (Water Conservation in Landscaping Ordinance) to further water conservation through the use of recycled water.
- **USS-4.5** – Use the County Guidelines for Determining Significance for Groundwater Resources, Surface Water Quality, and Hydrology to identify and minimize adverse environmental effects on groundwater resources.
- **USS-4.6** – Establish a water credits program between the County and the Borrego Water District to encourage an equitable allocation of water resources.
- **USS-4.7** – Coordinate with the San Diego County Water Authority and other water agencies to coordinate land use planning with water supply planning and support continued implementation and enhancement of water conservation programs.

Evaluation for consistency with applicable plans and effective coordination with SDCWA will reduce impacts to water supplies.

Adequate Wastewater Facilities

The EIR analysis found that the build out of the General Plan Land Use designation may result in inadequate capacity in the existing wastewater system to serve demand. General Plan policies and mitigation measures were identified that would reduce impacts to below a level of significance. The applicable policy is LU-4.3, which requires consideration of the projects and plans in neighboring jurisdictions, in planning for the unincorporated County. The mitigation measures identified for wastewater treatment requirements would also apply to this sub-category.

Sufficient Landfill Capacity

The EIR analysis found that development of the General Plan Land Use designations could result in the potential for certain areas to be served by a landfill with insufficient capacity to accommodate the solid waste disposal needs. General Plan policies and mitigation measures were identified that would reduce potential impacts to sufficient landfill capacity, but not to below a level of significance. The EIR identified policies in the Land Use and Conservation and Open Space Elements that would partially reduce impacts associated with sufficient landfill capacity. In addition to policies LU-12.1 and LU-12.2 (discussed above) the following policies are also applicable: LU-16.1, LU-16.2, LU-16.3, COS-17.1 through COS-17.4, COS-17.6, COS-17.7, and COS-17.8. These policies encourage recycling facilities, and require landfill waste management, composting, methane recapture, and recycling. In addition, the following mitigation measures would partially reduce impacts.

- **USS-6.1** – Participate in interjurisdictional reviews to gather information on and provide comments on plans of incorporated jurisdictions and public agencies in the region. Also work with jurisdictions in the County to facilitate regulations to site recycling facilities.

This effort will help the County and other jurisdictions to plan for solid waste disposal concurrent with need, and to reduce solid waste production through increased recycling.

- **USS-6.2** – Review all plans for large scale projects and planned developments to ensure there is space allocation for on-site storage to separate recyclable solid waste.

- **USS-6.3** – Promote and enforce the Management of Solid Waste Ordinance requiring mandatory recycling. Evaluate the Zoning Ordinance and other County ordinances, codes and policies to allow the development of the most environmentally sound infrastructure for solid waste facilities including recycling, reuse and composting businesses. Also implement the Zoning Ordinance requirements for a Major Use Permit for new landfills to ensure the facilities are sited in accordance with the San Diego County Integrated Waste Management Plan (IWMP).
- **USS-6.4** – Promote the use of Board Policy B-67 requiring the County to purchase products containing recycled and recyclable materials.

These measures will increase recycling efforts throughout the County and reduce impacts to landfill capacity.

- **USS-6.5** – Regulate refuse hauling companies through County Franchise hauler Agreement permits. Coordinate with solid waste facility operators to extend and/or expand existing landfill capacity by encouraging on-site materials diversion options. Also develop incentives to encourage pilot projects with unincorporated area landfills to use anaerobic digesters to process organic materials currently being landfilled.
- **USS-6.6** – Permit and regulate solid waste operators and closed solid waste disposal sites to ensure compliance with California Code of Regulations and Titles 14 and 27.
- **USS-6.7** – Maintain and monitor inactive solid waste disposal sites to ensure compliance with all applicable environmental regulations. Also establish additional compatible uses for inactive solid waste sites, where possible, that generate cost-saving revenue and provide desirable community resources.
- **USS-6.8** – Conduct recycling and composting public education programs for residents, schools, and businesses. Develop programs to assist farmers, residents, and businesses to divert organic materials. Also encourage the County and private contractors and developers to practice deconstruction and recycling of construction, demolition, and land clearing debris.

Solid Waste Regulations

The EIR found that future development in accordance with the General Plan Land Use designations would be required to comply with federal, State, and local solid waste regulations. Therefore, impacts in this sub-category would be less than significant. No General Plan policies or mitigation measures were required to reach a finding of a less than significant impact.

Energy

The EIR analysis found that build out of the General Land Use designations would result in the need for new or expanded energy facilities, and the corresponding potential for significant environmental impacts. General Plan policies and mitigation measures were identified to reduce impacts to below a level of significance. The EIR identified policies in the Conservation and Open Space Element that would reduce impacts associated with energy. The relevant policies are COS-14.7, and COS-15.1 through COS-15.5. These policies encourage energy efficiency, the use of alternative energy sources, requiring green building standards in County facilities, and encouraging conservation through energy efficiency audits. In addition, the following mitigation measures were found to reduce impacts.

- **USS-8.1** – Implement, and revise as necessary, the County Green Building Program through incentives for development that is energy efficient and conserves resources.

- **USS-8.2** – Revise Board Policy F-50 to strengthen the County’s commitment and requirement to implement resource-efficient design and operations for County funded renovation and new building projects. Also revise Board Policy G-15 to require County facilities to comply with Leadership in Energy and Environmental Design (LEED) standards or other Green Building rating systems.
- **USS-8.3** – Revise Board Policy G-16 to require the County to:
 - Adhere to the same or higher standards it would require from the private sector when locating and designing facilities concerning environmental issues and sustainability; and
 - Require government contractors to use low emission construction vehicles and equipment.
- **USS-8.4** – Prepare a County Climate Action Plan with a baseline inventory of greenhouse gas emissions from all sources; greenhouse gas emissions reduction targets and deadlines, and enforceable greenhouse gas emissions and reductions measures.

The Climate Action Plan has been prepared, approved by the County Board of Supervisors, and is currently being implemented.

Summary

Although the project differs from what was previously analyzed under the General Plan EIR, the project changes would not result in any new significant impacts related to utilities and service systems because:

1. In the 6.4-acre PSR area, the General Plan EIR alternatives analyzed a Land Use designation scenario that would have allowed more than twice the density that is being proposed with this GPA. Therefore, the potential density associated with this GPA has been fully analyzed and is within the scope of the previous EIR.
2. In addition, future development in the PSR area would be subject to the General Plan policies and mitigation measures identified in the EIR and noted above; providing assurance that any impacts associated with future development would be fully mitigated in accordance with the EIR mitigation measures.

When compared to the analysis in the General Plan EIR, the proposed changes would not create a significant new effect or substantially increase the severity of previously identified significant effects to utilities and service systems, including: wastewater treatment requirements, new water or wastewater treatment facilities, sufficient stormwater drainage facilities, adequate water supplies, adequate wastewater facilities, sufficient landfill capacity, solid waste regulations, and energy. The impacts described in the General Plan EIR would still be considered significant and the mitigation identified in Chapter 7.0 of the EIR would still be required. The impacts associated with the sub-categories of adequate water supplies and sufficient landfill capacity would not be reduced to below a level of significance as a result of the proposed change, and would remain significant and unavoidable as identified in the EIR.

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

Attachments

A. PSR SV17 – General Plan Conformance Findings

B. Addendum to the previously certified Environmental Impact Report, dated March 7, 2014.

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

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

California Environmental Quality Act, CEQA Guidelines

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

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

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

County of San Diego. 2012. Mitigated Negative Declaration for Anderson Major Subdivision. Project No. TM 5278, Log No. 02-08-006. February 9, 2012. Department of Planning and Land Use.

County of San Diego. 2011. County of San Diego General Plan Update EIR. August 2011. Department of Planning and Land Use.

County of San Diego. 2011. County of San Diego General Plan Update: San Dieguito Community Plan. August 2011. Department of Planning and Land Use.

County of San Diego. 2013. County of San Diego General Plan: San Dieguito Community Plan. April 10, 2013 update. Department of Planning and Land Use.

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.*)

DTSC. 2013. Department of Toxic Substances Control. EnviroStor. August 2013.

Everett and Associates. 2011. Revised Biological Resources Letter Report Report. February 2011.

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