CHAPTER 1.0 PROJECT DESCRIPTION, LOCATION, AND ENVIRONMENTAL SETTING

1.1 Introduction

The County of San Diego General Plan Update is the first comprehensive update of the General Plan since the 1970s. The General Plan Update, which applies to all unincorporated portions of San Diego County, will direct population growth and plan for infrastructure needs, development, and resource protection. The General Plan Update will guide the growth and development of the unincorporated County of San Diego using innovative planning principles designed to create livable communities and balance environmental objectives with the needs of adequate infrastructure, housing, agriculture, and economic viability. The update will focus population growth in the western areas of the County where infrastructure and services are available thereby reducing the potential for growth in the eastern areas. The objectives of this population distribution strategy are to: 1) facilitate efficient, orderly growth by containing development within areas potentially served by the San Diego County Water Authority (SDCWA) and in proximity to existing infrastructure; 2) protect natural resources through the reduction of population capacity in sensitive areas; 3) reduce overall vehicle miles traveled and the associated greenhouse gas emissions that contribute to Climate Change; and 4) retain or enhance the character of communities within the unincorporated County.

1.2 State Requirements

The requirement for a General Plan is established by State law requiring jurisdictions to "adopt a general plan for the physical development of the county…" (Government Code Section 65300). State guidelines provide direction regarding the preparation and content of the General Plan. There are seven mandatory elements for general plans, which are Land Use, Circulation (Mobility), Housing, Conservation, Open Space, Noise, and Safety. The proposed General Plan Update contains six elements because the Conservation and Open Space components have been combined into one element. The General Plan is part of a regulatory framework that includes federal and State laws, regional and inter-regional plans, community plans, and other County policies and ordinances.

1.3 Project Objectives

The General Plan Update is based on a set of ten interrelated principles (objectives) that provide guidance for accommodating future growth while retaining and enhancing the County's rural character, economy, and unique communities, as well as minimizing the environmental impacts of future development. These principles serve as the proposed project objectives.

The proposed General Plan Update would:

1. Support a reasonable share of projected regional population growth.

2. Promote sustainability by locating new development near existing infrastructure, services, and jobs.

3. Reinforce the vitality, local economy, and individual character of existing communities while balancing housing, employment, and recreational opportunities.

4. Promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.

5. Ensure that development accounts for physical constraints and the natural hazards of the land.

6. Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns.

7. Maintain environmentally sustainable communities and reduce greenhouse gas (GHG) emissions that contribute to climate change.

8. Preserve agriculture as an integral component of the region's economy, character, and open space network.

9. Minimize public costs of infrastructure and services and correlate their timing with new development.

10. Recognize community and stakeholder interests while striving for consensus.

1.4 Regional Location and Characteristics

1.4.1 Location

As shown in Figure 1-1, the County of San Diego is located in the southwestern corner of California and encompasses approximately 2.9 million acres. The County includes 18 incorporated cities and the remainder of the County is unincorporated. The unincorporated County encompasses approximately 2.3 million acres. It is bordered by Riverside and Orange Counties to the north; Imperial County to the east; the Country of Mexico to the south; and 18 incorporated jurisdictions and the Pacific Ocean to the west. The incorporated cities within the County include the following: Carlsbad, Chula Vista, Coronado, Del Mar, El Cajon, Encinitas, Escondido, Imperial Beach, La Mesa, Lemon Grove, National City, Oceanside, Poway, San Diego, San Marcos, Santee, Solana Beach, and Vista. The unincorporated portion of the County is divided into 24 planning areas, as shown in Figure 1-2. Fifteen of the planning areas are referred to as Community Planning Areas (CPAs) and nine areas are called Subregional Planning Areas (Subregions). The CPAs are Alpine, Bonsall, County Islands, Fallbrook, Julian, Lakeside, Pendleton/De Luz, Pepper Drive/Bostonia, Rainbow, Ramona, San Dieguito, Spring Valley, Sweetwater, Valle de Oro, and Valley Center. The nine Subregions are Central Mountain, Crest/Dehesa/Harbison Canyon/Granite Hills, Desert, Jamul/Dulzura, Mountain Empire, North County Metropolitan (Metro), North Mountain, Otay, and Pala/Pauma Valley. Pepper Drive/Bostonia will be merged into the Lakeside CPA with the adoption of the General Plan Update to reduce the total to 23 planning areas. For the purpose of this EIR, Pepper Drive/Bostonia is included in the Lakeside CPA. In some cases, Subregions are further divided by planning sponsor group areas where a group has been formed pursuant to County policy to represent a specified area. These CPAs and Subregions are described in detail in Section 2.1, Aesthetics, and Section 2.9, Land Use.

The northwest and southwest areas of the unincorporated County are more developed than the eastern areas and most new development is directed toward these more developed areas. Northwest CPAs and Subregions include Pala/Pauma Valley Subregion, Fallbrook CPA, Rainbow CPA, Pendleton/De Luz CPA, Valley Center CPA, North County Metro Subregion, Bonsall CPA, and San Dieguito CPA. Southwest CPAs and Subregions include Ramona CPA, Lakeside CPA, Spring Valley CPA, Sweetwater CPA, Valle de Oro CPA, Alpine CPA, Crest/Dehesa/Harbison Canyon/Granite Hills Subregion, Jamul/Dulzura Subregion, Otay Subregion, and County Islands CPA. The backcountry, or remaining area in the eastern portion of the unincorporated County, is predominantly undeveloped and is subject to more environmental constraints to development. The backcountry includes the Julian CPA and the Central Mountain, Desert, Mountain Empire, and North Mountain Subregions.

1.4.2 Area Characteristics

The common characteristics of the land, from topography to infrastructure, are key factors that determine what development patterns are most appropriate for particular portions of the San Diego region. On average, the unincorporated areas of the County are more highly constrained, with more rugged terrain, more occurrences of sensitive species, and less opportunities to provide essential services. A majority of the land in the unincorporated County is open space or undeveloped, while the majority of land in the incorporated cities is developed. In addition, several large federal, State, and regional parks encompass much of the eastern portion of the unincorporated County.

San Diego County is a diverse region with a dramatic coastline, mountains, and desert. The County's sunny weather allows people to spend much of their time outside throughout the year. For this reason, people come from all over the world to enjoy the County's resources. The County is rich in natural open space, unique topographic features, and other natural resources. Its varied topography, semi-arid (Mediterranean) and arid (desert) climates, and geology make it one of the most biologically diverse regions in the continental United States (U.S.). San Diego County has three distinctive geographic regions that are, from west to east, the low-lying Coastal Plain, the mountainous Peninsular Range, and the desert Salton (Imperial) Basin. The unique resources and land uses of each of these regions are described in greater detail in the context of the environmental topics discussed in Chapter 2.0, including Sections 2.1 (Aesthetics), 2.4 (Biology), and 2.9 (Land Use).

1.4.3 Technical, Economic, and Environmental Characteristics

The General Plan Update is a comprehensive plan covering approximately 807,000 acres of privately owned unincorporated land within 23 CPAs and Subregions. Therefore, many technical aspects were considered in developing the General Plan Update elements, including existing land use patterns and intensity, circulation needs, potential hazards and safety risks, natural resources and visual features, housing needs, and potential noise sources.

Economic considerations for the proposed project included development of a land use map for the County that is designed to encourage unique and thriving communities. As described above in Section 1.3, one of the project objectives of the General Plan Update is to reinforce the vitality, local economy, and individual character of existing communities while balancing housing, employment, and recreational opportunities. Central to the land use concept for unincorporated San Diego County is a development pattern that balances the land requirements

of residential growth with those of commerce, agriculture, recreation, and wildlife habitats. This development pattern concept directs future growth to areas where existing or planned infrastructure and services can support growth and to locations within or adjacent to existing communities.

1.5 Environmental Setting

According to Section 15125 of the CEQA Guidelines, an EIR must include a description of the existing physical environmental conditions in the vicinity of the proposed project to provide the "baseline condition" against which project-related impacts are compared. Normally, the baseline condition is the physical condition that exists when the NOP is published. The NOP for the General Plan Update EIR was published on April 28, 2008. However, the CEQA Guidelines and applicable case law recognize that the date for establishing an environmental baseline cannot be rigid. Physical environmental conditions vary over a range of time periods; thus the use of environmental baselines that differ from the date of the NOP is reasonable and appropriate when conducting the environmental analysis. The environmental topic sections rely on a variety of data to establish an applicable baseline. In sections such as agricultural resources, biological resources, cultural resources, mineral resources, and population and housing, available data was months and sometimes several years old and, therefore, assumptions in how those conditions might have changed since the data was prepared are also discussed. Table 1-13 provides the environmental baseline for each issue analyzed in this EIR. The environmental setting for each environmental issue is further explained in the beginning of each section of Chapter 2.0 and in the corresponding technical reports.

1.6 Summary of Proposed Project Components

The proposed project includes an update of the General Plan, as well as several other components described below, all of which address future growth and development in the unincorporated County and are evaluated in this EIR. The General Plan Update will replace the existing General Plan, including all of the elements, a corresponding proposed land use map (Figure 1-3), and a Mobility Element roadway network map (Figures 1-4 through 1-6). Updates to all community and subregional plans are also part of the proposed project. An Implementation Plan has been prepared as a component of the proposed project that sets forth an action plan by which the goals and policies of the General Plan Update will be implemented. Additionally, the proposed project includes adjustments to CPA boundaries and identifies items that must be changed within a reasonable timeframe following plan adoption to maintain consistency between the General Plan and County ordinances or policies. Other project components include items that must be updated such as specific plans; the San Diego County Zoning Ordinance; County of San Diego Code of Regulatory Ordinances Sections 86.601-86.608, Resource Protection Ordinance (RPO); other County ordinances; and Board of Supervisor's (BOS) policies. Agricultural preserves will also be modified to include only lands under Williamson Act Contracts, as described in Section 2.2, Agriculture Resources. Additional information regarding the updated General Plan land use map and elements is described in Section 1.7. The additional components of the proposed project are described further in Section 1.8.

1.7 Update to Existing General Plan

As discussed above, the General Plan for the unincorporated County has not been comprehensively updated since 1979 and has been the subject of substantial modification over the past 30 years. During this period, considerable growth and change has taken place, leading to the incorporation of a number of cities and annexation of lands on the periphery of the unincorporated area.

The update to the existing General Plan includes revisions to the General Plan elements, which set the goals and policies that guide future development in order to minimize environmental and other impacts of growth in the unincorporated County. The revised General Plan elements are discussed below.

1.7.1 General Plan Elements

The General Plan Update consists of six elements: Land Use, Mobility, Housing, Conservation and Open Space, Safety, and Noise. Generally, each element begins with an introduction that states the purpose and scope of the element, guiding principles for the element, and how the element relates to the other General Plan elements. Next, the framework or background information for development of the element is described. The goals and policies are organized into topics. The context of each topic is described, and then the goals and policies that address this issue are listed. The goals and policies were prepared in consideration of the project objectives identified for the proposed project in order to guide future development and minimize adverse impacts of growth.

The following sections briefly describe each General Plan Update element. All of the goals and policies included in the General Plan Update are provided on the General Plan Update website: http://www.sdcounty.ca.gov/dplu/gpupdate/

1.7.1.1 Land Use

The Land Use Element provides a framework to accommodate future development in an efficient and sustainable manner that is compatible with the character of unincorporated communities and the protection of valuable and sensitive natural resources. The Land Use Element consists of maps, goals, and policies that guide the future pattern of development for the unincorporated County. The land use framework contains regional categories that broadly define land use designations that describe in greater detail land use types, housing densities, and development intensities. This framework provides a link between the project objectives and the proposed land use map. The proposed land use map illustrates the distribution of land uses consistent with the allowable housing density and development intensity ranges identified in the framework.

Regional Categories and Land Use Designations

The General Plan Update land use framework includes three regional categories: village, semi-rural, and rural lands. These categories broadly reflect the different character and land use development goals of the County's developed areas, from lower density residential and agricultural areas, to very low density or undeveloped rural lands. The highest land use intensities and greatest mix of uses are directed to **village** areas, while lower intensity uses,

such as estate-style residential lots and agricultural operations, are directed to **semi-rural** areas. The semi-rural category also serves as a buffer to the village category, as well as a transition to the lowest density category of **rural lands**, which represents large open space areas where only limited development would occur. As a broad set of development classifications, the regional categories do not specify allowable land uses, but rather the general regional structure, character, scale, and intensity of development. They do not regulate allowed uses or intensities of individual development proposals. Instead, they are intended to provide a structure for the location of the specific land use designations that define allowed type and intensity of uses.

The General Plan Update land use designations identify the type and intensity of land uses that would be allowed under the General Plan Update. The land use designations are defined by the land use type (residential, commercial, or industrial) and the maximum allowable residential density or nonresidential building intensity. **Residential density** is expressed as a maximum number of dwelling units per gross acre (exclusive of public roads and right-of-way). **Nonresidential building intensity** is expressed as a maximum floor-area ratio (FAR). FAR is the ratio of the gross building square footage on a lot to the net square footage of the lot or parcel. For example, on a lot with 10,000 net square feet of land area, an FAR of 1.00 will allow 10,000 square feet of gross building area, regardless of the number of stories in the building. The designations are applied throughout the unincorporated County through the proposed land use map, as shown in Figure 1-3.

Seventeen residential land use designations have been identified in the Land Use Element to provide for a full range of housing types, from village multi-family housing to rural single-family housing. Nine village residential designations are identified ranging from 2 to 30 dwelling units per acre. Areas designated village residential are generally already served by municipal sewer and water systems. Four semi-rural designations are identified ranging from 1 dwelling unit per 1 acre, to 1 dwelling unit per 10 acres. Residential development within semi-rural areas is not typically served by municipal sewer systems, but is often served by municipal water systems, especially where water-intensive crops such as avocado and citrus are common. Four rural lands designations are identified ranging from 1 dwelling unit per 20 acres to 1 dwelling unit per 80 acres. The densities allowed under these designations are the lowest in the unincorporated County, and are intended to preserve the rural agricultural, environmentally constrained, and natural backcountry areas of the County.

Eight non-residential land use designations provide for commerce and employment in the unincorporated County. Commercial designations allow for a wide range of retail activities and services. Depending on the intensity of surrounding land use designations, this could include regional shopping centers, community shopping centers, strip development, or small-scale retail sales. The village core mixed use designation is intended for pedestrian-scaled town center development. A wide variety of commercial, civic, and residential uses are encouraged by this designation. The office professional designation provides areas dedicated to administrative and professional services as well as limited retail uses related to or serving the needs of the primary office uses. Industrial designations identify areas where industrial development may take place. These designations include limited-impact industrial, medium-impact industrial, and high-impact industrial. Typical uses within these designations include manufacturing, processing, assembly, warehousing and distribution, and large equipment supply and sales.

Eight additional land use designations are applied in the General Plan Update to recognize other existing land use types and jurisdictions. The following three designations generally relate

to the provision of public facilities, protection of open space resources, or to serve recreational needs: public and semi-public facilities, open space-conservation, and open space-recreation. The Specific Plan area designation is applied to areas where specific plans have been adopted. Two other designations (tribal lands, and federal and State lands) identify areas where the County has no land use jurisdiction. The Forest Conservation Initiative (FCI) Lands designation applies to lands affected by the FCI of 1993. This initiative mandated specific land use designations, goals, and policies which were in effect through December 31, 2010. The General Plan must be amended to remap the former FCI lands in conformance with the General Plan Update. This is discussed in further detail in Section 2.9, Land Use.

Proposed Land Use Map

The proposed land use map, Figure 1-3, identifies the distribution of the General Plan Update land use designations. As discussed above, the land use designations are property specific and identify the type and intensity of land uses that are allowed within a given designation. The development of the proposed land use map is described in Section 1.12.2, History of Project Development.

During the past decade, competition for land has been fueled by the County's population growth in combination with a demand to accommodate the region's housing, commerce, agriculture, recreation, and wildlife habitat needs. The County addressed this problem by developing a land use map that favors more efficient development by accommodating more residential growth on less land. In order to reduce competing interests for land, the General Plan Update shifts development densities to the northwest and southwest areas of the County, where water and public services can be made available to support the population. By shifting density to the more urbanized western areas, opportunities for agriculture, recreation and wildlife protection are preserved in the eastern areas. As shown in Figure 1-3, higher density land use designations, such as village residential and industrial, are concentrated in the western CPAs and Subregions. The eastern backcountry communities generally contain more rural land and semi-rural residential designations as well as federal and State lands and local park land.

As shown in Table 1-1, the land use designations with the greatest amount of acreage in the unincorporated County are federal and State Lands (871,504 acres) or rural lands (500,602 acres). These land uses are designated primarily in the backcountry communities, including the Central Mountain, Mountain Empire, North Mountain, and Desert Subregions. The land use designations with the least amount of acreage are village core mixed use (227 acres) and office professional (239 acres). Village core mixed use is only designated in the Valley Center, San Dieguito, Alpine, and Fallbrook CPAs. Office professional land uses are primarily found in the northwestern and southwestern communities, including the North County Metro Subregion (66 acres) and Valle de Oro CPA (24 acres), though the Desert Subregion is also designated for 27 acres of office professional land uses. Village residential land uses are primarily designated in the western portion of the County where growth either already exists or is planned, such as the North County Metro CPA (6,116 acres), Lakeside CPA (5,701 acres), and Valle de Oro CPA (5,295). However, village residential is also designated around town centers in the eastern County areas, including the Borrego Springs community in the Desert Subregion (2,594 acres) and the Pine Valley community in the Central Mountain Subregion (572 acres). Semi-rural residential and commercial land use designations occur throughout the unincorporated County in every planning area except the Otay Subregion and the County Islands and Pendleton/De Luz CPAs. Industrial land use designations are dispersed throughout the County in several planning areas, primarily the Lakeside CPA (1,307 acres), the Tecate community in the

Mountain Empire Subregion (346 acres), and the Spring Valley CPA (284 acres). The majority of land designated as open space, including both conservation and recreational open space, is found in the eastern areas, especially in the North Mountain, Mountain Empire, Jamul/Dulzura, and Desert Subregions. Military installations are only designated within the Pendleton/De Luz CPA, which is the location of Marine Corps Base Camp Pendleton. Tribal lands are located within several communities throughout the County, including the North Mountain Subregion (49,001 acres), Mountain Empire Subregion (28,493 acres), and Pala/Pauma Valley Subregion (21,851 acres).

1.7.1.2 Housing

The State of California identifies the provision of decent and affordable housing for every Californian as a statewide goal. This Housing Element strives to support that goal through appropriately designated land for developing a variety of housing types, and through policies and programs designed to assist the development of housing for all income levels and special needs. This Housing Element covers the planning period of July 1, 2005 through June 30, 2010. In accordance with State law, the Housing Element is updated every five years.

The Housing Element seeks to balance housing requirements with infrastructure deficiencies, safety issues, and the rural character of many of the County's unincorporated communities. It also seeks to reconcile housing needs with competing land use interests.

As part of the 2005-2010 Housing Element cycle, the County is allocated a share of the region's housing needs that is equivalent to 12,358 units. The County must, through appropriate zoning and development standards, accommodate these units through a variety of housing types and for various income groups.

Pursuant to State Housing Element law (Section 65580) of the Government Code, the Housing Element must contain local commitments to:

- Provide sites with appropriate zoning and development standards and with services and facilities to accommodate the jurisdiction's Regional Housing Needs Allocation for each income level.
- Assist in the development of adequate housing to meet the needs of lower and moderate income households.
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.
- Conserve and improve the condition of the existing affordable housing stock.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.
- Preserve assisted housing developments for lower income households.

State Housing Element law mandates specific topics and issues that must be addressed in the Housing Element. These include:

- An analysis of population and employment trends, documentation of projections, and quantification of existing and projected housing needs for all income levels.
- An analysis and documentation of household characteristics, such as the age of housing stock, tenancy type, overcrowded conditions, and the level of payment compared to ability to pay.
- An analysis and documentation of special needs, such as female-headed households, homeless individuals, persons with disabilities, large households, farmworkers, and the elderly.
- A regional share of the total regional housing need for all income categories.
- An inventory of land suitable for residential development, including vacant land and infill/redevelopment opportunities. This analysis also looks at potential residential sites and their accessibility to adequate infrastructure and services.
- Identifying actual and potential governmental and non-governmental constraints that could potentially impede the maintenance, improvement, and development of housing for all income groups.
- Identifying and analyzing opportunities for energy conservation in residential developments.
- An inventory of at-risk affordable units that have the possibility of converting to market rate.
- A statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the improvement, maintenance, and development of housing.

State law requires that adequate opportunity for participation be solicited from all economic segments of the community towards preparation of the Housing Element. Specifically, the jurisdiction must reach out to lower and moderate income persons and persons with special needs. In addition to meeting this requirement, the County also coordinated with other local jurisdictions and agencies within the regional housing market area, such as SANDAG, during the preparation of the Housing Element.

1.7.1.3 Mobility

The purpose of the Mobility Element is to facilitate the provision of a balanced, multi-modal transportation system for the unincorporated portion of San Diego County. A balanced system uses all modes of travel including motor vehicle, public transportation, bicycle, pedestrian, and to a lesser extent, rail and air transportation. While the automobile is the primary mode of choice for travel in the unincorporated County, opportunities to increase the use of alternative transportation modes need to be identified and promoted.

The Mobility Element includes a description of the County's transportation network, the goals and policies that address the safe and efficient operation, maintenance, and management of the transportation network, and the Mobility Element Network Appendix, which depicts in map and matrix format the location of road network components. As shown in Figures 1-4 through 1-6, the Mobility Element identifies an ultimate roadway network in which future right-of-way can be preserved for future roadway purposes. This network, much of which currently exists, will be developed in the unincorporated County during the implementation of this General Plan. Functional road classifications specify design criteria and the width of the corridor to be

protected. The Mobility Element road network map includes County roads and State highways in the unincorporated County that form the backbone of a regional network providing movement within and between communities. Interstate highways are also shown on the Mobility Element road network map, but as with State highways, they are managed and maintained by Caltrans. While the Mobility Element road network map also indicates roadway classifications within city limits, the County does not have jurisdiction in the cities. When applicable, the Mobility Element road network has been coordinated with adjacent cities and Caltrans to ensure consistency when feasible.

The road network map identifies County roads and State highways that form the regional backbone of a network providing vehicular movement within and between communities. The proposed road network includes general road alignments and road types (two, four, or six lanes) for both State and County facilities. One important objective of the General Plan Update road network planning effort was to develop a road network that is efficiently and adequately correlated with the planned land uses on the proposed land use map. The proposed road network includes 4,343 lane miles of State highway, County Mobility Element roads, and local public roads, which is 835 lane miles more than the existing condition. The existing roadway network includes 453 lane miles of State highway, 2,642 lane miles of County Mobility Element roads, and 413 lane miles of local public roads, for a total of 3,508 lane miles in the unincorporated County. The proposed project roadway network would have 613 lane miles of State highway, 3,027 lane miles of County Mobility Element roads, and 703 lane miles of local public roads, for a total of 4,343 roadway lane miles. Under the proposed General Plan Update, approximately 835 additional lane miles of road would be necessary to support the future development of the proposed land use map, the construction of which would impact approximately 14,700 acres of land through a combination of roadway widening and new road construction.

The number and type of roads varies dramatically between the eastern backcountry communities, where the road network is primarily a collection of two-lane roads, and the northwest and southwest communities, which contain a dense network of two, four, and six lane roads. In backcountry communities, Mobility Element roads are primarily State highways such as SR-78 that connect widely spaced villages and represent a critical component of the circulation plan. In the northwest and southwest communities, County arterials support higher intensity residential, commercial, and industrial development within each community.

The proposed road network enables the County to reserve right-of-way for major road improvements to State facilities. Planned roadway improvements for State routes in the Reasonably Expected Revenue scenario of the SANDAG 2030 Regional Transportation Plan (RTP) for the unincorporated County include SR-76 in Fallbrook and SR-67 in Lakeside.

The Mobility Element road network was developed through a combination of physical and environmental conditions, community input, and SANDAG traffic model forecasts based on full build-out of the General Plan land use map. When physical and other constraints precluded constructing roads to the number of lanes required to accommodate traffic with a level of service (LOS) of D or better, exceptions were made to accept a road operating at LOS E and F, according to the SANDAG traffic model forecasts. It should be noted that these exceptions were coordinated with the applicable community planning and sponsor groups. The SANDAG traffic model used 2030 projections for build-out of the regional transportation network (freeways, State highways, and transit facilities) and the road networks and land use plans for incorporated jurisdictions. The Mobility Element traffic model intends to provide a road network

consistent with the transportation needs of growth accommodated by the General Plan Update, while considering existing patterns of development and the physical and environmental constraints of the surrounding areas.

1.7.1.4 Safety

The purpose of the Safety Element is to include safety considerations in the planning and decision-making process. The primary intent of the Safety Element is to establish policies related to future development that will minimize the risk of personal injury, loss of life, property and environmental damage associated with natural and man-made hazards. As a required element of the General Plan under Section 65302(g) of the California Government Code, the Safety Element identifies San Diego County's natural hazards and human activities that may pose a threat to public safety within the following topic areas:

- **Wildfires.** The policies in this section focus on minimizing the impact of wildfires through land use planning techniques and other measures and provide a framework that supports previously implemented programs and policies.

- **Geological and Seismic Hazards.** The purpose of this section is to reduce landslide hazards to public health and safety, and to include land use policies that serve to avoid development in hazardous areas or require engineering solutions that mitigate dangers to proposed structures and to off-site lands.

- **Flooding.** The policies in this section discourage future development from locating within a floodplain and seek to reduce flooding by constructing drainage facilities or using other design measures to mitigate hazards.

- **Hazardous Materials.** The policies in this section limit human and environmental exposure to hazardous materials that pose a threat to human lives or environmental resources.

- **Law Enforcement.** The purpose of the policies in the section is to establish adequate law enforcement facilities, create safe communities, and prevent crime.

- **Airport Hazards.** The policies in this section would protect public safety and ensure that future land uses remain compatible with airport operations.

The Safety Element provides policy direction that supports existing laws and ordinances related to safety hazards as well as policies that support the guiding principles established for this General Plan Update.

1.7.1.5 Conservation and Open Space

The primary focus of the Conservation and Open Space Element is to provide direction to balance the accommodation of future growth and development in the unincorporated County of San Diego with the conservation, management, and utilization of natural resources; the protection and preservation of open space; and the provision of park and recreation resources. Population growth and development continually require the use of both renewable and

nonrenewable resources. Goals and policies provided in this General Plan Update element are divided into nine sections that address the following:

- **Biological Resources.** This section identifies land use-based conservation goals and policies that balance the ecological and lifecycle needs of sensitive species and their associated habitats with appropriate and necessary development.
- **Water Resources.** This section serves to promote the conservation and efficient use of water and to protect water bodies and water courses.
- **Agricultural Resources.** The purpose of this section is to minimize land use conflicts, preserve agricultural resources, and support the long-term presence and viability of the agricultural industry as an important component of the region's economy and open space network.
- **Cultural Resources.** This section supplements applicable legislation with goals and policies that set the framework for local ordinances and regulations that protect these important cultural resources.
- **Paleontological Resources.** This section establishes achievable land use-based goals and policies that balance conservation of paleontological resources with appropriate and necessary development.
- **Mineral Resources.** This section includes goals and policies for the management of remaining mineral deposits to ensure adequate mineral resources and mineral resource recovery sites are available to support the demand for construction materials of future generations of San Diego County citizens.
- **Visual Resources.** Policies in this section emphasize the protection of scenic corridors and dark skies within the natural environment and the recognition and enhancement of community character within the "developed" environment.
- **Air Quality, Climate Change, and Energy.** This section identifies goals and policies that address reducing the emissions of criteria air pollutants, reducing emissions of GHGs, and reducing energy use in buildings and infrastructure, while promoting the use of renewable energy sources, energy conservation and other methods of efficiency.
- **Park, Open Space and Recreation Facilities.** This section identifies goals and policies to provide parks, recreation facilities, and open space proportional to the projected increase in population.

1.7.1.6 Noise

The Noise Element of a General Plan provides a basis in the planning process to control and abate environmental noise and to protect citizens from excessive exposure to noise. According to the State of California Office of Planning and Research (OPR) General Plan Guidelines, the purpose of the Noise Element is to provide sufficient information about the community noise environment so that noise is considered during the land use planning process. The goals and policies of the Noise Element include strategies for abating excessive noise exposure through mitigation measures in combination with zoning, as appropriate, to avoid incompatible land

uses. The Noise Element establishes noise/land use compatibility standards and outlines goals and policies which can be used to achieve these standards. The first section of the Noise Element characterizes the noise environment in San Diego County. The next section outlines the County's noise compatibility standards for various land uses. The third section describes the County's goals for achieving the noise compatibility standards and introduces policies to implement these goals. Finally, the last section of the Noise Element identifies potential methods for attenuating noise in development projects.

1.7.2 Implementation Plan

The County's Implementation Plan is a set of the actions and procedures necessary to achieve the goals and policies set forth in the General Plan Update. The programs included in the Implementation Plan are a combination of existing County activities, processes, reports, assessments, and plans, as well as new programs that would be initiated upon adoption of the General Plan Update. As a freestanding document that is directly linked and cross-referenced to the General Plan, the County maintains the flexibility to regularly update the Implementation Plan without the necessity of amending the General Plan. This flexibility is important to the County as a means to address the changes that occur over time and that may affect the County's vision, the availability of funding for programs, and future tools and technology that would be used to implement the General Plan.

The Implementation Plan is designed to be a key resource for County staff in assuring that the goals and policies of the General Plan are reflected in day-to-day County operations and services including preparing plans and programs, reviewing development proposals, and maintaining infrastructure. As mandated by State law, the Implementation Plan addresses specific actions required of the County including, but not limited to, the following key activities:

- Preparation of an annual report on the status of the General Plan and progress of its implementation, as well as its progress in meeting its regional housing needs allocation.
- Preparation of an annual capital improvement program for scheduling and financing major public works projects consistent with the General Plan.
- Preparation of an updated zoning code to achieve consistency of the zoning and development standards with the updated General Plan's land use designations and policies.

In addition to these key State-mandated actions, the programs and activities presented in the Implementation Plan address the major areas of planning and service delivery for future growth and development within the County, as outlined in the General Plan Update elements. The County's Draft Implementation Plan can be viewed on the General Plan Update website: http://www.sdcounty.ca.gov/dplu/gpupdate/

1.8 Other Project Components

In addition to the General Plan Update elements, land use maps and the Implementation Plan, the proposed project includes other components that require revisions in order to be consistent with the General Plan Update. These components consist of updates to community plans, specific plans, and various County ordinances and policies. Some revisions are directly related to the implementation of the General Plan Update and some are minor changes necessary to maintain consistency with the General Plan and other regulations. Other revisions are proposed

as mitigation measures identified in Chapter 2.0 of this EIR to minimize the environmental impacts of future growth and development under the General Plan Update. For example, County of San Diego Code of Regulatory Ordinances Sections 67.701-67.750, the San Diego County Groundwater Ordinance, would be updated to require residential well tests and apply boundary adjustments; and County of San Diego Code of Regulatory Ordinances Sections 86.601-86.608, the RPO, would be updated to include an amendment pertaining to steep slope encroachment requirements and lot design. The other project components are described below and have been considered during preparation of the EIR impact analysis for the proposed project.

1.8.1 Community Plan Updates

A community plan, adopted as an integral part of the General Plan, is a policy plan specifically created to address the issues, characteristics, and visions of an individual community within the County of San Diego. The communities within the unincorporated County are distinct and diverse. Some communities serve as transitions from coastal and inland urbanized cities to agricultural areas and open spaces, while others are remotely located in mountain, valley, and desert locations. Each community has a distinct physical setting with a unique history, culture, character, life style, and identity. Community plans, including subregional plans, provide a framework for addressing the critical issues and concerns that are unique to a community and are not reflected in the broader policies of the General Plan. Under the proposed project, existing community plans would be updated for consistency with the General Plan Update elements by removing outdated policies, goals, conditions, and any information that is inconsistent with the updated General Plan. Community planning area boundaries would also be adjusted as requested by some of the community planning and sponsor groups and directed by the BOS.

County staff has developed guidelines to assist the community planning groups in updating their community plans. These guidelines were presented to the Community Advisory Group in late June 2008. Three workshops were held throughout the County in July 2008 to present the guidelines and provide training on how to prepare the community plan updates. During these workshops the community planning and sponsor groups were presented three options with corresponding deadlines for updating each area's community or subregional plan. Option one was the adaptation of the existing community plan for conformance (staff driven). Option two was the adaptation of the existing community plan for conformance with additional supplemental changes (staff/community driven). Option three was a full comprehensive update of the community plan (community driven).

The communities proposing comprehensive updates to their community or subregional plans are Bonsall CPA, Pine Valley in the Central Mountain Subregional Planning Area, Borrego Springs in the Desert Subregional Planning Area, Fallbrook CPA, Boulevard and Potrero in the Mountain Empire Subregional Planning Area, the community of Warner Springs in the North Mountain Subregional Planning Area, Ramona CPA, the communities of Elfin Forest/Harmony Grove in the San Dieguito CPA, and Spring Valley CPA. In addition, the communities for which partial community or subregional plan updates were prepared include the following: Cuyamaca and Descanso in the Central Mountain Subregional Planning Area; Crest/Dehesa Subregional Planning Area; Jamul/Dulzura Subregional Planning Area; Campo/Lake Morena, Jacumba and Tecate in the Mountain Empire Subregional Planning Area; the community of Palomar Mountain in the North Mountain Subregional Planning Area; Rainbow CPA; San Dieguito CPA; and Valle

de Oro CPA. The community plans that are currently being updated are available on the General Plan Update website: http://www.sdcounty.ca.gov/dplu/gpupdate/

1.8.2 Specific Plan Changes

The proposed project would review, repeal, or amend specific plans that do not meet the General Plan Update's goals and objectives and would therefore have the potential to result in additional environmental impacts. Only specific plans that were never constructed or vested would be repealed or amended. These specific plans would also be removed from community plans. Additionally, other specific plans may require updated descriptions in the revised community plans.

1.8.3 Agricultural Preserve Modifications and Deletions

The General Plan Update would remove the designation of agricultural preserve for most land that is not currently under a Williamson Act Contract. The removal of this designation would apply to approximately 321,590 acres of land throughout the unincorporated County. However, the removal of this designation would not conflict with land currently under Williamson Act Contract. For those lands under Williamson Act Contract, when the contract expires the land would continue to be designated as an agricultural preserve, unless the owner applies to have the designation removed through an action by the County BOS. Impacts to agricultural preserves are discussed in Section 2.2, Agricultural Resources.

1.8.4 General Plan Amendment (GPA) 91-02

On December 18, 1991, the BOS approved GPA 91-02, a community plan map, and the text for the Central Mountain Subregional Plan, and certified the final EIR for this GPA. On January 29, 1992, GPA 91-02, the community plan text and the EIR were challenged by an organization called Save Our Forest and Ranchlands. On July 2, 1993, a Final Judgment Issuing Writ of Mandate was issued by the Superior Court, which ruled the EIR as defective. The GPA was considered adequate. The Final Judgment prohibited the County of San Diego from issuing or approving any use permits, subdivision maps, other lot parcelizations or any activity that could result in a change or alteration to the physical environment of the privately owned land in the Central Mountain Subregion outside the existing General Plan regional category of Country Towns. The moratorium would stay in effect until a revised environmental analysis adequately addressed plan to ground impacts in the Subregion. This EIR addresses the plan to ground environmental impacts of the General Plan Update in the Central Mountain Subregion (and all other CPAs and Subregions) and therefore satisfies the requirement of the Central Mountain GPA 91-02 lawsuit. The Central Mountain Subregional Plan would be updated as part of the proposed project, as described in Section 1.8.1.

1.8.5 Resource Protection Ordinance (RPO)

County of San Diego Code of Regulatory Ordinances Sections 86.601-86.608, the RPO, would be amended to allow some additional flexibility in project design while still protecting significant natural resources. The amendment would allow additional encroachments within steep slopes for certain development when necessary to avoid particularly sensitive resources. Also as part of this amendment, the slope-based density calculations would be removed since they have been integrated into the proposed Land Use Element.

1.8.6 Groundwater Ordinance

County of San Diego Code of Regulatory Ordinances Sections 67.701-67.750, the Groundwater Ordinance, will be updated to incorporate the recommendations from the groundwater technical study (Appendix C) and to accommodate conservation-oriented project designs. Specifically, County Code section 67.721 of the Groundwater Ordinance will be revised to take into consideration current methodologies for identifying a long-term adequate groundwater supply for projects. In addition, potentially impacted basins and areas susceptible to low well yield shall be considered for inclusion on the County Groundwater Limitations Map as groundwater impacted basins. Moreover, the Groundwater Ordinance will include a process for waiving the minimum lot size requirements within subdivisions that consolidate the overall development footprint and provide sufficient open space. A provision will also be added to allow the placement of wells within open space or other common areas to achieve adequate spacing on projects with smaller lot sizes.

1.8.7 Subdivision Ordinance

Several changes are proposed for the County of San Diego Code of Regulatory Ordinances Title 8, Division 1, the Subdivision Ordinance, in order to implement proposed General Plan elements and allow for improved subdivision design. For example, Policy 1.10 of the Land Use Element requires changes to the ordinance in order to permit the transferring of units between designations on contiguous land within a project site (under the specified criteria). In addition, the proposed Mobility Element would prompt some changes in the Subdivision Ordinance to promote safe and effective transportation networks consistent with development patterns. The Subdivision Ordinance would also be modified to include design criteria for projects in rural lands. Furthermore, a process would be established within the Ordinance to waive certain lot-configuration requirements when various constraints make standard subdivision design infeasible. This would potentially allow more flexibility in the design process when environmental issues such as natural resource protection, fire protection, and land-use compatibility take precedence on a given site.

1.8.8 San Diego County Zoning Ordinance

The San Diego County Zoning Ordinance would be revised to be consistent with the General Plan Update and, in many instances, to execute it. In addition, the sections of the zoning ordinance describing planned developments (San Diego County Zoning Ordinance, Section 5800-5806) and lot area averaging projects (San Diego County Zoning Ordinance, Section 4320) would be updated and enhanced to make these types of subdivisions more feasible. New zoning designations would also be adopted as part of the proposed project.

1.8.9 Board of Supervisors (BOS) Policies

The proposed project includes revisions to existing BOS policies related to planning and land use issues. For example, BOS Policy I-38, Agricultural Preserves, would be rescinded and replaced with the guiding principles in the Land Use Element. Accordingly, the San Diego County Zoning Ordinance would also be amended to reflect the proposed changes associated with Agricultural Preserves. Another primary example is the removal of BOS Policy I-73, the Hillside Development Policy. A large portion of this policy has been superseded by the RPO.

Under this action, the remaining applicable language would be added to the RPO and the BOS policy would be rescinded.

1.9 Purpose and Use of an EIR

The California Environmental Quality Act (CEQA), signed by Governor Reagan in 1970, charges public agencies with the duty to avoid or substantially lessen significant environmental effects, with consideration of other conditions, including economic, social, technological, legal, and other benefits. The basic purposes of CEQA are to inform government decision makers about potential environmental impacts of projects, identify ways the impacts can be reduced or avoided, prevent significant unavoidable environmental damage through alternatives and mitigation, and disclose to the public the reason that decision makers approved a project that may result in environmental impacts, and what those potential impacts may be. CEQA requires the preparation of an EIR for projects that require a discretionary action by government decision makers and may result in a significant environmental impact. A discretionary action is a decision to approve a project that requires judgment or deliberation beyond determining whether a project has conformed to applicable statutes, ordinances, or regulations. The lead agency is required to consider the information in the EIR, along with any other relevant information, in making its decisions on the project approval. A lead agency is defined in CEQA Statute 21067 as the public agency which has the principal responsibility for carrying out or approving a project which may have a significant effect upon the environment. The County of San Diego is the lead agency for the proposed project.

This EIR is an informational document which will inform public agency decision makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project (CEQA Guidelines Section 15121(a)). Specifically, this EIR is a “Program EIR” which is defined as “an EIR which may be prepared on a series of actions that can be characterized as one large project” (CEQA Guidelines Section 15168(a)).

The series of actions analyzed in this Program EIR includes potential future development in the unincorporated County based on build-out of the General Plan Update, as well as associated updates to plans, programs and policies that support the General Plan, such as the Implementation Plan, community plans, ordinances, and BOS policies. While the Program EIR intends to identify potential impacts that would result from project implementation, the level of analysis is not detailed to the level of site specificity, nor is it intended to be accurate to this level of specificity. The Program EIR will identify a range of potential impacts resulting from future development allowed under the General Plan Update and will identify mitigation measures that future development may implement to reduce identified potentially significant effects.

An advantage to the Program EIR is that it allows for consideration of effects, alternatives, and cumulative impacts that would be impractical in a project-level EIR. A Program EIR allows the lead agency to consider broad policy alternatives and program-wide mitigation measures at an early time when the agency has greater flexibility to deal with basic problems or cumulative impacts (CEQA Guidelines Section 15168(b)).

Subsequent activities under the program will be examined in light of the EIR to determine whether additional environmental documentation must be prepared. Where subsequent activities are within the scope of the Program EIR and the County, as the lead agency, finds no

new effects would occur or no new mitigation measures would be required pursuant to CEQA Guidelines Section 15162, the subsequent project would be considered to be within the scope of the Program EIR and no further environmental documentation would be required. In addition to Section 15162, other sections of the CEQA and State law may apply that allow for reduced environmental documentation or process. The County intends to use this EIR for coverage of subsequent projects, tiering, and/or streamlining future documentation to the maximum extent allowed by State law.

1.9.1 EIR Review Process

1.9.1.1 Public and Agency Review

The County of San Diego prepared a Notice of Preparation (NOP) in compliance with CEQA Guidelines Section 15082. On April 28, 2008, the NOP was mailed to a distribution list consisting of the State Clearinghouse, responsible, trustee, and other relevant local, State, and federal agencies, and interested individuals. The NOP was also published in the San Diego Union-Tribune newspaper and made available on the County of San Diego Department of Planning and Land Use (DPLU) website, the DPLU Project Processing Counter, and at all San Diego County libraries. A 30-day comment period on the NOP commenced on April 28, 2008. A scoping meeting was held on May 15, 2008 to solicit input from interested agencies, individuals, and organizations. A copy of the NOP, comments received on the NOP, and materials from the scoping meeting are included in Appendix A of this EIR.

The Draft EIR will be available for review and comment by the public and public agencies for a 60-day period from July 1 to August 31, 2009. Comments on the Draft EIR should be sent to Devon Muto at the following address:

Devon Muto
County of San Diego DPLU
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

Any comments pertaining to the General Plan Update itself or other documents not part of the Draft EIR should be sent separately. A copy of the Draft EIR is available for review during normal operating hours for the duration of the public review period at the following locations:

- County of San Diego DPLU, Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California 92123 (8:00 a.m. to 4:00 p.m., Monday through Friday)
- All San Diego County libraries located in the unincorporated area (check with individual libraries for hours of operation)

The Draft EIR is also available for review or downloading on the County of San Diego DPLU website: http://www.sdcounty.ca.gov/dplu/gpupdate/

1.9.1.2 EIR Approvals

The Final EIR will be reviewed by the Planning Commission and a recommendation will be made to the BOS regarding Final EIR approval. The BOS will consider and certify the Final EIR

if it is determined to be in compliance with CEQA. The Final EIR will include any text changes made to the Draft EIR, responses to comments received on the Draft EIR during the public review period, and the Mitigation Monitoring and Reporting Program (MMRP) for the proposed project. After or concurrent with certification of the Final EIR, the BOS will consider the General Plan Update for approval.

1.9.1.3 CEQA Findings, Mitigation Monitoring and Reporting Program, and Statement of Overriding Considerations

When a public agency approves a project for which an EIR has been certified, which identified one or more potentially significant environmental effects, CEQA requires that the agency make one or more written findings for each of those potentially significant effects accompanied by a brief explanation of the rationale for each finding. Because potentially significant environmental effects have been identified in this EIR, findings will be required for the proposed General Plan Update at the time of project approval. CEQA requires that when a public agency makes findings based on an EIR, the public agency must adopt a reporting or monitoring program for those measures that it has adopted or made a condition of project approval in order to mitigate or avoid potentially significant effects on the environment. The County will adopt an MMRP, in order to ensure compliance with required mitigation measures during project implementation. The statement of overriding considerations identifies the reasons why the benefits of the proposed project outweigh the potentially significant adverse environmental impacts of the project that can not be mitigated to below a significant level.

1.9.2 Discretionary Actions, Decisions, Approvals

The General Plan Update would require the approval of a number of discretionary actions by the BOS. According to Sections 15050 and 15367 of the CEQA Guidelines, the County is designated as the Lead Agency for the project under CEQA. Responsible agencies are those agencies, other than the lead agency, that have discretionary approval authority over one or more actions involved with the development of a proposed project. Trustee agencies are State agencies having jurisdiction by law over natural resources affected by a proposed project that are held in trust for the people of the State of California.

1.9.3 Additional Review and Consultation Requirements

In addition to the discretionary project approvals required for the General Plan Update, the project is also subject to review and consultation requirements. Consultation that has taken place regarding the General Plan Update is listed below:

- **Tribal Governments**. As required by Senate Bill (SB) 18, the County has consulted with appropriate Native American tribes to aid in the protection of traditional tribal cultural places as part of the General Plan Update process.

- **Native American Heritage Commission (NAHC).** The NAHC was contacted in order to identify the appropriate Native American tribes to consult.

- **Planning and Sponsor Groups**. County planning and sponsor groups provided guidance and assistance in the preparation of the General Plan Update by making policy recommendations to staff, the Planning Commission, and the BOS.

- **Transportation Planning Agencies**. SANDAG, the California Department of Transportation (Caltrans), North County Transit District (NCTD), and Metropolitan Transit Services (MTS) were consulted during the development of the Mobility Element. The San Diego County Regional Airport Authority (SDCRAA) was consulted during development of the Safety Element.

In addition to required consultation, the General Plan Update process involved extensive public outreach, as described below in Section 1.11.2, History of Project Development.

1.10 EIR Impact Analysis Methodology

This EIR has been prepared to determine the overall environmental effects of future development in the unincorporated County that would be allowed under the proposed General Plan Update. On a programmatic level, the EIR does not, and cannot, speculate on the individual environmental impacts of specific future development projects in the County. However, implementation of all General Plan Update project components described above were considered during preparation of the EIR, including build-out of the General Plan land use designations up to forecasted population and housing unit totals. The term build-out refers to a scenario in which the proposed General Plan Update land uses and the proposed General Plan Update Mobility Element roadway network have been fully developed within reason while accounting for developable land and constraints. The scenario is based on the population forecast model, described in Section 1.13 of the EIR, and correlates with the SANDAG 2030 forecast for the unincorporated County. Therefore, based on the assumptions programmed within the SANDAG forecast model, it is reasonable to conclude that build-out of the General Plan Update will occur around the 2030 timeframe. Technical analyses, such as traffic modeling, and GIS data were used to determine how and where development under the General Plan Update would result in potentially significant environmental impacts. Federal, State, and local regulations were also considered. In some cases, existing regulations were determined to be sufficient to ensure that impacts would be below a significant level, since all future development projects would be required to comply with existing regulations. Therefore, the General Plan Update was determined to result in a less than significant impact with regard to these issues. An example of such an issue is Section 2.6.3.4, Issue 4: Expansive Soils, in Section 2.6, Geology and Soils. All development in California is required to comply with the California Building Code (CBC), which contains construction and engineering standards for projects located in areas that have high shrink-swell soils. The provisions of the CBC require that a geotechnical investigation be performed to provide data for the architect and/or engineer to responsibly design the project. Because all development under the General Plan Update would be required to comply with this regulation, the General Plan Update would not result in a potentially significant impact associated with expansive soils.

However, such universal regulations are not in place to minimize all environmental impacts. In most cases, future project-specific impact analyses would be required to determine whether a specific development project would or would not result in a potentially significant impact on the environment, such as impacts to biological resources, traffic, or air quality. Because the General Plan Update land use designations would result in development that may result in significant environmental impacts, based on the technical analysis and GIS data, most environmental impacts were determined to be potentially significant and mitigation measures are identified to reduced impacts when feasible.

1.11 Project Consistency with Applicable Plans

There are 19 jurisdictions in San Diego County, including the unincorporated County, with local land use authority and the responsibility for preparing their own general plans and general plan EIRs. Regional coordination is necessary to guide overall development and ensure an efficient allocation of infrastructure funding. SANDAG serves as the region's Metropolitan Planning Organization responsible for area-wide coordination and the technical and informational resource for the region's local jurisdictions. SANDAG prepares regional land use and transportation plans, which provide a basis for allocating federal and State funds used for specific items such as land use incentives and transportation improvements. The County works with the SDCRAA on a regular basis to ensure land use compatibility with regional airports. Other agencies with regional documents that affect land use in the County are the San Diego Regional Water Quality Control Board (RWQCB) and the San Diego Air Pollution Control District (SDAPCD). The General Plan Update's consistency with all applicable planning documents is analyzed in Section 2.9, Land Use, of this EIR.

1.12 Background Information

Development of the proposed General Plan Update was an extensive, multi-year process involving coordination between the County, unincorporated County residents, and neighboring jurisdictions. This development process and its history are described in this section.

1.12.1 History of Project Development

Preparation of General Plan Update began in December 1997. At that time, the General Plan Update was referred to as General Plan 2020 or GP 2020. However, changes in the project occurred during preparation of GP 2020, which slowed its progress. As a result, the horizon year of the plan has been extended and the project is now referred to as the General Plan Update.

1.12.1.1 County Board of Supervisors and Planning Commission Actions

Major endorsements by the BOS and Planning Commission throughout the planning process are described below.

- **December 1997.** The scope of work for the General Plan Update prepared by the Planning Commission was approved and the General Plan Update project was initiated.
- **August 1998.** Preparation of the General Plan Update began.
- **January 10, 2001.** The BOS directed staff to set aside previous land use maps and to formally appoint an Interest Group Advisory Committee. This directive resulted in an extensive two year outreach process.
- **January 2003.** Planning Commission received direction from the BOS regarding the land use framework, regional maps, population forecast, draft regional goals and policies, and equity mechanisms associated with the General Plan Update, as well as on

the distribution of residential land use within the unincorporated County through a community map review process.

- **June 25, 2003.** The BOS voted unanimously to accept the direction of the General Plan Update, and to accept its planning concepts, land use framework, draft goals and policies, statements of legislative intent, and regional maps for continued refinement and progress. In addition, the BOS directed staff to evaluate a list of residential property referrals, and to return to the BOS within 90 days with staff recommendations on property referrals, along with recommendations from the Planning Commission, community planning and sponsor groups, and affected property owners.

- **August 2003.** Planning Commission received direction from the BOS regarding land use designations for residential properties that were referred back to DPLU staff during a series of Planning Commission and BOS hearings on the General Plan Update held between January 31 and June 25.

- **August 6, 2003.** General Plan "Pipeline Policies" affecting active and future development and entitlement applications were implemented (see Pipeline Policies discussion below in this section).

- **September 24 and October 1, 2003.** The BOS reviewed the working land use distribution map and staff recommendations on residential property referrals. The BOS directed staff to return with groundwater and traffic impact analyses for eight land use scenarios.

- **June 16, 2004.** After a period of working with property owners and communities, the BOS endorsed the residential land uses on the Draft Land Use Map and created the Referral (Board) Alternative Map for the purposes of the environmental impact analysis, which included additional property referrals not included in the former map.

- **February 2005.** Planning Commission received direction from the BOS regarding commercial and industrial designations, resolution of special study areas, proposed revisions to the land use framework, and planning criteria used to develop countywide commercial and industrial proposals.

- **May 11 and 18, 2005.** The BOS voted to accept the direction of the General Plan Update, accept the Draft Land Use Map with amendments, and amend the Board Map with alternative commercial and industrial land uses for the purposes of the environmental impact analysis. These amendments were incorporated into the June 2005 Draft Land Use Map and June 2005 Board Alternative Map.

- **August 2, 2006.** Following a year-long Road Network Planning Process, the BOS endorsed the Mobility Element Road Network, and updated Mobility Element Road Framework. The Draft Land Use Map and Referral Map Alternatives was also endorsed by the BOS in August 2006 and included only minor changes in the Draft Land Use Map for Housing Resources and Road Network reconciliation, and an amendment to the Referral Map for an expired specific plan area.

- **November 6, 19, 20 and December 4, 2009 and February 19, March 12, April 16, July 9, and August 20, 2010.** Nine Planning Commission hearings were conducted

from late 2009 to August of 2010 to consider the General Plan Update and formulate a recommendation to the Board of Supervisors. Throughout this hearing process the Planning Commission made tentative motions to approve the land use maps (by community), and the other General Plan Update documents with select changes to policies or programs. In addition, the Planning Commission directed County staff to develop a Transfer of Development Rights (TDR) Program to include as part of the General Plan Update project. On August 20, 2010, the Planning Commission adopted a resolution that outlined its recommendation to the Board of Supervisors.

- **October 20, November 10, and December 8, 2010 and February 9, March 16, and April 13, 2011.** Six BOS hearings were conducted from the fall of 2010 to the spring of 2011 to consider the General Plan Update. County staff's recommendation to the BOS was generally the same as the Planning Commission recommendation with one primary exception; staff did not recommend inclusion of a TDR program. On April 13, 2011, the BOS supported County staff's recommendation with inclusion of a number of specific changes that were within the scope of the General Plan Update guiding principles and within the range of project alternatives analyzed in this EIR. A detailed analysis of how the recommended project differs from the proposed project, including BOS-directed changes, is provided in Volume IV of this EIR. BOS agendas and meeting minutes, as well as videos of the hearings, are available on the County's website: http://www.sdcounty.ca.gov/cob/bosa/index.html.

1.12.1.2 Mapping Process

Mapping the distribution of residential land uses in the unincorporated County was a complex process that considered a variety of land use planning and legal factors. DPLU staff obtained information from maps depicting steep slopes, environmental sensitivity, roads, floodplains, existing parcel size and dwelling units, active agriculture, and existing General Plan regulations when preparing its land use recommendations. Some of the factors considered during the mapping process included the following:

- Proximity to existing infrastructure and services
- Physical suitability of the site
- Vehicular access
- Potential environmental impacts
- Compatibility with surrounding uses
- Existing level of development
- Landowner requests
- Community and advisory group preferences

As described in Section 1.12.1.1, draft maps were presented to the BOS as early as 2001. Subsequently, staff returned several times with various options and received guidance that facilitated the preparation of the proposed land use map as well as a reasonable range of alternatives, all of which would achieve the project objectives listed in Section 1.3.

1.12.1.3 Coordination with Regional Advisory Committees

The General Plan Update was guided by two regional advisory committees: the Steering Committee and the Interest Group. Additionally, the tribal nations located within the County were solicited for input.

Steering Committee

The Steering Committee is comprised of one representative from each of the planning and sponsor groups for a total of 26 members. There are 18 planning groups that represent CPAs, Subregions, and subregional group areas. The planning and sponsor groups guide and assist in the preparation of the General Plan Update by making policy recommendations to staff, the Planning Commission, and the BOS. The planning groups are Alpine, Boulevard, Campo/Lake Morena, Crest/Dehesa/Harbison Canyon/Granite Hills, Descanso, Fallbrook, Jamul/Dulzura, Julian, Lakeside, Pine Valley, Potrero, Rainbow, Ramona, San Dieguito, Spring Valley, Sweetwater, Valle de Oro, and Valley Center. There are eight sponsor groups that also represent subregional group areas, CPAs, and Subregions. The sponsor groups advise and assist the Director of Planning, the Zoning Administrator, the Planning Commission and the BOS in the preparation, amendment and implementation of community and subregional plans. The sponsor groups represent Bonsall, Borrego Springs, Cuyamaca, Hidden Meadows, Jacumba, Pala/Pauma Valley, Tecate, and Twin Oaks Valley.

The Steering Committee process first began in January 1998 and the primary role of this committee has been to consolidate meetings into one large forum and provide feedback to County staff. This committee guides and assists in the preparation of the General Plan Update by making policy recommendations to staff, the Planning Commission, and BOS. Staff met with the Steering Committee to build upon earlier work on the regional planning concepts and draft goals and policies for the proposed project. Numerous Steering Committee meetings have focused on developing a land use framework for the General Plan Update. Additional meetings have covered all other aspects of the project.

Through frequent work sessions with the Steering Committee, the communities within the County have been actively involved in the planning process. Their continual input has resulted in defining desired goals, policies, and standards, through the preparation of a land use map, road network map, commercial and industrial distribution pattern for the unincorporated area of the County, and project alternatives.

Interest Group

The Interest Group is comprised of representatives from 18 stakeholder groups including the building industry, environmental community, professional planning organizations, and the Farm Bureau. The Interest Group includes representatives from professional organizations (American Institute of Architects, American Planning Association, American Society of Landscape Architects), Environmental Interests (Backcountry Coalition, Buena Vista Audubon Society, Citizen Coordinate for Century 3, San Diego Coalition for Transportation Choices, Endangered Habitats League, San Diego Audubon Society, and the Sierra Club), Building and Private Land Interests (Alliance for Habitat Conservation, Building Industry Association, Environmental Development, Helix Land Company, San Diego Association of Realtors, San Diego Regional Economic Development Corp., and Save Our Land Values), and a representative from the Farm Bureau.

The Chief Administrative Officer appointed individuals to the group and ensured the membership was balanced among the competing interests to allow all members the opportunity to participate and their viewpoints to be heard. Members of the group invested a significant amount of time and effort in an often contentious process to reach consensus on their recommendations. Their efforts aided in the progress of the project and facilitated broad based support from the various interests. The Interest Group has met throughout the planning process since early 2001 with County staff to review proposed maps and to prepare goals and policies, planning concepts, and a land use framework for the proposed project. The role of the Interest Group has been to guide and assist in the preparation of the General Plan Update by making policy recommendations to staff, the Planning Commission and BOS.

Tribal Nations

Tribal communications have also been a part of General Plan Update process. Since 1998, the County has maintained a list of tribal representatives. In August 2001, County staff sent letters to all 18 tribes within the County informing each of the General Plan Update and inviting their participation in the process. The 18 tribes within the County are listed in Table 1-2. As required by SB 18, in 2005 the County ensured tribal communications during preparation of the Regional elements. Per SB 18 requirements, the NAHC was contacted in order to identify the appropriate tribes to consult; and letters and General Plan Update maps were sent to each tribe to notify them about the General Plan Update process and the Tribal Outreach Meeting scheduled for March 15, 2006. The letter also expressed desire to establish meaningful consultation with interested tribes. The tribes had 90 days from February 8, 2006 to request initial consultation with the County. The 90 day window ended on May 8, 2006.

Initial consultation meetings occurred with six tribes on their reservations. The topic of discussion was the proposed General Plan land uses surrounding tribal lands. In July 2007, all tribes were sent an update letter and a copy of the cultural resources section of the Conservation Open Space Element. This process was repeated again in spring of 2008 along with distribution of the NOP for the General Plan Update EIR. In addition, the County has included the tribal representatives on all public correspondence such as monthly newsletters, meeting information, and status updates on the project.

1.12.1.4 Public Outreach

After several land use maps had been created at the start of the planning process, the desires of developers, environmental groups, and other interest groups to have a more active participatory role in development of the plan became apparent. As a result of controversy surrounding the plan and interest group requests for more active participation in the General Plan Update planning process, the BOS set aside the previous land use maps and directed staff to provide additional land use distribution alternatives and to formally appoint an Interest Group Advisory Committee. This directive resulted in an extensive two-year community outreach process involving the Interest Group, the Steering Committee, community planning/sponsor groups, the Planning Directors from each of the 18 incorporated cities in the County, individual landowners, and members of the public. There have been 681 community planning/sponsor group meetings, workshops, sub-committee meetings, open houses, and 133 meetings with the stakeholder groups.

A draft of the General Plan Update maps and elements were provided to the general public for comment from November 14, 2008 through January 30, 2009. A total of 88 comment letters were received. Staff prepared responses to each comment received and made changes to the draft plan whenever revisions were warranted. The comments and responses are available on the General Plan Update website (http://www.sdcounty.ca.gov/dplu/gpupdate/) along with the revised plan text in strikeout/underline format. As noted above, there have also been regular progress reports to the Planning Commission and the BOS. These presentations described the current status of the project and its schedule, and also provided an opportunity for members of the public to address decision makers with any project-related questions or concerns.

In addition to the formal public outreach methods described above, the County has worked to maintain and enhance other opportunities for participation. Additional efforts to increase public involvement include consistently providing current project information on the General Plan Update website; circulating monthly newsletters; meeting informally with groups and individuals upon request; informing local media; and presenting project issues at community planning group meetings.

1.12.2 Pipeline Policies

In several areas of the County, the General Plan Update proposes to change land use designations and densities from those in the existing General Plan. Because of this, some applications for GPAs or Tentative Maps (TMs) that are currently in process based on the existing General Plan do not conform to the General Plan Update's proposed land use map. To address this issue, the BOS directed staff to draft a policy to resolve conflicts for applications that are currently in process to provide certainty for applicants who have active projects in process. Because various types of development applications produce different impacts and are governed by different legal requirements, two policies were approved; one for new Plan Amendment Authorizations (PAAs) and new specific plans and one for TMs or Tentative Parcel Maps (TPMs).

The resultant policies were adopted by the BOS on August 6, 2003 and are often referred to as the "pipeline policies" because they set a date where any applications deemed complete prior to the date will be allowed to be processed under existing General Plan, while applications deemed complete after the date would be required to comply with the proposed General Plan Update.

The policy developed for new PAAs and specific plans provides that applications submitted and deemed complete on or before August 6, 2003 be processed under the provisions of the current General Plan while applications deemed complete after August 6, 2003 be subject to the provisions of the General Plan in effect when the project is approved or disapproved. A corresponding policy was developed for TMs and TPMs. This policy provided that applications for TMs and TPMs submitted and deemed complete on or before August 6, 2003 would be governed by the existing General Plan and applications submitted after August 6, 2003 would be governed by the General Plan in effect at the time the map is approved or disapproved.

Adoption of this policy was intended to reduce conflicts with the processing of active land use projects. Adoption of the August 6, 2003 cut off date for TMs and TPMs was designed to comply with State requirements in Section 66474.2 of the Subdivision Map Act, which requires the County to pass a motion and provide public notice when TM or TPM approvals will be based

on policies not in effect on the date the application is determined to be complete. The policy provided certainty for those applicants with active projects already in process, while providing early notice to existing and future applicants of the effect that adoption of the General Plan Update would have on development applications in process.

1.13 County Population Forecast Model and Projected Growth

In 2000, a population forecast model was developed by the County as a means to determine the build-out capacity of the General Plan Update land use map. The model is similar to SANDAG's model but allows for customization to account for more specific data that the County maintains. Additionally, it allows for the County to run the model at its discretion, rather than relying on periodic updates from SANDAG, which updates its population forecasts every year.

1.13.1 Components of the County Population Forecast Model

The County population forecast model is intended to forecast population at a regional scale, and does not consider individual property boundaries nor can it determine individual property constraints. The County's model identifies the number of future residential units that would be allowed at build-out according to the proposed land use map and existing constraints. From this information, the forecast population is derived by considering several additional factors, such as existing population, population living in group quarters, vacancy rate, and persons per household. The primary components of the County population forecast model are described below:

- **Existing Population.** Acres of land with existing development at densities of one dwelling unit per acre or higher are not considered when identifying the number of future dwelling units for the County population forecast model. To account for these developed areas, the SANDAG estimated existing population is included in the build-out population forecast. As the Regional Census Data Center for the San Diego region, SANDAG / SourcePoint keeps a complete inventory of data released from the 1990 and 2000 Censuses. Each year, SANDAG produces estimates of population and housing characteristics according to geographic areas within the County. The 2005 population estimates are used as the starting point to determine the build-out population.

- **Group Quarters.** The population living in group quarters is forecast by age, gender, and ethnic group for uniformed military living in barracks or onboard ship, college students living in dormitories, and for other persons in group quarters accommodations, such as persons living in boarding houses, homes for the disabled, rest homes, jails, and other group living situations. The population for group quarters is also based on SANDAG 2005 estimates published in 2006.

- **Vacancy Rates.** Vacancy rates are computed by SANDAG from the supply and demand for housing units. The house supply is determined by the land use map at build-out. The housing demand is based on preference factors for housing by structure type, household headship rates (the fraction of the population that is a household head), and elasticity with respect to housing prices. Vacancy rates are based on 2030 forecasts as estimated by SANDAG in the 2004 Series 10 model.

- **Persons per Household (PPH).** PPH is determined by subtracting the group quarters population from the total population, then dividing this number by the total number of housing units after accounting for the vacancy rate. PPH rates are based on 2030 forecasts estimated by SANDAG in the 2004 Series 10 model.

The County population forecast model identifies the build-out population capacity of a land use map. The number of residential units that would result from build-out of the land use map is calculated by multiplying the number of acres by the land use density, after accounting for factors such as areas with existing development, areas reserved for public right-of-way, and areas with physical and environmental constraints.

The County population forecast model has been applied to the proposed land use map and all the General Plan Update land use alternatives, including the existing General Plan.

The County's population model forecasts a build-out population of 678,270 with 235,861 housing units for the proposed land use map, which is significantly lower than the population forecast identified in the existing General Plan of 768,000 with 279,304 housing units. The General Plan Update population forecast is lower than the previous General Plan due to lower density development identified for areas with land use constraints, such as those that lack sufficient infrastructure and services or are prone to safety concerns, such as wildfires. By taking these factors into account, the General Plan Update population forecast more accurately reflects conditions in the unincorporated County than the previous County General Plan.

1.13.2 Differences with SANDAG Population Model Forecast

SANDAG's population model is updated every few years based on new census information, population estimates, and demographic trends. Because the SANDAG model uses different factors than the County's model, differences in the resulting population forecasts have occurred. Historically, the difference between the two models for the 2030 population was nominal (within 10,000 people). However, with the release of the SANDAG July 2008 forecast, this gap substantially increased to 45,122.

SANDAG forecasts that the unincorporated County's 2030 population would be 723,392, while the County's population model forecasts a population of 678,270. The difference between the two models is mostly attributed to differences in PPH, vacancy rates, and group quarters population. The remaining difference is attributed to the number of existing housing units/population. While the number of future housing units is relatively similar between the two models, SANDAG's model assumptions for the increases in PPH and vacancy rates on the existing housing units, which SANDAG estimates is 160,271 in 2004, accounts for the remaining difference in the population models, whereas the General Plan Update population model does not use existing housing units, but instead uses existing population in its analysis. Additionally, SANDAG's model does not account for as many site constraints and other factors that the County's model includes. SANDAG is currently preparing the next update to its population model, which will likely result in lower population forecasts for the unincorporated County due to a recent slow-down in regional growth and incorporated cities planning for a greater share of the growth.

Despite the difference in population forecasts between the County's model and SANDAG's model, the higher number provided by SANDAG was incorporated into the environmental

analysis for issues where the most important factor in determining impacts was the future population number, such as in the Population and Housing section (see Chapter 2.12), because the SANDAG forecast represents the more conservative population forecast. Additionally, regional planning documents, such as the SDCWA Urban Water Management Plan or the SANDAG RTP, were used in preparing analysis within this EIR with regard to public services and infrastructure. These regional planning documents utilized SANDAG projections. For remaining analyses, the more important factor in determining impacts was the number of future housing units as opposed to the future population number because housing units more directly relate to the physical impacts to the environment.

1.13.3 Growth Accommodated by General Plan Update

The General Plan land use framework and map described in Section 1.7.1.1 determines how much growth would be accommodated under the General Plan Update through the designation of land uses, and the County's population model described above forecasts the future population that would be associated with this growth. This section generally describes anticipated growth in the County under the General Plan Update.

The CPAs and Subregions proposed for the greatest amount of growth under the General Plan Update compared to existing conditions are the Desert Subregion, Mountain Empire Subregion, North Mountain Subregion, Otay Subregion, Pala/Pauma Valley Subregion, Rainbow CPA, and Valley Center CPA. Each of these communities is anticipated to at least double in population and experience a 90 percent or greater increase in housing units from 2008 to build-out. These planning areas are relatively undeveloped; therefore, even a minimal amount of growth in these areas would result in a large percentage increase as compared to existing conditions. However, the majority of County-wide growth would be directed toward the western areas of the unincorporated County within the SDCWA boundary. As shown in Table 1-1, most of the growth under the General Plan Update would be designated as semi-rural residential and rural land, with some village residential, especially in Valley Center and the Borrego Springs area of the Desert Subregion. Projected increases in number of housing units in each CPA and subregion between 2008 and build-out are provided in Table 1-3. The County's projected population growth during this period is provided in Table 1-4. The communities anticipated to experience the least amount of growth during this period are Pendleton/De Luz CPA, San Dieguito CPA, Spring Valley CPA, and Valle de Oro CPA. Under the General Plan Update, each of these areas would experience a less than 17 percent increase in housing units and a less than 10 percent increase in population growth. Housing units in the Pendleton/De Luz and San Dieguito CPAs would primarily be semi-rural residential density land uses, while village residential land use would be more common in the Spring Valley and Valle de Oro CPAs.

As described above, the General Plan Update would shift development density toward the northwest and southwest areas of the unincorporated County. Therefore, the areas in the west are anticipated to have relatively high forecasted increases in housing units and population growth as compared to the eastern areas. Between 2008 and build-out, the following western communities would experience large increases in housing units as indicated: Alpine (56.3 percent), Bonsall (54.2 percent), Fallbrook (35.4 percent), North County Metro (86.2 percent), Otay (44,851.2 percent), Rainbow (90.2 percent), Ramona (52.5 percent), and Valley Center (108.5 percent). With the exception of Otay, these communities all include land designated village residential, though most residential acreage is designated semi-rural residential or rural land. The Otay Subregion would experience such a dramatic increase in housing units because

currently only five housing units are located in this Subregion. The vast majority of residents are detainees in the detention centers located within the Otay Subregion. Detention centers are not included in housing unit totals. Due to the minimal number of housing units that currently exist in this area, small increases in the number of individual housing units and population translate into a large percentage increase. This new housing would be provided within the specific plan acreage designated in the CPA.

However, some of the communities in the northwest and southwest areas of the County are nearly built-out and have limited space available for new development. These areas would experience limited increases in housing units and population growth under the General Plan Update. The nearly built-out areas of the unincorporated County include County Islands (19.8 percent increase in housing units), Lakeside (14.2 percent), San Dieguito (16.0 percent), Spring Valley (7.0 percent), Sweetwater (16.7 percent), and Valle de Oro (4.9 percent). These communities are projected to experience 4 to 20 percent increases in housing units between 2008 and build-out.

The eastern backcountry communities currently have relatively low numbers of housing units and are proposed for modest growth under the proposed project. Between 2008 and build-out, the following areas would experience an increase in housing units of less than 37 percent: Central Mountain Subregion (34.9 percent), Crest/Dehesa Subregion (15.3 percent), and Julian CPA (36.4 percent). Rural density development is the primary residential land use designation in these areas. Due to the low density of development that currently exists in these areas, small increases in the number of individual housing units and population growth translate into large percentage increases. In these areas, it may be more appropriate to look at the actual increases in housing and population numbers rather than the percentage of growth.

The Desert Subregion would more than double its number of housing units (294.2 percent) and population (408.2 percent) between 2008 and build-out. This is due to increased development density in the Borrego Springs area, including approximately 2,500 acres designated village residential. The Jamul/Dulzura Subregion is also anticipated to experience a substantial increase in housing units of 80.3 percent because a portion of this Subregion is located within the SDCWA boundary, where growth under the General Plan Update will be focused. No land designated village residential is within this Subregion; however, approximately 50,000 acres are designated semi-rural residential and rural lands. Housing units in the Mountain Empire, North Mountain, and Pala/Pauma Valley Subregions are anticipated to double between 2008 and build-out due to development intensification in town centers, including village residential land use. The associated increase in population in these areas would be between 130 to 195 percent.

Some areas of the County will experience very little growth under the proposed General Plan Update because the County has minimal or no land use jurisdiction in these areas and therefore does not propose a substantial increase in housing units or other development. This includes the Pendleton/De Luz CPA (5.5 percent).

1.14 Cumulative Projects

The following section provides an introduction to assessing cumulative impacts and an overview of present and probable projects that may create a cumulatively considerable impact. The

analyses of the proposed project's cumulative impacts are included in each environmental topic section of Chapter 2.0.

1.14.1 Cumulative Project Assessment Overview

CEQA requires that an EIR discuss cumulative impacts in addition to direct project impacts. According to Section 15355 of the CEQA Guidelines, "cumulative impacts" refers to two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts. In accordance with CEQA, the discussion of cumulative impacts must reflect the severity of the impacts and the likelihood of their occurrence; however, the discussion need not be as detailed as the discussion of the environmental impacts attributable to a project alone. Further, the discussion is guided by the standards of practicality and reasonableness, and should focus on the cumulative impact to which the identified other projects contribute rather than the attributes of other projects which do not contribute to the cumulative impact.

Section 15130(a) of the CEQA Guidelines requires that EIRs discuss the cumulative impacts of a project when a project's incremental effect is cumulatively considerable. As defined in Section 15065 of the CEQA Guidelines, "cumulatively considerable" means that the incremental effects of an individual 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. CEQA Guidelines indicate that where a lead agency is examining a project with an incremental effect that is not cumulatively considerable, it need not consider the effect significant but shall briefly describe the basis for its conclusion. In addition, the CEQA guidelines allow for a project's contribution to be rendered less than cumulatively considerable with implementation of appropriate mitigation.

The geographic scope defines the geographic area within which projects may contribute to a specific cumulative impact. The geographic scope of the cumulative impact analysis varies depending upon the specific environmental issue being analyzed. The geographic scope for each environmental issue analyzed in this EIR is identified in each environmental topic section of Chapter 2.0.

CEQA Guidelines Section 15130(b) presents two possible approaches for considering cumulative effects:

1. A list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency; or

2. A summary of projections contained in an adopted general plan or related planning document, or in a prior environmental document which has been adopted or certified, which described or evaluated regional or area-wide conditions contributing to the cumulative impact.

The cumulative analysis for this EIR uses a combination of the two approaches listed above. Past projects were considered as part of the baseline condition for the General Plan Update analysis and were therefore considered as part of the impact analysis identified in Chapter 2.0. Any exceptions to this are noted in the following sections. With regard to present and probable future projects, projections based on adopted general or regional plans, such as incorporated

city, surrounding county and RTPs, were included in the consideration of cumulative projects. Cumulative projects currently in process or under construction in the County that are not included in the proposed General Plan Update due to increased intensity or inconsistent land uses were also considered. The analysis of cumulative effects also considered proposed projects on tribal lands within the County, proposed major utility and transportation infrastructure improvements, FCI lands, and proposed projects on land governed by the National Park Service (NPS), National Forest Service (NFS), and Bureau of Land Management (BLM). To identify such projects, relevant planning documents were reviewed. In addition, this EIR also addresses future projects with characteristics unique to the issue being analyzed. The cumulative projects that were identified and considered in the cumulative impact analyses within the following sections are summarized below and listed in Tables 1-7 through 1-12.

1.14.2 Cumulative Projects

This section discusses the broad range of cumulative projects that have been considered in the cumulative impact assessment. Cumulative projects have been subdivided into logical categories as follows: 1) regional land use planning and projected growth; 2) regional transportation plans; 3) regional energy and utility projects; 4) projects not included in the General Plan Update proposed land use map; 5) projects on tribal lands; 6) FCI remapping; and 7) NFS and BLM development projects. An overview of the cumulative projects considered for this analysis is provided below.

1.14.2.1 Regional Land Use Planning and Projected Growth

Table 1-5 provides a summary of regional growth and employment projections for areas that would be directly and/or indirectly impacted by implementation of the proposed General Plan Update under all alternatives. These projections were obtained from databases maintained by SANDAG and the Southern California Association of Governments (SCAG) and provide an overview of the potential growth within the region surrounding the unincorporated County of San Diego. The planning documents discussed below guide development and land use planning in the region to accommodate for the expected growth projected in the SANDAG and SCAG projections.

Table 1-6 provides the 2008 populations and projected populations for each county in the State of California. As shown in this table, the County of San Diego (including both incorporated and unincorporated areas) has the second highest countywide population in the State and is anticipated to remain the second most populated county in 2030. The entire State is anticipated to grow 29.4 percent between 2008 and 2030. Growth varies widely throughout the State, from almost 91 percent in Yuba County to -2.7 percent in Sierra County. The California Department of Finance anticipates that the County will grow approximately 25 percent by 2030, which is a relatively low growth rate compared to the rest of the counties in the State.

Incorporated City General Plans

San Diego County contains 18 incorporated cities: Carlsbad, Chula Vista, Coronado, Del Mar, El Cajon, Encinitas, Escondido, Imperial Beach, La Mesa, Lemon Grove, National City, Oceanside, Poway, San Diego, San Marcos, Santee, Solana Beach and Vista. As required by State law, each city in California must prepare a comprehensive, long-term general plan to guide its future development. This plan must cover the local jurisdiction's entire planning area

and address a broad range of issues associated with development, including the identification of growth projections for future population and employment within the city. In the County of San Diego, SANDAG maintains the most current economic, demographic, land use, and transportation data projections for the County and incorporated cities. These projections are consistent with the adopted general plans of the incorporated cities. Table 1-5 lists population and employment projection data for incorporated cities within San Diego County that has been included in the cumulative analysis.

Surrounding County General Plans

Similar to incorporated cities, all counties in California are required by State law to create and adopt a general plan that covers each county's entire planning area and addresses a broad range of issues associated with development, including projected population and employment growth. SCAG maintains the most current economic, demographic, land use, and transportation data for the counties of Orange, Riverside and Imperial. This data is consistent with the counties' adopted general plans. Table 1-5 identifies the population and employment projection data for Orange, Riverside and Imperial Counties that has been included in the cumulative analysis.

Baja California, Mexico

San Diego County is bordered to the south by Baja California, Mexico. The three major cities within northern Baja California include Tijuana, Tecate, and Mexicali. Tijuana and Tecate are located to the south of the San Diego County line, while Mexicali is located south of the Imperial County line. Mexicali is the capital of the State of Baja California. Due to their proximity to the U.S./Mexico international border, these cities and surrounding communities are referred to as border communities. The border communities of Baja California are known for having a fast-growing transient population. For example, it is estimated that Tijuana alone has a "floating population" of over 50,000, with a large number commuting to and from San Diego County for employment (ICF 2004).

The San Diego/Tijuana region is the largest bi-national metropolitan area in North America. In 2004, the region had over 4.1 million people, with the City of Tijuana accounting for approximately 1.3 million (ICF 2004). Tijuana is growing at an annual rate of approximately 4.9 percent and Baja California as a whole has been growing annually by approximately 5.0 percent during the last decade. Based on these growth rates, it is anticipated that the San Diego/Tijuana region's population will reach 8 million by 2030, including growth in San Diego County (ICF 2004). Table 1-7 provides a list of projects in Mexico considered within the cumulative analysis. This is not a comprehensive list of development projects in Baja California, Mexico; however, it includes several large-scale present and probable future projects that would have the potential to contribute to cumulative impacts in the region.

1.14.2.2 Regional Transportation Plans (RTPs)

SANDAG and SCAG are the two major regional transportation planning agencies in the project region. A discussion of future transportation projects, as proposed by these two agencies, is provided below.

2030 San Diego RTP

Approved in 2007, SANDAG's 2030 San Diego RTP was developed to meet the San Diego region's long-term mobility needs, better connect transportation and land use policy decisions, and create a transportation network that will serve the people of the San Diego region until 2030. The 2030 RTP proposes approximately 85 new or improved transit projects, high occupancy vehicle connector routes, highway system completion routes, freeway connectors, transit facilities, arterial transit improvements, and international transportation projects under the RTP's Reasonably Expected Revenue Scenario. These projects have been considered within the cumulative analysis and are listed in Table 1-8. Projects listed in this table that are currently undergoing environmental review include the Interstate 5 Widening Project and the State Route 76 (Melrose to Mission Highway) Improvement Project.

The Regional Arterial System provides critical links to the highway network and serves as alternative routes to the regional highway network. The RAS is identified in Technical Appendix 7, Transportation Evaluation Criteria and Rankings, of the 2030 RTP; however, specific improvements to this network are not included. Planned improvements to the Regional Arterial System are identified in the local circulation elements of the cities and the county. Funding is intended to come from the local jurisdictions; however, as a result of Proposition 42 and the voter-approved $2,071 per dwelling unit for regional arterials, TransNet funds contribute to the construction of these facilities.

The 2030 San Diego RTP is available at:
http://www.sandag.org/?projectid=197&fuseaction=projects.detail.

SCAG 2008 RTP

In May 2008, SCAG adopted the 2008 RTP. The SCAG 2008 RTP connects the six-county region of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura Counties with a unifying strategy for maintaining and increasing regional transportation services and facilities through the year 2035. The RTP emphasizes the importance of system management, goods movement, and innovative transportation financing. Hundreds of transportation projects are included in the RTP that are located in the adjacent counties of Orange, Riverside, or Imperial. These projects were considered as part of the cumulative analysis. A list of projects identified in the SCAG 2008 RTP is provided at http://www.scag.ca.gov/rtp2008/.

1.14.2.3 Regional Energy and Utility Projects

The projected growth of the San Diego region will necessitate the development of new energy and utility projects to serve the forecasted population until 2030 and beyond. These projects include energy, telecommunications, railroad, water, wastewater, and desalination projects. A discussion of the proposed regional energy and utility projects in the County and surrounding areas is provided below.

The California Energy Commission (CEC) is the State's primary energy policy and planning agency. The five major responsibilities of the CEC include: 1) forecasting future energy needs and keeping historical energy data; 2) licensing thermal power plants 50 megawatts (MW) or larger; 3) promoting energy efficiency through appliance and building standards; 4) developing energy technologies and supporting renewable energy; and 5) planning and directing the State's response to an energy emergency. The CEC maintains a list of major energy projects that are under construction and/or permitted pending construction in the vicinity of San Diego County. As identified in Table 1-9, ten energy projects on the CEC's list are located in San Diego, Riverside, Imperial, or Orange Counties. These projects were considered as part of the cumulative analysis.

The U.S. Department of Energy and U.S. Department of the Interior are in the process of designating energy corridors on federal lands in the 11 western states. This project is referred to as the Wide-west Energy Corridor project and has been proposed to meet provisions set by the Energy Policy Act of 2005. The project would designate 368 energy corridors over 6,000 miles and amend land use plans on federal land. As part of this project, electric and multi-modal transmission corridors would be established within BLM and NFS lands in San Diego and surrounding counties. This project has been considered as part of the cumulative project analysis.

The California Public Utilities Commission (CPUC) regulates privately owned telecommunications, electric, natural gas, water, railroad, rail transit, passenger transportation companies, and authorizes video franchises in California. CPUC maintains an online database of current projects. Projects listed on this database that have been considered in the cumulative impact analysis are listed in Table 1-10. This list includes the Sunrise Powerlink Transmission Project proposed by San Diego Gas and Electric Company (SDG&E). This project would construct a 500 kV transmission line in conjunction with several 230 kV transmission lines and is expected to extend 150 miles between Imperial Valley and San Diego County. Table 1-10 also includes components of the proposed Devers-Palo No. 2 Transmission Project. This project consists of two electric transmission lines, including a 225-mile transmission line between California and Arizona and a 42-mile transmission line between Southern California Edison's (SCE) Devers and Valley substations in California. This project would extend through Riverside County and is expected to increase the ability to transfer electricity between states in the southwestern United States. SCE estimates the project to be in operation by 2011 (SCE 2004).

SDG&E is a regulated public utility that provides energy service to 3.4 million consumers through 1.4 million electric meters and 830,000 natural gas meters in San Diego and southern Orange Counties. SDG&E's service area spans 4,100 square miles. In 2003, SDG&E submitted a Long-Term Resources Plan to the CPUC. The plan included strategies to create a balance of conservation, more renewable energy supplies, new local power generation, and increased transmission capacity to meet the future energy needs of customers in SDG&E's service area. This plan accounts for a 20-year planning period. The Long-Term Resources Plan and associated projects have been considered in the cumulative analysis. Information on SDG&E's 2003 Long-Term Resources Plan is available at:
http://www.sdge.com/aboutus/longterm/index.shtml.

SCE provides electricity transmission and distribution throughout a 50,000-square-mile service area that covers portions of Riverside and Orange County. The SCE 2004-05 Procurement Plan serves as the planning document for the utility provider and offers a specific long-term resource plan for the 2007-2016 planning period. The 2004-05 SCE Procurement Plan and

associated projects have been considered in the General Plan Update EIR cumulative analysis. Information on SCE's Procurement Plan can be found at: http://www.sce.com/AboutSCE/Regulatory/eefilings/proposals/2004.htm.

Water utility projects have also been included in the analysis of cumulative projects. Two major water projects proposed by SDCWA are the San Vicente Dam Emergency Storage Project and the San Vicente Dam Carryover Storage Project. These projects will be constructed concurrently to raise the existing San Vicente Dam by a combined total of 117 feet in order to increase emergency water storage capacity for the region by 52,100 acre feet (AF) and carryover storage capacity by 100,000 AF. Environmental review and approval of the two projects is complete and construction is scheduled to begin in the summer of 2009. Other major SDCWA projects include the Lake Hodges Project, which is currently under construction. This project consists of an underground pipeline, a pump station, an electrical switchyard, and an inlet-outlet structure that are designed to make water available to the San Diego region in the event of an interruption in imported water deliveries. Construction is expected to be complete in 2009.

The Poseidon Resource Group has received final approvals for all required permits to construct a 50 million gallon per day seawater desalination plant and associated water delivery pipelines. This project is located at the Encina Power Station in the City of Carlsbad and is scheduled to begin construction in 2009 and be operational by the end of 2011.

1.14.2.4 Private Projects Not Included in the General Plan Update Land Use Map

The proposed General Plan Update will guide future land development within the County's jurisdiction. However, within the unincorporated areas of the County there are a number of ongoing development projects that are in the approval process, or have recently been approved and are currently under construction, that are not represented in the proposed General Plan Update land use map. These projects largely consist of private development proposals that require approvals such as GPAs, specific plans and specific plan amendments, TMs/TPMs, and major use permits. The various development projects currently undergoing review by the County were evaluated for consistency with the General Plan Update EIR. Many of the approvals were found to be consistent or have negligible relevance, such as administrative permits, minor use permits, building permits, and grading permits (a complete list of approvals that are processed by the County can be found on the DPLU website http://www.sdcounty.ca.gov/dplu/). After review, 148 projects were included in the EIR cumulative analysis. These projects are listed in Table 1-11. A summary of the types of approvals associated with the project list is provided below.

General Plan Amendments

GPAs are proposals to amend the general plan. Amendments may apply to any part of the general plan; however, private proposals are typically related to development that is more intense and/or of a different type than what is allowed under the current general plan. As such, they are commonly combined with specific plans, TMs, and/or major use permits. GPAs that are currently in process, or are recently approved and under construction, and would be more intense than the proposed project were included in the General Plan Update cumulative analysis.

Specific Plans/Specific Plan Amendments

Specific plans and specific plan amendments must comply with the current General Plan. The General Plan Update does not include revisions to specific planning areas where specific plans already exist or are in process. However, some of the existing specific plans are accompanied by a GPA for higher intensity development than would be allowed under the existing General Plan. In those cases where this occurs and the project is not included on the General Plan map, it needs to be included in the EIR cumulative analysis. These projects have already been identified as part of the GPA review process described above.

Tentative Maps/Tentative Parcel Maps

TMs are subdivisions of land into five or more lots. TPMs are subdivisions of land into four or fewer lots with the option to include a remainder lot (totaling no more than five lots). All TMs and TPMs that are currently in process by the County were reviewed for consistency with the General Plan Update. Those that would result in higher densities (more dwelling units) than would be allowed by the General Plan Update have been included in the cumulative analysis, with the exception of projects in planning areas where the total cumulative change would not result in an increase greater than 10 units.

Major Use Permits

Major use permits are used to permit specific unique uses. They include both large projects such as churches and camps and small projects such as cellular telecommunications sites. Major use permits are not directly implemented by the existing General Plan although they must comply with its goals and policies. The San Diego County Zoning Ordinance specifies the locations, specific uses, and conditions for application of major use permits. All major use permits that are currently in process with the County were inventoried. Because these projects do not specifically relate to intensities identified in the General Plan, it is difficult to determine if they would result in more intense development than would be allowed under the General Plan Update. Therefore, all major use permits with the potential to result in substantial community or environmental impacts were identified and reviewed for consideration in the General Plan Update cumulative impact analysis.

1.14.2.5 Forest Conservation Initiative (FCI) Remapping

On November 2, 1993 the voters of San Diego County approved the FCI. Along with changes to the County's General Plan, the FCI required the County to place a minimum parcel size of 40 acres, with a maximum density of one dwelling unit per parcel, on all parcels affected by the FCI. The FCI affected approximately 83,000 acres within Pendleton/De Luz CPA, North Mountain Subregion, Ramona CPA, Julian CPA, and the Central Mountain, Mountain Empire, Desert, and Jamul/Dulzura Subregions. The FCI expired on December 31, 2010. Currently, the County is evaluating where the land use designations should change within the former FCI areas. The purpose of the effort is to determine if there are more appropriate land uses for parcels whose uses have been restricted by the FCI. The anticipated outcome of this effort would be to seek a GPA based on the land use plan that is generated from this planning process. For the purposes of the EIR cumulative analysis, general assumptions were made as to which lands would be affected by the FCI GPA and the resulting land use designations. FCI-

affected land is depicted with cross-hatching on the proposed General Plan Update land use plan (see Figure 1-3).

1.14.2.6 Projects on Tribal Lands

There are 13 Native American Indian tribes located within the unincorporated County that have plans to expand or construct major facilities on their reservation lands. These include Barona, Campo, Ewiiaapaay, Pauma and Yuima, Pala, La Posta, La Jolla, Jamul, Rincon, San Pasqual, Santa Ysabel, Sycuan, and Viejas Tribes. Table 1-12 lists 33 projects that have been proposed for future planning and construction by local tribes within the County. The majority of these projects involve casino and resort construction. All proposed development projects that were formally announced by tribal governments as of the issuance of the NOP (April 28, 2008) were considered in the EIR cumulative analysis.

1.14.2.7 Bureau of Land Management (BLM) and National Forest Service (NFS) Projects

Three federal agencies manage public lands within San Diego County. These include the BLM, NFS, and NPS. The BLM is a federal agency with the responsibility for carrying out a variety of programs for the management and conservation of public land surface acres and subsurface mineral estates. NFS is a federal agency that manages public lands in national forests and grasslands. Both BLM and NFS have jurisdiction over lands in the unincorporated San Diego County and surrounding vicinity. NPS is a federal agency that cares for national parks. The Cabrillo National Monument, located in the City of San Diego, is the only NPS-administered land area within the entire County of San Diego and the surrounding regional vicinity. There are no major projects foreseen on Cabrillo National Monument and, therefore, NPS lands have not been included in the cumulative analysis (NPS 2008a). The BLM and NFS both have current and future projects proposed or scheduled to take place on their administered lands and are, therefore, included in the cumulative analysis. NPS and BLM projects are discussed further below.

Bureau of Land Management (BLM)

The BLM manages public lands within San Diego County through the El Centro Field Office and the Palm Springs/South Coast Field Office. The Palm Springs/South Coast Field Office manages approximately 1.7 million acres of public land. Most of this is in Riverside County, although the BLM also manages public lands on Beauty Mountain in northwestern San Diego County and the 68,000 acres in the Border Mountains Region of western San Diego County. The El Centro Field Office manages 1.4 million acres of public lands in Imperial and San Diego County. Approximately 95 percent of the lands managed by the El Centro Field Office are located in Imperial County, while the remaining lands are located in San Diego County, primarily along the U.S./Mexico international border.

The BLM maintains a list of projects occurring on their lands. A review of current projects underway on BLM lands and applicable to the General Plan Update includes the modernization/expansion of manufacturing facilities at the Plaster City Plant in western Imperial County. This project proposes the installation of an approximate 14.4 MW cogeneration unit, a new production well and improvements to existing facilities. Approximately 14,730 acres of BLM land located in western Imperial County is also proposed to be leased and developed for

geothermal resources in an area known as the Truckhaven Geothermal Leasing Area. The U.S. Customs and Border Protection, Border Patrol San Diego Sector, is also proposing to conduct maintenance on Monument 250 Road, which crosses lands administered by the BLM along the extreme southeast corner of Otay Mountain. This project would allow the Border Patrol access to the U.S./Mexico international border. In addition to these projects, both the Sunrise Powerlink Project and the West-Wide Energy Corridor Project, discussed above, would cross BLM lands in San Diego and Imperial Counties.

National Forest Service (NFS)

The NFS manages the Cleveland National Forest, located in eastern San Diego County and parts of Orange, Riverside and Imperial Counties. The NFS maintains a schedule of proposed actions (SOPA) for projects within the Cleveland National Forest. The majority of the projects currently listed on SOPA include small scale renovations to existing facilities and trails. However, two project types listed on the NFS SOPA list are included in this cumulative analysis, the West-Wide Energy Corridor Project, discussed above, and NFS projects involving fuel management activities. Generally, fuel management activities tend to be small scale projects that reduce current fuel loads (vegetation) manually to reduce potential wildfire threats. However, the Forest Service is also proposing to continue the aerial application of fire retardant to fight fires on NFS lands. Fuel management activities can have a significant impact on biological resources, and are therefore included in the cumulative analysis.

1.15 Organization of the EIR

This EIR is organized into two volumes. Volume I addresses the physical environmental effects of the proposed project. Associated technical appendices are contained in Volume II.

Volume I of the General Plan Update EIR includes the following:

- **Summary.** Provides a summary the proposed General Plan Update and the potentially significant environmental impacts that would result from its implementation, proposed mitigation measures that would avoid or reduce impacts, and the level of significance of impacts both before and after mitigation. The Summary also addresses areas of controversy known to the lead agency; issues to be resolved by the decision-making body; a synopsis of the project alternatives; and a table summarizing the comparative impacts of the project alternatives to the proposed project.

- **Chapter 1.0, Project Description, Location, and Environmental Setting.** Describes the General Plan Update and all of its components, including its location, background information, major objectives, existing environmental setting, and the environmental review process.

- **Chapter 2.0, Environmental Effects of the Proposed Project.** Discusses the environmental effects of the project on 17 environmental topics. Describes the existing conditions and regulatory framework for each environmental topic and includes the analysis of the project's direct and cumulative impacts, the significance of project impacts, and mitigation measures. Chapter 2.0 includes effects that are found to be potentially significant and effects found not to be significant.

- **Chapter 3.0, Other CEQA Considerations.** Discusses growth inducing impacts and significant irreversible environmental changes. The growth inducing impacts section discusses the potential for the project to induce growth in adjacent jurisdictions, such as Riverside and Imperial Counties, Mexico, and incorporated cities within the County, and the potential for environmental impacts to occur as a result of such growth. Chapter 3.0 also includes a section which discusses significant irreversible environmental changes that would result from project implementation.

- **Chapter 4.0, Project Alternatives.** Describes each project alternative, provides a rationale for each alternative, and a comparative analysis of each environmental topic. An environmentally superior alternative is also identified.

- **Chapter 5.0, List of References**. Provides a list of references used in the preparation of the EIR.

- **Chapter 6.0, List of EIR Preparers and Persons and Organizations Contacted**. Provides a list of persons who contributed in the preparation of the EIR as well as persons and organizations contacted.

- **Chapter 7.0, List of Mitigation Measures and Environmental Design Considerations**. Provides a list of proposed mitigation measures and a list of all project design considerations that were relied upon to reduce potentially significant impacts of the proposed project.

Volume II of the General Plan Update EIR includes the following:

- **Appendix A.** NOP, Comments Received on the NOP, and Materials from the Scoping Meeting
- **Appendix B.** Air Quality Technical Report
- **Appendix C.** Biological Resources Tables
- **Appendix D.** Groundwater Study
- **Appendix E.** Proposed Road Construction/Widening Table
- **Appendix F.** Noise Technical Report
- **Appendix G.** Traffic and Circulation Assessment
- **Appendix H.** Traffic Impacts to Adjacent City Jurisdiction Report
- **Appendix I.** Rationale for Accepting Roadways with Level of Service E/F
- **Appendix J.** Single Year, Normal-Year and Multiple Dry Water Year UWMP Supply and Demand Assessments
- **Appendix K.** Greenhouse Gas Emissions Inventory
- **Appendix L.** Project Alternatives Areas of Difference
- **Appendix M.** Environmentally Superior Map Comparison to Referral Map

Volume III of the General Plan Update EIR includes the following:

- **Summary of Changes to the Draft EIR.** Modifications that resulted from responses to comments received during the Draft EIR public review period as well as staff-initiated changes
- **Comment Letters and Responses to Comments on the Draft EIR.**

Volume IV of the General Plan Update EIR includes the following:

- **Summary of Amendment to the EIR.** Description and Analysis of the Recommended Project
- **Appendix A.** General Plan Update Text, Goals, and Policies Differences Recommended to Proposed Project
- **Appendix B.** Land Use Map Differences Recommended Project to Proposed Project
- **Appendix C.** Areas of Difference - Recommended Project (22 mb)
- **Appendix D.** General Plan Update Mobility Element Road Network Differences - Recommended to Proposed Project
- **Appendix E.** Technical Memorandum: County General Plan Update - Recommended Project Alternative (Traffic Model Results)
- **Appendix F.** Impacted Roadway Segments and Supporting Rationale for LOS E/F Level Acceptance

Table 1-1. Land Use Designation Distribution for General Plan Update

CPA or Subregion	Land Use Designation												
	Village Residential	Semi-rural Residential	Rural Lands	Specific Planning Area	Office Professional	Commercial	Industrial	Village Core Mixed Use	Public/Semi-Public Facilities	Federal and State Lands	Tribal Lands	Open Space	Military Installations
Alpine CPA	1,284	8,024	15,396	42	5	122	257	41	716	30,991	8,264	3,014	0
Bonsall CPA	334	14,954	3,552	534	10	70	0	0	1,208	0	0	376	0
Central Mountain Subregion	729	1,589	35,691	0	5	43	2	0	1,887	146,039	9,954	7,374	0
Cuyamaca	0	765	7,896	0	0	2	0	0	201	33,258	808	1,738	0
Descanso	157	461	6,658	0	0	14	0	0	512	12,210	468	460	0
Pine Valley	572	363	15,275	0	5	27	2	0	1,174	74,490	195	582	0
Remainder	0	0	5,862	0	0	0	0	0	0	26,081	8,483	4,594	0
Crest/Dehesa Subregion	0	5,749	7,574	1,812	0	15	0	0	120	0	803	4,115	0
County Islands CPA	175	0	79	0	0	0	0	0	259	0	0	0	0
Desert Subregion	2,594	15,224	73,326	4,344	27	655	171	0	1,503	465,508	656	35,137	0
Borrego Springs	2,594	13,429	33,040	4,344	27	585	171	0	997	19,435	0	212	0
Remainder	0	1,795	40,286	0	0	70	0	0	506	446,073	656	34,925	0
Fallbrook CPA	3,874	17,420	8,726	1,482	19	240	271	118	1,890	0	0	2,053	0
Jamul/Dulzura Subregion	0	18,135	30,576	3,726	10	104	0	0	379	12,332	6	42,096	0
Julian CPA	27	4,770	20,423	0	0	86	0	0	175	528	0	7,329	0
Lakeside CPA	5,701	8,925	10,615	4,152	6	403	1,037	0	748	0	302	14,139	0
Mountain Empire Subregion	267	10,645	79,326	1,425	0	406	352	0	2,822	108,683	28,493	71,830	0
Boulevard	25	2,307	28,453	0	0	177	0	0	933	0	14,805	8,651	0
Campo/Lake Morena	160	4,747	21,080	0	0	53	6	0	892	10,369	1,006	17,293	0
Jacumba	82	654	8,459	1,425	0	31	0	0	734	2,321	0	8,066	0
Potrero	0	2,834	12,306	0	0	50	0	0	34	0	0	8,825	0
Tecate	0	103	3,582	0	0	95	346	0	59	0	0	1,396	0
Remainder	0	0	5,446	0	0	0	0	0	170	95,993	12,682	27,599	0

Table 1-1 (Continued)

CPA or Subregion	Land Use Designation												
	Village Residential	Semi-rural Residential	Rural Lands	Specific Planning Area	Office Professional	Commercial	Industrial	Village Core Mixed Use	Public/Semi-Public Facilities	Federal and State Lands	Tribal Lands	Open Space	Military Installations
North County Metro Subregion	6,116	20,110	19,437	2,794	66	222	97	0	992	0	0	5,781	0
Hidden Meadows	132	5,067	2,137	2,318	7	77	0	0	391	0	0	0	0
Twin Oaks Valley	0	5,262	2,612	0	51	59	45	0	162	0	0	0	0
Remainder	5,984	9,781	14,688	476	8	86	52	0	439	0	0	5,781	0
North Mountain Subregion	176	7,740	83,004	2,972	0	55	0	0	208	94,679	49,001	73,900	0
Palomar Mountain	0	0	14,319	0	0	0	0	0	120	51,575	8,699	116	0
Remainder	176	7,740	68,685	2,972	0	55	0	0	88	43,104	40,302	73,784	0
Otay Subregion	0	0	879	4,284	0	0	0	0	1,580	0	0	21,612	0
Pala/Pauma Valley Subregion	503	10,048	33,694	0	0	42	0	0	1,807	0	21,851	5,745	0
Pendleton/De Luz CPA	0	2,366	12,646	0	0	0	0	0	302	12,744	0	890	134,355
Rainbow CPA	83	3,296	5,424	0	0	61	11	0	519	0	0	268	0
Ramona CPA	4,188	21,342	43,038	862	18	399	185	0	1,447	0	7,976	9,837	0
San Dieguito CPA	87	13,750	1,954	10,104	5	2	0	13	358	0	0	3,585	0
Spring Valley CPA	4,716	104	0	650	15	217	284	0	579	0	0	873	0
Sweetwater CPA	1,985	890	187	0	14	35	0	0	678	0	0	3,865	0
Valle de Oro CPA	5,295	2,549	152	1,423	24	135	2	0	731	0	0	2,813	0
Valley Center CPA	681	28,862	14,903	3,209	15	241	101	55	709	0	3,102	3,346	0
Unincorporated County Total	**38,819**	**216,492**	**500,602**	**43,815**	**239**	**3,553**	**2,770**	**227**	**21,617**	**871,504**	**125,112**	**319,978**	**134,355**

Source: County DPLU GIS 2008

Table 1-2. Native American Tribes in the County of San Diego

Tribe	Reservation Location
Barona Band of Mission Indians	Barona
Campo Band of Kumeyaay Indians	Campo
Capitan Grande Band of Diegueno Mission Indians	Alpine
Cuyapaipe Band of Mission Indians	Alpine
Inaja-Cosmit Band of Indians	Escondido
Jamul Indian Village	Jamul
La Jolla Band of Indians	Pauma Valley
La Posta Band of Mission Indians	Boulevard
Las Coyotes Band of Mission Indians	Warner Springs
Manzanita Band of the Kumeyaay Nation	Boulevard
Mesa Grande Band of Mission Indians	Santa Ysabel
Pala Band of Mission Indians	Pala
Pauma/Yuima Band of Mission Indians	Pauma Valley
Rincon Nation of Luiseno Indians	Valley Center / Pauma Valley
San Pasqual Band of Indians	Valley Center
Santa Ysabel Band of Diegueno Indians	Santa Ysabel
Sycuan Band of the Kumeyaay Nation	Dehesa
Viejas Band of Kumeyaay Indians	Alpine

Source: USD 2008

Table 1-3. Anticipated Increase in Housing Units 2008 - Build-Out Under General Plan Update

CPA/Subregion	Total Number of Housing Units (2008)[1]	New Housing Units Accommodated by the General Plan Update[2]	Total Forecasted Housing Units (Build-out)	Percent Change in Housing Units (2008-Build-out)
Alpine	6,444	3,626	10,070	56.3
Bonsall	3,837	2,080	5,917	54.2
Central Mountain	2,127	742	2,869	34.9
County Islands	619	123	742	19.8
Crest/Dehesa	3,530	541	4,071	15.3
Desert	3,140	9,237	12,377	294.2
Fallbrook	15,665	5,546	21,211	35.4
Jamul/Dulzura	3,167	2,544	5,711	80.3
Julian	1,686	614	2,300	36.4
Lakeside	27,411	3,880	31,291	14.2
Mountain Empire	2,694	3,416	6,110	126.8
North County Metro	15,970	13,190	29,160	82.6
North Mountain	1,515	2,421	3,936	159.8
Otay	5	2,243	2,248	44,851.2
Pala/Pauma Valley	1,940	2,395	4,335	123.5
Pendleton/De Luz	6,667	366	7,033	5.5
Rainbow	683	616	1,299	90.2
Ramona	11,997	6,208	18,205	51.7
San Dieguito	10,854	1,734	12,588	16.0
Spring Valley	20,512	1,441	21,953	7.0
Sweetwater	4,519	756	5,275	16.7
Valle de Oro	15,477	758	16,235	4.9
Valley Center	6,513	7,064	13,577	108.5
Unincorporated Area	**166,972**	**71,540**	**238,512**	**42.8**

Sources: [1] SANDAG 2008c; [2] County DPLU 2008j

Table 1-4. Anticipated Increase in Population 2008 - Build-Out Under General Plan Update[1]

Community	Existing Conditions (2008)[2]	Population Accommodated by the General Plan Update	Forecasted Population (Build-out)	Percent Change (2008-Build-out)
Alpine	17,350	10,040	27,390	57.9
Bonsall	9,890	6,050	15,940	61.2
Central Mountain	4,646	1,454	6,100	31.3
County Islands	2,098	402	2,500	19.2
Crest/Dehesa	10,211	1,179	11,390	11.5
Desert	3,520	14,370	17,890	408.2
Fallbrook	44,378	16,702	61,080	37.6
Jamul/Dulzura	9,915	7,765	17,680	78.3
Julian	3,049	1,231	4,280	40.4
Lakeside	75,447	11,273	86,720	14.9
Mountain Empire	6,472	8,248	14,720	127.4
North County Metro	42,639	39,441	82,080	92.5
North Mountain	2,416	4,694	7,110	194.2
Otay	4,690	10,090	14,780	215.1
Pala/Pauma Valley	5,618	7,312	12,930	130.2
Pendleton/De Luz	43,792	-7,632	36,160	-17.4
Rainbow	1,815	1,825	3,640	100.6
Ramona	36,753	18,747	55,500	51.0
San Dieguito	30,489	2,981	33,470	9.8
Spring Valley	62,377	4,613	66,990	7.4
Sweetwater	13,187	2,303	15,490	17.5
Valle de Oro	42,743	2,367	45,110	5.5
Valley Center	18,269	21,051	39,320	115.2
Unincorporated County	491,764	186,506	678,270	37.9

(1) Source is County DPLU 2008j, unless otherwise indicated.
(2) 2008 estimated population based on SANDAG 2008d

Table 1-5. Regional Growth Projections

	Population Projection 2030	Employment Projection 2030
Incorporated Cities[1]		
Carlsbad	127,046	78,784
Chula Vista	316,445	109,780
Coronado	31,038	34,043
Del Mar	5,497	4,627
El Cajon	112,008	52,713
Encinitas	73,170	30,992
Escondido	169,929	69,972
Imperial Beach	36,125	4,792
La Mesa	64,522	34,444
Lemon Grove	31,175	8,966
National City	74,241	30,418
Oceanside	207,237	70,143
Poway	57,474	42,009
San Diego	1,656,257	1,010,157
San Marcos	95,553	46,121
Santee	72,115	22,851
Solana Beach	15,761	10,185
Vista	115,768	58,373
Surrounding Counties[2]		
Imperial County, CA	312,316	125,935
Orange County, CA	3,629,539	1,960,633
Riverside County, CA	3,343,777	1,295,487
Unincorporated San Diego, CA	678,270[3]	194,312[1]
Tijuana, Mexico		
Tijuana	3,716,132[4]	Not Available

Sources: [1] SANDAG 2008c; [2] SCAG 2008b; [3] County DPLU 2008j; [4] IMPLAN 2009

Table 1-6. Statewide Population Projections

County	Population (January 1, 2008)	Projected Population (2030)	Percent Change (2008-2030)
Los Angeles	10,363,850	11,920,289	15.0
San Diego	3,146,274	3,950,757	25.6
Orange	3,121,251	3,705,322	18.7
Riverside	2,088,322	3,507,498	68.0
San Bernardino	2,055,766	2,958,939	43.9
Santa Clara	1,837,075	2,192,501	19.3
Alameda	1,543,000	1,791,721	16.1
Sacramento	1,424,415	1,803,872	26.6
Contra Costa	1,051,674	1,422,840	35.3
Fresno	931,098	1,429,228	53.5
Ventura	831,587	1,049,758	26.2
San Francisco	824,525	854,675	3.7
Kern	817,517	1,352,627	65.5
San Mateo	739,469	786,069	6.3
San Joaquin	685,660	1,205,198	75.8
Stanislaus	525,903	857,893	63.1
Sonoma	484,470	606,346	25.2
Tulare	435,254	742,969	70.7
Santa Barbara	428,655	484,570	13.0
Monterey	428,549	529,145	23.5
Solano	426,757	590,166	38.3
Placer	333,401	512,509	53.7
San Luis Obispo	269,337	316,613	17.6
Santa Cruz	266,519	304,465	14.2
Marin	257,406	273,151	6.1
Merced	255,250	439,905	72.3
Butte	220,407	334,842	51.9
Yolo	199,066	275,360	38.3
Shasta	182,236	260,179	42.8
El Dorado	179,722	247,570	37.8
Imperial	176,158	283,693	61.0
Kings	154,434	250,516	62.2
Madera	150,887	273,456	81.2
Napa	136,704	191,734	40.3
Humboldt	132,821	147,217	10.8
Nevada	99,186	123,940	25.0
Sutter	95,878	182,401	90.2
Mendocino	90,163	111,151	23.3
Yuba	71,929	137,322	90.9
Lake	64,059	87,066	35.9
Tehama	62,419	93,477	49.8
San Benito	57,784	103,340	78.8
Tuolumne	56,799	67,510	18.9
Calaveras	46,127	64,572	40.0
Siskiyou	45,971	55,727	21.2

Table 1-6 (Continued)

County	Population (January 1, 2008)	Projected Population (2030)	Percent Change (2008-2030)
Amador	37,943	54,788	44.4
Lassen	35,757	47,240	32.1
Del Norte	29,419	42,420	44.2
Glenn	29,195	45,181	54.8
Colusa	21,910	34,488	57.4
Plumas	20,917	24,530	17.3
Mariposa	18,406	23,981	30.3
Inyo	18,152	22,132	21.9
Trinity	13,966	22,136	58.5
Mono	13,759	22,894	66.4
Modoc	9,702	16,250	67.5
Sierra	3,380	3,290	-2.7
Alpine	1,222	1,462	19.6
Statewide Total	38,049,462	49,240,891	29.4

Source: DOF 2008c

Table 1-7. Proposed Projects in Mexico

Project No.	Name	Location	Description
1	Tijuana Sewer Rehabilitation Project	Tijuana	Project to rehabilitate or replace deteriorated sewer pipes in Tijuana
2	Potable Water and Wastewater Master Plan for Tijuana and Playas de Rosarito	Tijuana	Long-term planning strategy for water and wastewater infrastructure in the Tijuana-Playas de Rosarito area. The Plan develops and analyzes alternatives for meeting Tijuana's water and wastewater infrastructure needs over the next twenty years
3	Ensenada Port Development Project	Port of Ensenada	Development of a new container facility on Mexico's Pacific coast in the Port of Ensenada
4	Silicon Border	Mexicali, along U.S./ Mexico international border	Development of a 15-square-mile technology complex for manufacturing of semiconductors and other technology products
5	Toyota Industrial Facility	Tecate	Expansion of existing Toyota-owned industrial facility
6	Dart Container Industrial Facility	Tecate	Construction of a 1.2 million square foot industrial facility

Sources: EPA 2009; MTBS 2009; Rodriguez 2007

Table 1-8. 2030 San Diego Regional Transportation Plan Projects

Project No.	Project Type
New or Improved Transit Route	
1	Increase in Existing Coaster Service
2	Increase in Oceanside to Escondido Rail Service
3	Temecula to Sorrento Mesa via I-15/Mira Mesa Blvd
4	Oceanside to Escondido via Palomar Airport Road
5	Northeast Oceanside to Sorrento Mesa via El Camino Real/I-5
6	Increase in Existing Blue Line Trolley Service
7	Increase in Existing Orange Line Trolley Service
8	Mid-Coast from Old Town to Sorrento Mesa
9	Escondido to Centre City & Airport via I-15/SR 94
10	El Cajon Blvd to Centre City
11	Old Town to Kearny Mesa via I-15/Kearny Mesa Transitway
12	Coronado and Centre City to Sorrento Mesa via Hillcrest/Genesee Avenue
13	H Street Trolley to Eastlake via Southwestern College
14	Centre City to Otay Mesa via SR 94/I-805
15	El Cajon to Sorrento Mesa via SR 52
16	San Ysidro to Sorrento Mesa via I-805/I-15
High Occupancy Vehicle Connector	
17	I-5 Freeway, I-805 Intersecting Freeway, North to North & South to South Movement
18	I-15 Freeway, Intersecting with SR-78, East to South & North to West Movement
19	I-15 Intersecting with SR 94, South to West and East to North Movement
20	I-805 Intersecting with SR 52, West to North and South to East Movement
Highway System Completion	
21	I-5/I-805 from Port of Entry, Mexico
22	SR 11 from SR 905 to Mexico
23	SR 52 from 125 to SR 67
24	SR 56 from Camino Ruiz to Carmel Country Road
25	SR 125 from SR 905 to San Miguel Road
26	SD 125 from San Miguel Road to SR 54
27	SR 125 from Navajo Road to Grossmont Blvd
28	SR 905 from I-805 to Mexico
Highway Widening, Arterials, and Freeway Interchanges	
29	I-5, from I-805 to SR 56 Expansion to 14 Freeway Lanes
30	I-8, from 2nd Street to Los Coches, Expansion to Six Freeway Lanes
31	SR 52, from I-5 to I-805 Expansion to Six Freeway Lanes
32	SR 67, from Mapleview Street to Dye Road, Expansion to Four Conventional Highway Lanes
33	SR 75/SR 282 from Glorietta Blvd to Alameda Blvd, Expansion to Six Conventional Highway Lanes plus Two Tunnels
34	SR 76 from Melrose Drive to I-15, Expansion to Four Conventional Highway Lanes
35	SR 94 from SR 125 to Jamacha Road, Expansion to Six Freeway Lanes/Six Conventional Highway Lanes

Table 1-8 (Continued)

Project No.	Project Type
36	SR 94 from Jamacha Road to Steele Canyon Road, Expansion to Four Conventional Highway Lanes
37	SR 125 from SR 905 to San Miguel Road, Expansion to Eight Lane Toll Road
38	SR 125 from San Miguel Road to SR 54, Expansion to Eight Freeway Lanes
Freeway Connector	
39	Freeway I-5 Intersecting I-8, East to North And South to West
40	Freeway I-5 Intersecting SR 56, West to North And South to East
41	Freeway I-5, Intersecting SR 78, West to South And South to East
42	SR 94 Intersecting SR 125, West To North And South To East
Transit Facility Improvements	
43	Mission Valley East Trolley Extension
44	Oceanside to Escondido Rail
45	Sorrento Mesa Transitway
46	Kearny Mesa Transitway
47	Mid-Coast Light Rail
48	Oceanside-Escondido Rail Double Tracking and North County Fair Extension
49	Coastal Rail Tunnels at University City and Del Mar
50	Regional Light Rail Grade Separations
51	Early Action Project Funding
52	Improved/New Major Transit Stations and Centers
53	Direct Access Ramps to Managed/HOV Lanes
54	Vehicles for New Regional and Corridor Transit Services
Arterial Transit Priority Improvements	
55	HOV and Managed Lane Facilities
56	I-5 from SR 905 to SR 54, Addition of Two HOV Lanes
57	I-5 from SR 54 to I-8, Addition of Two HOV Lanes
58	I-5 from I-8 to I-805, Addition of Two Freeway Lanes and Two HOV Lanes
59	I-5 from I-805 to SR 56, Addition of Four Managed Lanes (HOV + Value Pricing)
60	I-5 from SR 56 to Leucadia Blvd, Addition of Two Freeway Lanes and Four Managed Lanes
61	I-5 from Leucadia Blvd to Vandegrift Blvd, Addition Of Four Managed Lanes
62	I-8 from SR 125 to SR 67, Addition of 2 HOV Lanes
63	I-8 from SR 67 To 2nd Street, Addition of 2 HOV Lanes
64	I-15 from SR 94 to SR 163, Addition of Two Freeway Lanes and Two HOV Lanes
65	I-15 from 163 to SR 56, Addition of Two Freeway Lanes and Four Managed Lanes with Moveable Barriers
66	I-15 from SR 56 to Centre City Pkwy, Addition of Four Managed Lanes with Movable Barriers
67	I-15 from Centre City Parkway to SR 78, Addition of Four Managed Lanes
68	SR 52 from I-805 to I-15, Addition of Two HOV Lanes
69	SR 52 from I-15 to SR 125, Addition of Two Freeway Lanes and Two Reversible Managed Lanes
70	SR 56 from I-5 to I-15, Addition of Two Freeway Lanes and Two HOV Lanes
71	SR 78 from I-5 to I-15, Addition of Two Freeway Lanes and Two HOV Lanes
72	SR 94/SR 125 from I-5 to I-8, Addition of Two HOV Lanes
73	SR 241 from Orange County to I-5, Addition Of 4 Lane Toll Road with Two HOV Lanes

Table 1-8 (Continued)

Project No.	Project Type
74	I-805 from SR-905 to SR 54, Addition Of Four Managed Lanes
75	I-805 from SR-54 to I-8, Addition of Four Managed Lanes
76	I-805 from Mission Valley Viaduct, Addition of Four Managed Lanes
77	I-805 from I-8 to I-5, Addition of Four Managed Lanes
International Transportation Projects	
78	Re-open the Only Rail Link to the East Via the San Diego and Arizona Eastern Railway
79	Expansion of Port Facilities at Port of San Diego
80	Expansion of Port Facilities at Port of Ensenada
81	Future Rail Line Linking Ensenada and its Port with Tecate
82	SR 905 to Connect I-5 and I-805 to the Otay Mesa Port Of Entry
83	Future SR 125 Tollway that will Connect the Otay Mesa Port of Entry with the San Diego Regional and Interregional Highway Network
84	Future SR 11 Link to the Proposed East Otay Mesa Border Crossing
85	Potential Border Crossing in Jacumba and East Otay Mesa

Source: SANDAG 2007

Table 1-9. CEC List of Regional Energy Projects

Project No.	Name	Location	Description	Projected Completion Date
1	Inland Empire Energy Center, LLC	Riverside County	670 MW natural gas-fired, combined-cycle electric generating facility	August 2008
2	Otay Mesa Generating Project	Western San Diego County	510 MW natural gas-fired, combined cycle power plant	May 2009
3	Salton Sea Geothermal	Imperial County	185 MW geothermal steam turbine electric generating facility	Currently on-hold
4	Blythe II Combined Cycle-Blythe Energy, LLC	Riverside County	520 MW combined-cycle power plant	Unknown
5	Sun Valley Energy Project	Riverside County	500 MW simple-cycle power plant consisting of five General Electric LMS100 natural gas-fired turbine-generators and associated equipment	Unknown
6	CPV Sentinel Energy Project	Riverside County	850 MW electrical generating facility with eight natural gas-fired combustion turbine generators	May 2010
7	MMC Chula Vista Expansion – MMC Energy Inc.	San Diego County	110 MW simple-cycle electrical power plant facility	December 2009
8	Carlsbad – NRG	San Diego County	Fast-start, high-efficiency, combined-cycle facility to support SDG&E	June 2011
9	Canyon Power Plant – Southern California Power Authority	Orange County	200 MW simple-cycle plant with four natural gas-fired combustion turbines and associated infrastructure	June 2010
10	Stirling Solar Thermal Two	Imperial County	900 MW capacity	Unknown

Source: CEC 2008

Table 1-10. CPUC Current Projects

Project No.	Name	Location	Description	Date Application Submitted to CPUC
1	Devers-Mirage 115 kV Subtransmission Split	Incorporated and Unincorporated Riverside County	Replacement of 5.3 miles of single-circuit 115 kV subtransmission lines, construction of new 115 kV transmission lines, installation of one new 280 megavolt amperes (MVA) 220/115 kV transformer, two new 220 kV circuit breakers, and five new 115 kV circuit breakers	January 31, 2008
2	Ivyglen Project	Riverside County	Construction of a new 25-mile 115 kV subtransmission line And improvements to existing facilities to accommodate subtransmission line tie-in	April 30, 2007
3	Replacement of Steam Generators at San Onofre Nuclear Generating Station	San Diego County	Replace the San Onofre Nuclear Generating Station Units 2 and 3 steam generators, establish ratemaking for cost recovery, and address related steam generator replacement issues	February 27, 2004
4	Silvergate Transmission Substation Project	San Diego County	Replace existing 139/69 kV substation (Main Street) with new 230/69 kV substation (Silvergate)	September 2006
5	Sunrise Powerlink Project	San Diego and Imperial Counties	Construction of a new 90-mile, 500 kV line from Imperial Valley Substation to Central East Substation and construction of 60 miles of new transmission lines, from Central East Substation to Penasquitos Substation	August 2006
6	Nevada Hydro Company's Talega-Escondido/ Valley-Serrano 500 kV Interconnect Project	Riverside and San Diego Counties	Construction a 30-mile of a 500 kV transmission line with design capacity of 1000 MW	October 2007

Source: CPUC 2008

Table 1-11. Projects Not Included in the Proposed General Plan Update Land Use Map

Project No.	Project Name	Required Approvals	Community	Dwelling Units	Acres
1	Park Alpine (TM 5433)	TM	Alpine	41	117.54
2	Rancho Nuevo (TM 5475)	TM	Alpine	18	60.14
3	Mckany (TPM 21044)	TPM	Alpine	4	1.53
4	Daoud Subdivision (TPM 20832)	TPM	Alpine	3	23.91
5	West Lilac Farms I & II (TM 5276)	TM	Bonsall	34	92.00
6	Dabbs (TM 5346)	TM	Bonsall	9	38.37
7*	Merriam Mountains (GPA 04-006)(1)	GPA/SP/TM/REZ	N. County Metro and Bonsall	2700	2,327.00
8	Brisa Del Mar (TM 5492)	TM/	Bonsall	27	206.00
9*	Tabata (TPM 20729)	TPM	Bonsall	4	33.75
10	Cunningham (TPM 20788)	TPM	Bonsall	3	26.11
11	Stehly Caminito Quieto (TPM 20799)	TPM	Bonsall	4	11.69
12	Tran (TPM 20835)	TPM	Bonsall	5	16.86
13*	Northcutt, (TPM 20860)	TPM	Bonsall	2	11.77
14	Pfaff (TPM 21016)	TPM	Bonsall	2	7.79
15*	Dienhart (TPM 20664)	TPM	Bonsall	3	28.36
16	Marquart Ranch (TM 5410)	TM	Bonsall	9	44.20
17	Twin Oaks 4 (TPM 20954)	TPM	Bonsall	4	37.93
18	Palisades Estates (TM 5158)	TM	Bonsall	38	408.40
19	Kendall Family Trust (TPM 20849)	TPM	Bonsall	2	5.01
20	Yaqui Pass (TM 5552)	TM	Borrego Springs	330	534.43
21	Pine Creek Ranch (TM 5236)	TM	Central Mountain	19	109.08
22	Pine Valley Park Estates (SP 03-001)	GPA/SP/REZ/TM	Central Mountain	22	38.30
23	The Slope (TPM 20765)	TPM	Central Mountain	4	35.00
24	Kenyon (TPM 20857)	TPM	Central Mountain	3	15.88
25	Shellstrom, (TPM 21094)	TPM	Central Mountain	4	23.04
26*	4740 Dehesa Road/Sloan Canyon Road (TM 5485)	TM	Crest/Dehesa	10	31.89
27	Kemerko (TPM 20716)	TPM	Crest/Dehesa	5	93.10
28*	Price (TPM 20762)	TPM	Crest/Dehesa	3	24.30
29	Walls (TPM 21008)	TPM	Crest/Dehesa	5	72.00
30	Kearney (TPM 20715)	TPM	Crest/Dehesa	3	13.30
31	Williams (TPM 20875)	TPM	Crest/Dehesa	2	9.00
32	Bursztyn (TPM 20840)	TPM	Crest/Dehesa	4	23.52
33	Woodhead (TPM 20541)	TPM	Crest/Dehesa	4	24.00
34	Mesquite Trails Ranch (SP 04-004)	SP/TM/MUP	Desert	480	309.51
35	Borrego Country Club Estates (TM 5487)(1)	TM	Desert	148	172.07
36	Borrego 50 (TM 5511)(1)	TM	Desert	34	50.09
37	Borrego Springs Senior Condominiums (TM 5512)	TM	Desert	122	5.24
38	Yaqui Pass (TPM 5513)(1)	TPM	Desert	72	33.10

Table 1-11 (Continued)

Project No.	Project Name	Required Approvals	Community	Dwelling Units	Acres
39	Inland Land Development (TM 5528)	TM	Desert	331	136.67
40	Desert Diamond (TPM 21017)	TPM	Desert	5	169.84
41	Bowen/Jonas (TPM 21027)	TPM	Desert	5	80.00
42	Henderson Canyon (TPM 21058)	TPM	Desert	4	114.90
43	Nickerson (TPM 2111)	TPM	Fallbrook	2	0.78
44	Chandler (TM 5284)	TM	Fallbrook	12	80.00
45	Passerelle, Campus Park (SP 03-004)(1)	GPA/SPA/REZ/TM	Fallbrook	1088	500.00
46	Meadowood (GPA 04-002)	GPA/SP/REZ/TM	Fallbrook	886	390.00
47	Fallbrook Oaks (GPA 05-006)	GPA/TM/REZ	Fallbrook	18	26.40
48	Fallbrook Ranch (TM 5532)	TM	Fallbrook	11	41.00
49*	Alba (TPM 21120)	TPM	Fallbrook	4	35.56
50	Campus Park West (GPA 05-003)(1)	GPA/SPA/REZ/TM	Fallbrook	355	116.00
51	Pala Mesa Resort (SPA 03-005)	SPA/TM	Fallbrook	144	181.00
52	Hoskings Ranch, Genesee Properties (TM 5312)	TM	Jamul/Dulzura	33	1,417.40
53	Preski/Gonya (TPM 20720)	TPM	Jamul/Dulzura	4	40.33
54	Pijnenburg (TPM 20778)	TPM	Jamul/Dulzura	5	76.40
55*	Jamul (TPM 20786)	TPM	Jamul/Dulzura	1	43.69
56	Hoskings Ranch Road (TPM 20863)	TPM	Jamul/Dulzura	3	150.27
57*	Swift (TMP 20903	TPM	Jamul/Dulzura	1	16.42
58	Skyline Truck Trail (TPM 21028)	TPM	Jamul/Dulzura	5	47.78
59*	Ave Loma III (TPM 21039)	TPM	Jamul/Dulzura	4	87.90
60	Allen (TPM 21045)	TPM	Jamul/Dulzura	2	24.14
61	Hamilton (TPM 21060)	TPM	Jamul/Dulzura	2	24.29
62	Renteria (TPM 21107)	TPM	Jamul/Dulzura	4	60.38
63	Tibbot (TPM 20686)	TPM	Jamul/Dulzura	4	35.51
64	Robnett (TPM 20726)	TPM	Jamul/Dulzura	5	85.95
65*	Titus Project (TPM 20965)	TPM	Jamul/Dulzura	3	11.10
66	Los Coches Development LLC (TM 5306)	TM	Lakeside	73	78.80
67	Schmidt Project (TM 5434)	TM	Lakeside	4	114.94
68*	Magnolia Courts (GPA 07-009)	GPA/TM/REZ	Lakeside	38	5.19
69	Hiel (TPM 20925)	TPM	Lakeside	2	0.71
70	Parkside Villa (TPM 21048)	TPM	Lakeside	3	0.00
71	Bradley Avenue (TM 5422)	TM	Lakeside	30	1.25
72	Lakeside (TPM 20916)	TPM	Lakeside	3	1.21
73	Harvest Glen (TM 5366)	TM	Mountain Empire	40	284.43
74	Vaughan (TM 5417)	TM	Mountain Empire	13	81.15
75	Star Ranch (GPA 05-008)	GPA/SP/REZ/TM	Mountain Empire	460	2,160.00
76	Potrero Valley Road (TM 5484)	TM	Mountain Empire	8	73.50
77	Arellano (TPM 20756)	TPM	Mountain Empire	3	17.27

Table 1-11 (Continued)

Project No.	Project Name	Required Approvals	Community	Dwelling Units	Acres
78*	Garza (TPM 20777)	TPM	Mountain Empire	5	53.33
79*	Bennett (TPM 20784)	TPM	Mountain Empire	5	47.53
80*	Powell Subdivision (TPM 20798)	TPM	Mountain Empire	4	40.00
81	Volli (TPM 20889)	TPM	Mountain Empire	4	40.00
82	Elder (TPM 20981)	TPM	Mountain Empire	5	109.25
83	Heald Development (TPM 21014)	TPM	Mountain Empire	5	36.00
84	Davis-Inman (TPM 21081)	TPM	Mountain Empire	4	97.00
85	Grizzle (TPM 20719)	TPM	Mountain Empire	5	245.00
86	Bartlett (TPM 20754)	TPM	Mountain Empire	4	164.70
87	Jacumba Valley Ranch (GPA 06-014)(1)	GPA/SP/REZ/TM	Mountain Empire	2125	1,216.00
88	Sugarbush (GPA 05-010)	GPA/SP/REZ/TM	N. County Metro	53	115.50
89	Kawano Subdivision (TM 5401)	TM	N. County Metro	9	10.27
90*	Tai Estates (TM 5409)	TM	N. County Metro	11	46.88
91*	Harmony Grove Meadows (GPA 05-004)	GPA/SP/REZ/TM	N. County Metro	207	111.09
92	Pizzuto Property (TPM 20846)	TPM	N. County Metro	3	40.00
93	Montiel Road Townhomes (GPA 04-007)	GPA/TM	N. County Metro	70	4.86
94	Rimsa TPM (TPM 21095)	TPM	N. County Metro	2	12.50
95	Ranchita Subdivision (TM 5516)	TM	North Mountain	13	147.88
96*	Los Robles Ranch (TM 5526)	TM	North Mountain	15	646.00
97	Shadow Run Ranch LLC (TM 5223)	TM	Pala/Pauma	46	263.17
98*	The Prominence at Pala (TM 5321)	TM	Pala/Pauma	37	413.93
99*	Pala 114 (TM 5497)	TM	Pala/Pauma	11	113.89
100*	Pauma Ranches (TM 5506)	TM	Pala/Pauma	22	99.83
101	Warner Ranch (GPA 06-009)	GPA/SP/TM/REZ/MUP	Pala/Pauma	900	430.00
102*	Ruffin/Johnson (TPM 20725)	TPM	Pala/Pauma	5	73.11
103	Donald Jenkins (TPM 21023)	TPM	Pala/Pauma	2	10.35
104*	Jay Long (TPM 21066)	TPM	Pala/Pauma	2	17.75
105	Pala Pauma (TPM 20611)	TPM	Pala/Pauma	4	54.66
106	Wexler (TPM 20913)	TPM	Pala/Pauma	4	4.80
107	Townsend (TPM 20736)	TPM	Pendleton/De Luz	4	20.00
108*	Tenaja (TPM 21049)	TPM	Pendleton/De Luz	2	27.75
109	Herod (TPM 21121)	TPM	Potrero	2	37.53
110*	Oswald (TPM 20533)	TPM	Rainbow	4	47.20
111*	Brown (TPM 20717)	TPM	Rainbow	4	31.18
112	Silvola (TPM 20658)	TPM	Rainbow	3	26.16
113	M.D.S. Dev. Corp./Deca (TM 4962)	TM	Ramona	30	75.00
114	Ramona Ridge Estates (TM 5008)	TM	Ramona	25	219.35
115	Rancho Esquilago (TM 5198)	TM	Ramona	38	147.68
116	Development Venture (TM 5254)	TM	Ramona	67	327.00

Table 1-11 (Continued)

Project No.	Project Name	Required Approvals	Community	Dwelling Units	Acres
117	Valley Park Condominiums (TM 5480)	TM	Ramona	62	2.87
118*	McCandless (TPM 20564)	TPM	Ramona	5	41.00
119	Kvaas (TPM 20747)	TPM	Ramona	5	60.00
120*	Edbell Parcel Map (TPM 20900)	TPM	Ramona	1	96.42
121	Neuman (TPM 20962)	TPM	Ramona	4	39.40
122*	Spitsbergen (TPM 21042)	TPM	Ramona	3	137.53
123	Filippini Parcel Map (TPM 20926)	TPM	Ramona	2	9.35
124	Sunset Vista (TM 5257)	TM	Ramona	7	9.57
125	Roberts (TM 5267)	TM	Ramona	8	50.62
126	Ramona (TPM 20466)	TPM	Ramona	2	19.82
127	Teyssier (TM 5194)	TM	Ramona	37	289.00
128*	Highland Valley (TPM 21051)	TPM	Ramona	3	38.00
129	Victoria Shangrila (TM 5261)	TM	San Dieguito	38	79.67
130	Starwood Santa Fe Valley (TM 5556)	TM	San Dieguito	8	10.00
131	Oakrose Ranch (TM 5204)	TM	San Dieguito	10	39.66
132	Fuerte Ranch Estates (GPA 03-006)	GPA/REZ/TM	Valle De Oro	40	26.89
133	Spanish Trails (Loranda) (TM 5173)	TM	Valley Center	175	435.39
134	Brook Forest (GPA 03-008)	GPA/SP/TM	Valley Center	84	225.56
135	Beauvais/Old Castle (TM 5315)	TM	Valley Center	11	23.16
136	Rancho Lilac (GPA 04-008)	GPA/SP/REZ/TM/MUP	Valley Center	360	693.49
137*	Orchard Vista (TM 5507)	TM	Valley Center	11	25.24
138	Castle Creek Condominiums (GPA 06-011)	GPA/SPA/TM/REZ	Valley Center	63	57.79
139	McNally Road Parcel Map (TPM 21004)	TPM	Valley Center	4	78.30
140	Sukup (TM 5184)	TM	Valley Center	9	24.62
141	Garcia T.S.M. (TM 5458)	TM	Valley Center	8	17.40
142	Calle De Encinas (TPM 20780)	TPM	Valley Center	3	14.39
143	S.R. Polito Family Partnership LTD (TM 5001)	TM	Valley Center	18	69.20
144	Crews Development Valley Center Road (TPM 20828)	TPM	Valley Center	4	9.71
145	Fitzpatrick (TPM 20842)	TPM	Valley Center	4	10.72
146*	Robinson (TMP 21105)	TPM	Valley Center	4	11.00
147	Goodnight Ranchos (TPM 21101)	TPM	Valley Center	2	5.00
148	Hancey TPM (TPM 20999)	TPM	Valley Center	4	14.75

GPA = General Plan Amendment; MUP = Major Use Permit; REZ = Rezone; SP = Specific Plan; SPA = Specific Plan Amendment; TM = Tentative Map; TPM = Tentative Parcel Map
(1) Includes a Commercial or Industrial Component
(*) Denotes projects that, as of 2011, are no longer foreseeable due to disapproved or withdrawn permit applications. However, build-out of these projects was included in the cumulative impact analysis.
Notes: Communities with active projects having a total increase of less than 10 units were not included in the Cumulative Impacts Traffic Model. This table includes both approved and active projects that are inconsistent with the General Plan Update.
Source: County DPLU 2008n

Table 1-12. Projects on Tribal Lands in San Diego County

Project No.	Project Name	Size
Campo Reservation		
1	Gaming Area expansion	17,800 SF
2	Hotel	150 rooms
3	Hotel (Phase II Expansion)	100 rooms
4	RV Parking	80 spaces
5	Bowling Center	16 lanes
6	Entertainment Hall	20,000 SF
7	Casino Administrative Office	4,250 SF
8	Restaurant	2,500 SF
Ewiiaapaay Reservation		
9	Gaming Area	80,500 SF
10	Health Clinic	26,500 SF
Jamul Reservation		
11	Gaming Area	73,469 SF
12	Hotel	400 rooms
13	Event Center	1,200 seats
La Jolla Reservation		
14	Casino	35,000 SF
15	Hotel	150 rooms
Pala Reservation		
16	Gaming Area expansion	50,500 SF
17	Hotel expansion	50 rooms
18	Motocross Raceway	Unknown
Pauma and Yuima Reservation		
19	Gaming Area expansion	41,100 SF
20	Hotel	400 rooms
21	Retail Shops	4,000 SF
22	Event Center	34,000 SF
San Pasqual Reservation		
23	Hotel	161 rooms
24	Outdoor Concert Venue	2,000 seats
Sycuan Reservation		
25	Gaming Area expansion	140,835 SF
26	Hotel	557 rooms
27	Single Family Homes	74 units
28	Equestrian Center	
29	RV Park	85 spaces
Viejas Reservation		
30	New Casino	100,000 SF
31	Hotel	600 rooms
32	Multiplex Movie Theater	1,000 seats
33	Concert Venue	12,000 seats

SF = square feet
Source: County DPLU 2008n

Table 1-13. Environmental Baselines Used in the DEIR

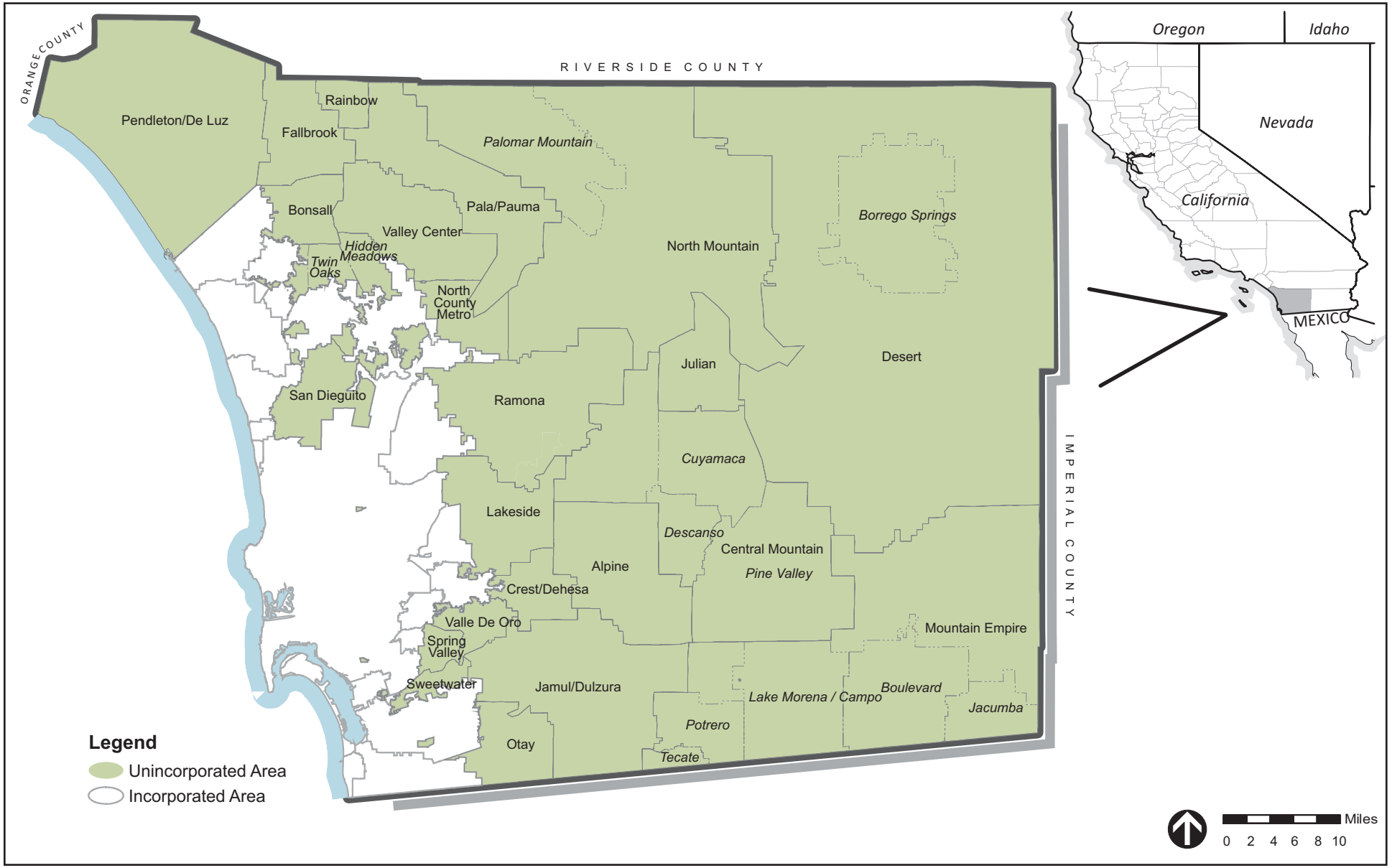
Environmental Topic/Issue	Baseline
2.1 Aesthetics	
Issue 1: Scenic Vistas	April 2008, when the NOP for the General Plan Update EIR was published.
Issue 2: Scenic Resources	
Issue 3: Visual Character or Quality	
Issue 4: Light or Glare	
2.2 Agricultural Resources	
Issue 1: Conversion of Agricultural Resources	April 2008, when the NOP for the General Plan Update EIR was published.
Issue 2: Land Use Conflicts	
Issue 3: Indirect Conversion of Agricultural Resources	
2.3 Air Quality	
Issue 1: Air Quality Plans	2004, the most recent update of the San Diego County Regional Air Quality Strategy available during EIR preparation.
Issue 2: Air Quality Violations	April 2008, when the NOP for the General Plan Update EIR was published.
Issue 3: Non-Attainment Criteria Pollutants	
Issue 4: Sensitive Receptors	2000, the baseline year for the most recent estimation of background cancer risk available from CARB for San Diego County.
Issue 5: Objectionable Odors	April 2008, when the NOP for the General Plan Update EIR was published.
2.4 Biological Resources	
Issue 1: Special Status Species	April 2008, the publication date of the Multiple Species Conservation Program and the NOP for the General Plan Update EIR.
Issue 2: Riparian Habitats and Other Sensitive Natural Communities	
Issue 3: Federally Protected Wetlands	
Issue 4: Wildlife Movement Corridors	
Issue 5: Local Policies and Ordinances	
Issue 6: Habitat Conservation Plans and Natural Community Conservation Plans	
2.5 Cultural and Paleontological Resources	
Issue 1: Historical Resources	September 2008, when the Julian Historic Survey was completed.
Issue 2: Archaeological Resources	April 2008, when the NOP for the General Plan Update EIR was published.
Issue 3: Paleontological Resources	
Issue 4: Human Remains	
2.6 Geology and Soils	
Issue 1: Exposure to Seismic-Related Hazards	April 2008, when the NOP for the General Plan Update EIR was published.
Issue 2: Soil Erosion or Topsoil Loss	
Issue 3: Soil Stability	
Issue 4: Expansive Soils	
Issue 5: Waste Water Disposal Systems	

Table 1-13 (Continued)

Environmental Topic/Issue	Baseline
Issue 6: Unique Geologic Features	2007, when the Natural Resources Inventory of San Diego County was completed.
2.7 Hazards and Hazardous Materials	
Issue 1: Transport, Use and Disposal of Hazardous Materials	April 2008, when the NOP for the General Plan Update EIR was published.
Issue 2: Accidental Release of Hazardous Materials	
Issue 3: Hazards to Schools	
Issue 4: Existing Hazardous Materials Sites	
Issue 5: Public Airports	
Issue 6: Private Airports	
Issue 7: Emergency Response and Evacuation Plans	
Issue 8: Wildland Fires	
Issue 9: Vectors	
2.8 Hydrology and Water Quality	
Issue 1: Water Quality Standards and Requirements	April 2008, when the NOP for the General Plan Update EIR was published.
Issue 2: Groundwater Supplies and Recharge	2008, the baseline year for the General Plan Update Groundwater Study.
Issue 3: Erosion or Siltation	April 2008, when the NOP for the General Plan Update EIR was published.
Issue 4: Flooding	
Issue 5: Exceed Capacity of Stormwater Systems	
Issue 6: Housing within a 100-year Flood Hazard Area	
Issue 7: Impeding or Redirecting Flood Flows	
Issue 8: Dam Inundation and Flood Hazards	
Issue 9: Seiche, Tsunami and Mudflow Hazards	
2.9 Land Use	
Issue 1: Physical Division of an Established Community	April 2008, when the NOP for the General Plan Update EIR was published.
Issue 2: Conflicts with Land Use Plans, Policies, and Regulations	
Issue 3: Conflicts with Habitat Conservation Plans and Natural Community Conservation Plans	
2.10 Mineral Resources	
Issue 1: Mineral Resource Availability	April 2008, when the NOP for the General Plan Update EIR was published.
Issue 2: Mineral Resource Recovery Sites	
2.11 Noise	
Issue 1: Excessive Noise Levels	April 2008, when the NOP for the General Plan Update EIR was published.
Issue 2: Excessive Groundborne Vibration	
Issue 3: Permanent Increase in Ambient Noise Levels	March 2008, when the Community Noise Survey was conducted.
Issue 4: Temporary Increase in Ambient Noise Levels	April 2008, when the NOP for the General Plan Update EIR was published.
Issue 5: Excessive Noise Exposure from a Public or Private Airport	

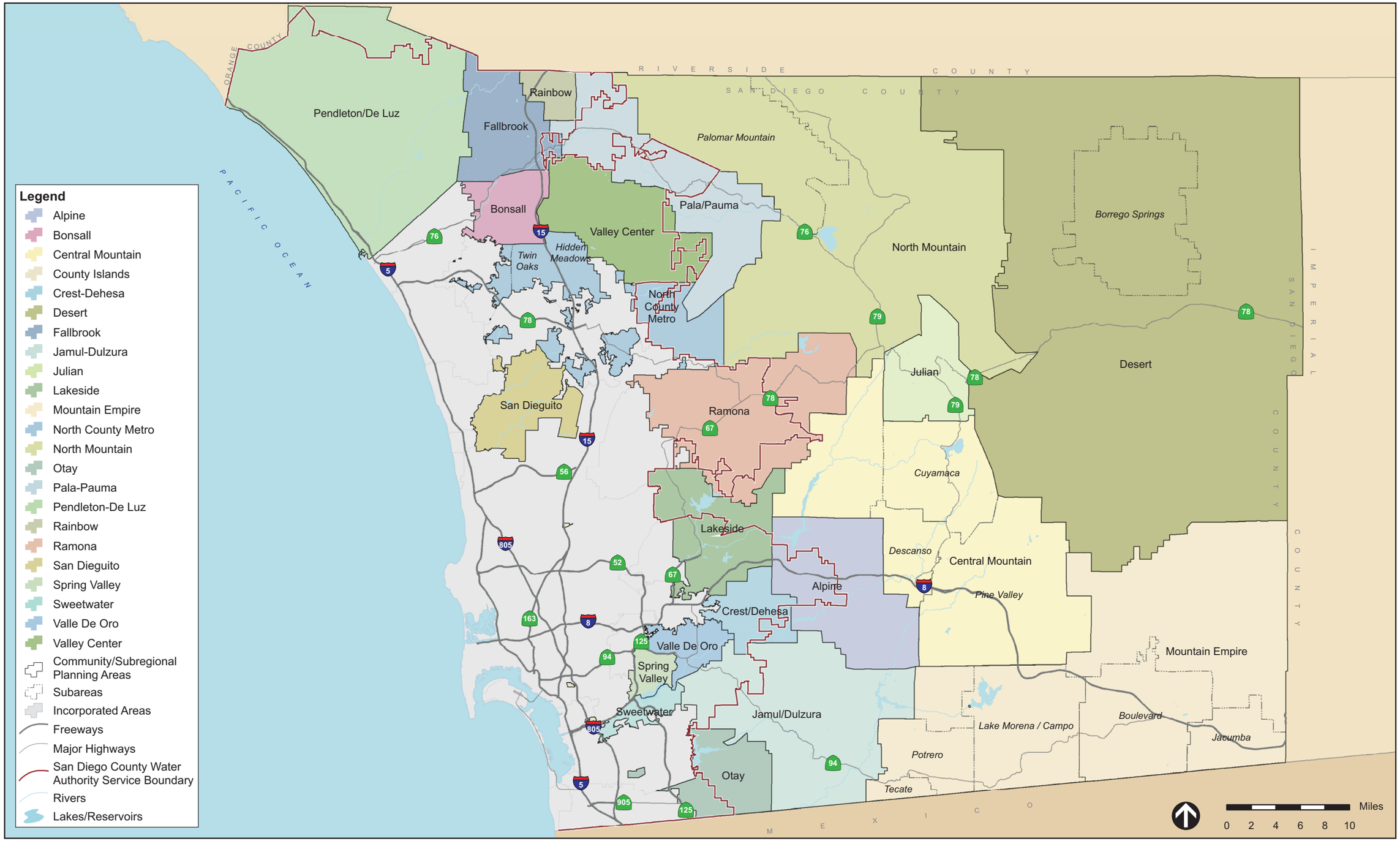
Table 1-13 (Continued)

Environmental Topic/Issue	Baseline
2.12 Population and Housing	
Issue 1: Population Growth	July 2008, when SANDAG released updated population forecasts for 2030.
Issue 2: Displacement of Housing	2005, the baseline year for the San Diego County Population Forecast Model and the General Plan Update Housing Element.
Issue 3: Displacement of People	
2.13 Public Services	
Issue 1: Fire Protection Services	April 2008, when the NOP for the General Plan Update EIR was published.
Issue 2: Police Protection Services	
Issue 3: School Services	
Issue 4: Other Public Services	
2.14 Recreation	
Issue 1: Deterioration of Parks and Recreational Activities	April 2008, when the NOP for the General Plan Update EIR was published.
Issue 2: Construction of New Recreational Facilities	
2.15 Transportation and Traffic	
Issue 1: Unincorporated County Traffic and LOS Standards	2007, the baseline year of the traffic model used for the County of San Diego General Plan Update Traffic and Circulation Assessment.
Issue 2: Adjacent Cities Traffic and LOS Standards	
Issue 3: Rural Road Safety	April 2008, when the NOP for the General Plan Update EIR was published.
Issue 4: Emergency Access	
Issue 5: Parking Capacity	
Issue 6: Alternative Transportation	
2.16 Utilities and Service Systems	
Issue 1: Wastewater Treatment Requirements	April 2008, when the NOP for the General Plan Update EIR was published.
Issue 2: New Water or Wastewater Treatment Facilities	
Issue 3: Sufficient Stormwater Drainage Facilities	
Issue 4: Adequate Water Supplies	2004, the baseline year for the 2005 Urban Water Management Plans prepared for the water districts that serve the County.
Issue 5: Adequate Wastewater Facilities	April 2008, when the NOP for the General Plan Update EIR was published.
Issue 6: Sufficient Landfill Capacity	2005, when the most recent San Diego County Integrated Waste Management Plan was published.
Issue 7: Solid Waste Regulations	April 2008, when the NOP for the General Plan Update EIR was published.
Issue 8: Energy	
2.17 Global Climate Change	
Issue 1: Compliance with AB 32	2006, the baseline year for the regional GHG inventory published by the University of San Diego School of Law Energy Policy Initiative Center.
Issue 2: Potential Effects of Climate Change on the Proposed General Plan Update	November 2008, when the *San Diego Foundation Regional Focus 2050 Study: Climate Change Related Impacts in the San Diego Region by 2050* was published.



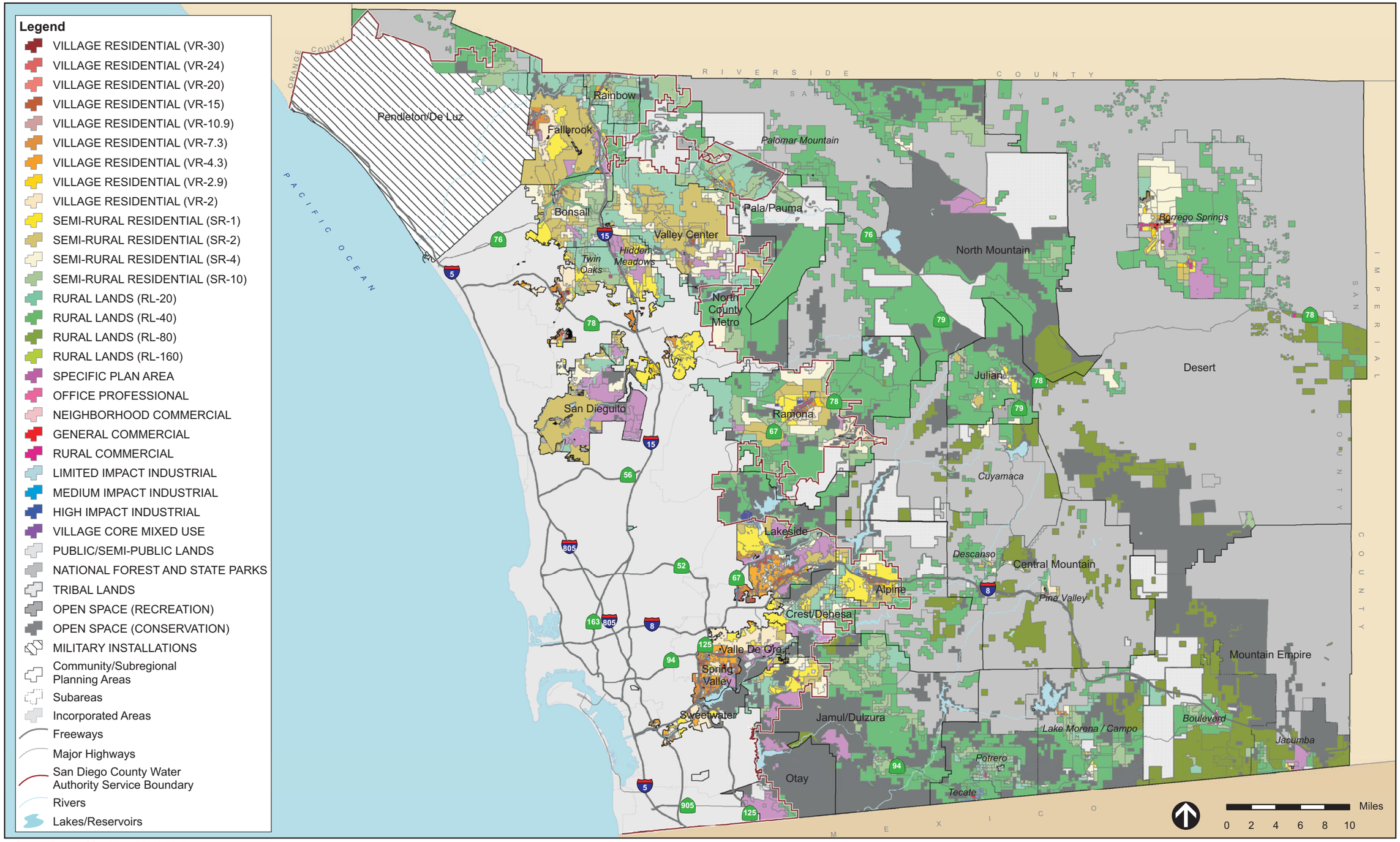
Source: County of San Diego DPLU GIS and SanGIS, 2009

REGIONAL LOCATION MAP **FIGURE 1-1**



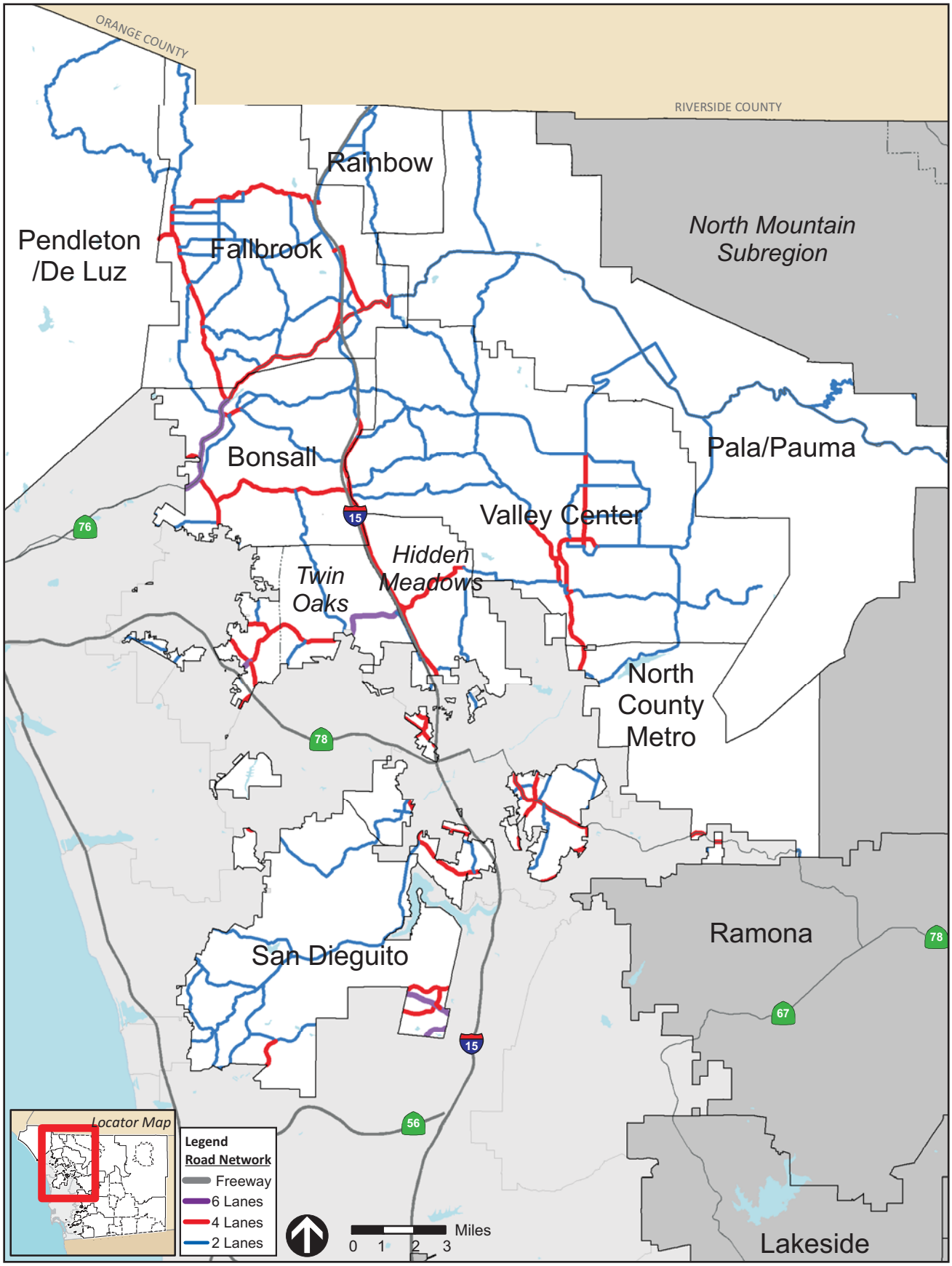
Source: County of San Diego, 2008

COMMUNITY AND SUBREGIONAL PLANNING AREAS **FIGURE 1-2**



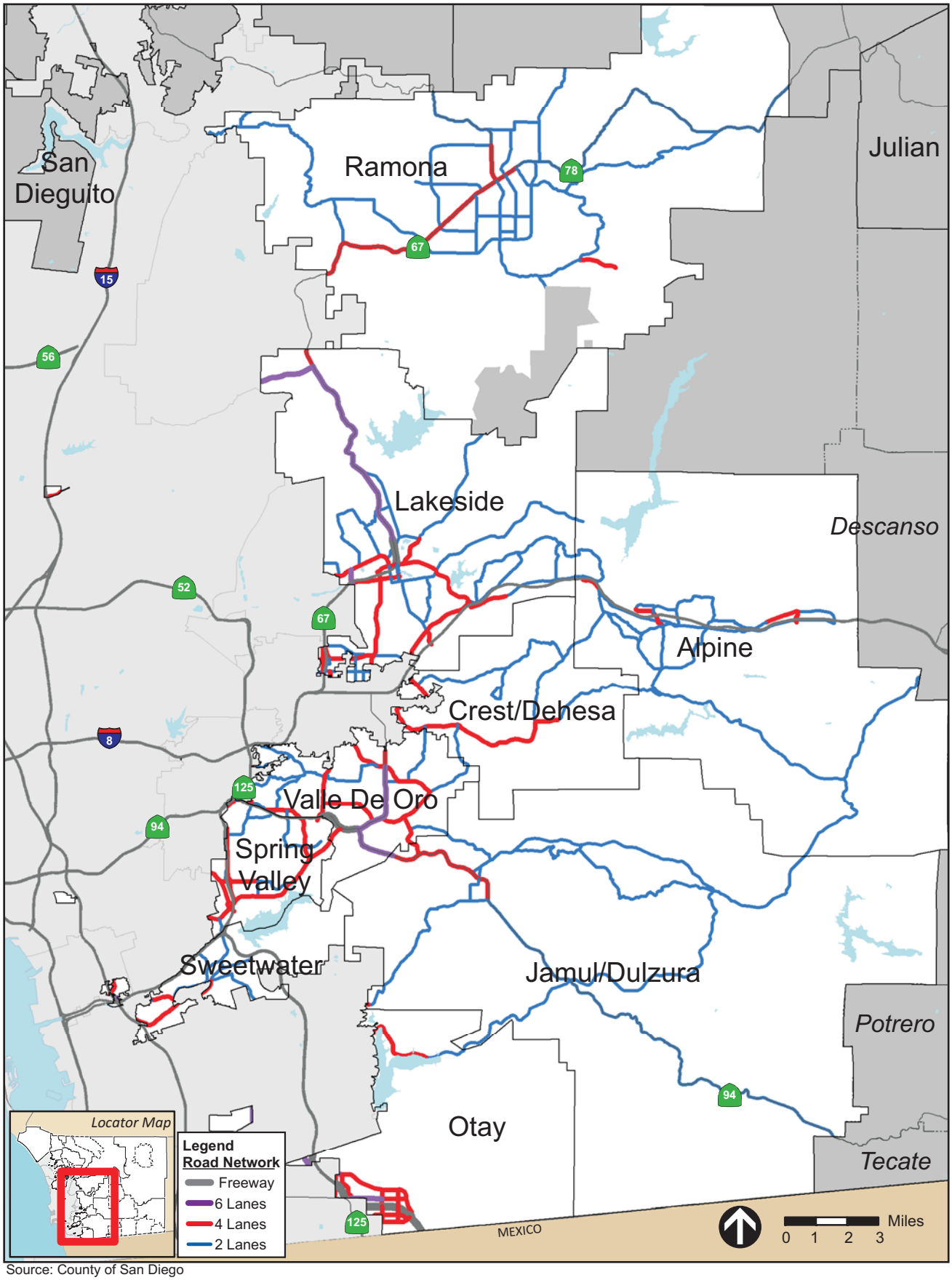
Source: County of San Diego DPLU, 2008

PROPOSED LAND USE MAP **FIGURE 1-3**



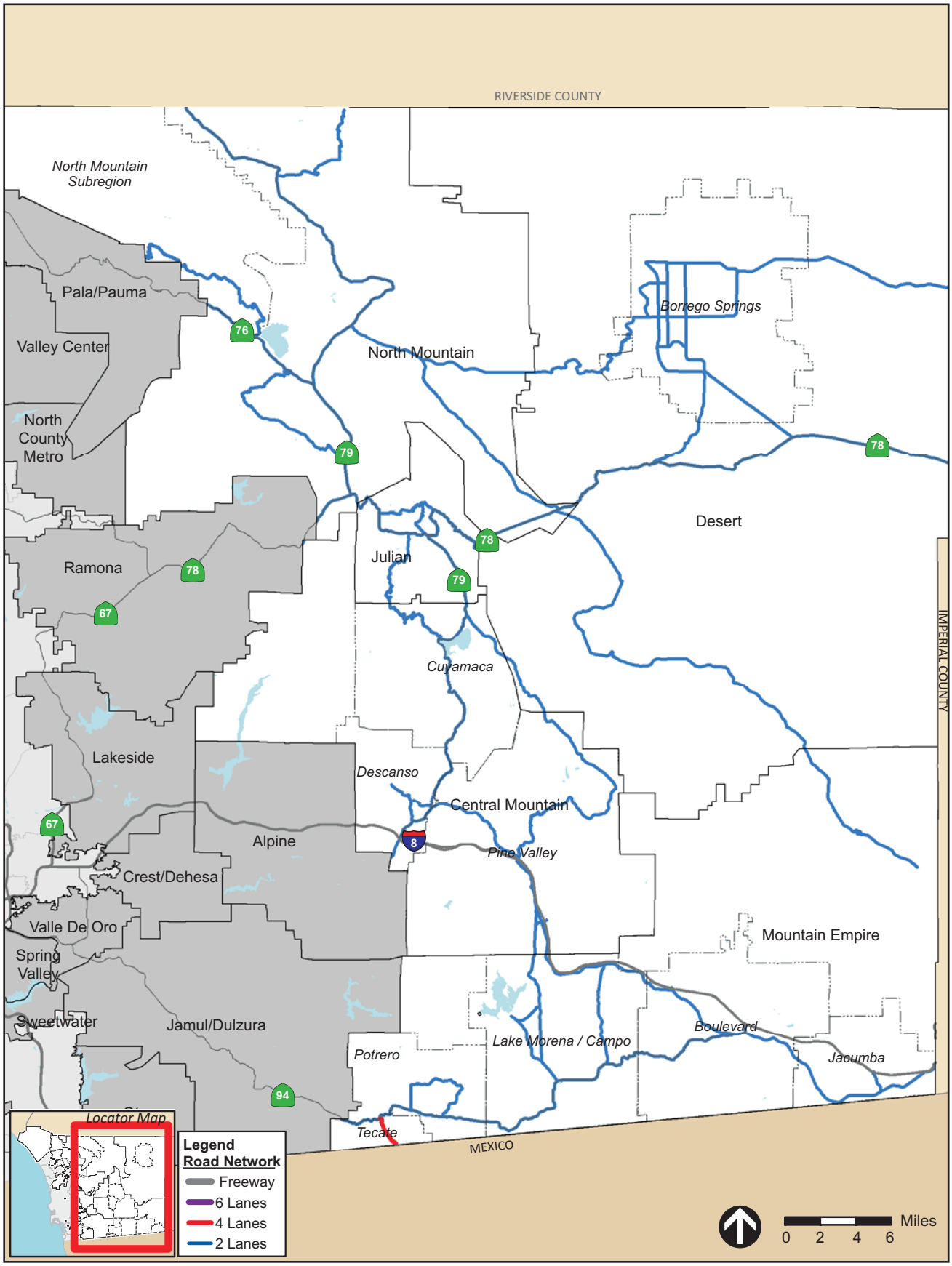
Source: County of San Diego

NORTH COUNTY PROPOSED MOBILITY ELEMENT ROADWAYS **FIGURE 1-4**



Source: County of San Diego

EAST COUNTY PROPOSED MOBILITY ELEMENT ROADWAYS **FIGURE 1-5**



Source: County of San Diego

BACKCOUNTRY PROPOSED MOBILITY ELEMENT ROADWAYS **FIGURE 1-6**