

Hidden Meadows Community Sponsor Group

Covering the area bordered by Escondido, I-15, Valley Center, & Circle R

Meeting location: The Hidden Meadows Community Center 28208 Meadow Glen Way West

Thursday, March 27, 2025 at 7:00 p.m.

FINAL AGENDA

<p>Assistance for those with disabilities: If you need accommodation to participate in this meeting, please call Bret Sealey at 619-808-3020 so necessary arrangements can be made.</p>
--

(Please note that persons desiring to speak on any action or information item are requested to fill out a speaker slip, available from the Secretary.)

- 1) CALL TO ORDER: Bret Sealey, Chair
- 2) ROLL CALL: Quorum establishment
- 3) PLEDGE OF ALLEGIANCE
- 4) MINUTES
 - a) *Approval of minutes from January 23, 2025
 - b) *Approval of minutes from February 27, 2025
- 5) OPEN FORUM: attendees may speak on any subject not covered by this Agenda
(Time limit – 3 minutes per speaker)
- 6) ACTION ITEMS
 - a) *Draft Environmental Impact Report for the San Diego County Socially Equitable Cannabis Program (SCH #2023090330). The Draft EIR identifies and studies potential impacts to the environment from the proposed Cannabis Program, while evaluating ways to avoid or reduce impacts.
 - b) *Notice of Preparation (NOP) and Initial Study (IS) for an Environmental Impact Report (EIR) for the North County Multiple Species Conservation Plan. The County of San Diego (County), Department of Planning & Development Services Sustainability Planning Division, will be the Lead Agency and will prepare an Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA) for the project below. The County is seeking public and agency input on the scope and content of the environmental information to be contained in the EIR. The North County Plan can be reviewed at: <https://www.sandiegocounty.gov/content/sdc/pds/mscp/nc.html>
 - c) *County of San Diego Unsafe Camping Ordinance that will allow law enforcement to prohibit and abate illegal encampments, remove improperly stored property on public property, and protect vacant property, such as the San Diego River corridor, from fire

and pollution. The County is seeking Sponsor Group input on the draft ordinance. The project can be reviewed at: <https://engage.sandiegocounty.gov/unsafe-camping>

- d) *Application by Edward Van Liew to serve as a member of the Hidden Meadows Community Sponsor Group.

7) ADMINISTRATIVE ITEMS/CORRESPONDENCE

- a) *Community Planning and Sponsor Group Quarterly Chair Meeting held on March 8, 2025 summary.
- b) *Street Stewards, a non-profit organization striving to keep our neighborhoods and communities clean by adopting a block or joining in on group cleanups.
- c) *Speed Limit Reductions Community Workshop. The County of San Diego (County) is implementing speed limit reductions in unincorporated San Diego County. These reductions are made possible through Assembly Bill (AB) 43, which grants local jurisdictions the authority to lower speed limits based on certain safety concerns.
- d) Status of vacancies and appointment recommendations
 - i) Seat #1 – Michael Richman recommended
 - ii) Seat #6 – Robert Riha recommended
 - iii) Seat #7 – Vacant
 - iv) Seat #8 – Vacant
 - v) I-15 Corridor Design Review Board Seat #3 – Vacant
- e) Compliance requirements update
 - i) Annual training
 - ii) Form 700
 - iii) Bi-annual ethics training

8) SUB-COMMITTEE REPORTS

- a) Trails & Parks

9) MEMBERS' COMMENTS

10) AJOURNMENT

* Denotes Attachment

Next regular meeting will be on April 24, 2025, at the Hidden Meadows Community Center, 28208 Meadow Glen West. If this agenda is further revised, it will be posted 3 days prior to the meeting on the community web site: <https://www.sandiegocounty.gov/content/sdc/pds/gpupdate/comm/hidmdws.html>. A final agenda may include additional items if added more than 72 hours prior to the meeting. For further information, contact the Chair.

Public Disclosure

We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.

At the discretion of the Sponsor Group, all items appearing on this agenda, whether or not expressly listed for action, may be deliberated and may be subject to action by the Sponsor Group. All public records relating to an agenda item are available for public inspection at the time they are available to Sponsor Group members. Please contact Bret Sealey at 619-808-3020 or bret@bretsealey.com for a copy of those items (identified on the agenda with an asterisk).

Hidden Meadows Community Sponsor Group

Covering the area bordered by Escondido, I-15, Valley Center, & Circle R

Thursday, Jan 23, 2025 at 7:00 p.m.

DRAFT MINUTES

- 1) CALL TO ORDER: Bret Sealey, Vice Chairman, 7:00 PM
- 2) ROLL CALL: Delin, Michalowski, Chagala, Sealey, Cook, present. Quorum established.
- 3) PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
- 4) MINUTES: Motion to approve minutes of Nov 7, 2024, Chagala, Seconded Delin, Motion passes 5 yea, 0 nay
- 5) OPEN FORUM: attendees may speak on any subject not covered by this Agenda.
No members of the public make comments
- 6) ACTION ITEM: Bret Sealey elected Chairman, Jim Chagala elected Vice Chairman, Joe Michalowski elected Secretary, all on 5 yea 0 nay vote
- 7) ADMINISTRATIVE ITEMS: Milo ??Name, Ed Van Liu, suggested to replace open positions of Hogan, and Brower, who have resigned
- 8) SUB COMMITTEES: No Action
- 9) MEMBER COMMENTS:
 - a) Cook, apparently Hidden Meadows Winery intends to build multiple ADU units on the property we reviewed with owners in November. Owners had not mentioned such intent to the group.
 - b) Delin, asks to have Neil Steinbeck present ??? to group. Former Chair Hogan had not followed up. Group does want to have Mr. Steinbeck present.
 - c) Michalowski, asks for follow up regarding coordination of traffic lights at intersections of Hidden Meadows/Center City Pkwy, Hidden Meadows/I15 off/on ramps, and Deer Springs Road/??Road name
 - d) Chagala, asks to look into sidewalk/gravel at intersection of Hidden Meadows/Center City Pkwy
- 10) ADJOURNMENT: Sealey motions, Delin seconds, passes 5 yea, 0 nay, Meeting ends 7:21pm

Hidden Meadows Community Sponsor Group

Covering the area bordered by Escondido, I-15, Valley Center, & Circle R

Thursday, Feb 27, 2025 at 7:00 p.m.

DRAFT MINUTES

- 1) CALL TO ORDER: Bret Sealey, Chairman, 7:04 PM
- 2) ROLL CALL: Delin, Michalowski, Chagala, Sealey, present, Cook, Absent. Quorum not established.
- 3) PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES OF AMERICA
- 4) MINUTES:
 - a) Approval of minutes from January 23, 2025: Action delayed with no quorum.
- 5) OPEN FORUM: attendees may speak on any subject not covered by this Agenda.
No members of the public make comments
- 6) ACTION ITEMS:
 - a) Establishment of a stop sign at the intersection of Forest Drive and Kaywood Drive. Having discussed last month, members supported Chair's decision to finalize authorization.
 - b) Draft Environmental Impact Report for the San Diego County Socially Equitable Cannabis Program (SCH #2023090330). Member Delin to provide draft response for group to consider at next meeting.
- 7) ADMINISTRATIVE ITEMS:
 - a) Status of vacancies and appointment recommendations. Chair following up on approvals with Supervisor Desmond's office.
 - b) Compliance requirements update. Members encouraged to complete as soon as possible
- 8) SUB COMMITTEES: No Action
- 9) MEMBER COMMENTS:
None
- 10) ADJOURNMENT: Meeting ends 7:30 pm

**Draft Environmental Impact Report
for the
San Diego County Socially Equitable Cannabis Program
SCH # 2023090330**

PREPARED FOR
County of San Diego
Planning & Development Services Department
5510 Overland Avenue, Suite 210
San Diego, CA 92123

PREPARED BY
Ascent, DBA Ascent Environmental, Inc.
2550 Fifth Avenue, Suite 640
San Diego, CA 92103

January 2025

**Draft Environmental Impact Report
for the
San Diego County Socially Equitable Cannabis Program
SCH # 2023090330**

Prepared for:

**County of San Diego
Planning & Development Services Department
5510 Overland Avenue, Suite 210
San Diego, CA 92123**

**Contact: Jessica Norton, Senior Planner
(619) 541-0016**

Prepared by:

**Ascent
2550 Fifth Avenue, Suite 640
San Diego, CA 92103
Contact: Patrick Angell, Principal
(916) 764-0108**

January 2025

TABLE OF CONTENTS

Section	Page
LIST OF ABBREVIATIONS	VII
SUMMARY	S-1
Overview	S-1
Project Description	S-1
Project Objectives	S-2
Impact Summary	S-3
Alternatives to the Cannabis Program	S-3
Areas of Controversy and Issues to Be Resolved by the Decision-Making Body	S-5
1 PROJECT DESCRIPTION, LOCATION, AND ENVIRONMENTAL SETTING	1-1
1.1 Introduction	1-1
1.2 Project Objectives	1-1
1.3 Regional Location and Characteristics	1-2
1.4 Environmental Setting	1-3
1.5 Cannabis Overview	1-3
1.6 Project Description	1-12
1.7 Purpose and Use of this Program Environmental Impact Report	1-20
1.8 EIR Review Process	1-22
1.9 EIR Impact Analysis Methodology	1-26
1.10 Project Consistency with Applicable Plans	1-27
1.11 History of Cannabis Program Development	1-27
1.12 Projected Future Commercial Cannabis Uses Under the Cannabis Program ...	1-29
1.13 Cumulative Impact Analysis	1-29
1.14 Program EIR Organization	1-33
2 SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT	2-1
2.1 Approach to the Environmental Analysis	2-1
2.2 Aesthetics	2.2-1
2.3 Agricultural and Forest Resources	2.3-1
2.4 Air Quality	2.4-1
2.5 Biological Resources	2.5-1
2.6 Cultural and Paleontological Resources	2.6-1
2.7 Energy	2.7-1
2.8 Geology, Soils, and Mineral Resources	2.8-1
2.9 Greenhouse Gas Emissions and Climate Change	2.9-1
2.10 Hazards and Hazardous Materials	2.10-1
2.11 Hydrology and Water Quality	2.11-1
2.12 Land Use and Planning	2.12-1
2.13 Noise	2.13-1
2.14 Population and Housing	2.14-1
2.15 Public Services	2.15-1
2.16 Transportation	2.16-1
2.17 Tribal Cultural Resources	2.17-1
2.18 Utilities and Service Systems	2.18-1
2.19 Wildfire	2.19-1

3	ENVIRONMENTAL EFFECTS FOUND NOT TO BE SIGNIFICANT	3-1
4	ALTERNATIVES	4-1
4.1	Introduction	4-1
4.2	Rationale for Alternative Selection	4-2
4.3	Alternatives Considered but Not Evaluated Further	4-5
4.4	Analysis of the Alternatives	4-5
4.5	Environmentally Superior Alternative	4-12
5	OTHER CEQA SECTIONS.....	5-1
5.1	Growth Inducement.....	5-1
5.2	Significant and Unavoidable Adverse Impacts	5-3
5.3	Significant Irreversible Environmental Changes.....	5-4
6	REFERENCES	6-1
7	REPORT PREPARERS.....	7-1
7.1	San Diego County (Lead Agency).....	7-1
7.2	Ascent (CEQA Compliance).....	7-1
7.3	Intersecting Metrics (Transportation).....	7-1
8	MITIGATION MEASURES	8-1
8.1	List of Mitigation Measures.....	8-1

APPENDICES

Appendix A: Notice of Preparation and Comments Received

Appendix B: Proposed Amendments to the San Diego County Zoning Ordinance and
Code of Regulatory Ordinances for Cannabis Uses (October 2024 version)

Appendix C: Air Quality, Greenhouse Gas, and Energy Modeling

Appendix D: Noise Measurement Data and Noise Modeling Calculations

FIGURES

Figure 1.1	Regional Location	1-42
Figure 1.2	Unincorporated Areas Where Commercial Cannabis Would Be Allowed....	1-43
Figure 2.2.1a	Representative Views from Public Vantage Points in San Diego County. 2.2-	41
Figure 2.2.1b	Representative Views from Public Vantage Points in San Diego County. 2.2-	42
Figure 2.2.1c	Representative Views from Public Vantage Points in San Diego County. 2.2-	43
Figure 2.2.1d	Representative Views from Public Vantage Points in San Diego County. 2.2-	44
Figure 2.2.1e	Representative Views from Public Vantage Points in San Diego County. 2.2-	45
Figure 2.2.2	Community Planning Areas in San Diego County	2.2-47
Figure 2.2.3	State Scenic Highways and National Scenic Byways in San Diego County. 2.2-	49
Figure 2.2.4a	Views of Existing Commercial Cannabis Facilities in San Diego County . 2.2-	51
Figure 2.2.4b	Views of Existing Commercial Cannabis Facilities in San Diego County . 2.2-	52
Figure 2.2.4c	Views of Existing Commercial Cannabis Facilities in San Diego County . 2.2-	53

Figure 2.2.5a	Representative Examples of Cannabis Cultivation Uses	2.2-54
Figure 2.2.5b	Representative Examples of Cannabis Cultivation Uses	2.2-55
Figure 2.2.5c	Representative Examples of Cannabis Cultivation Uses	2.2-56
Figure 2.2.5d	Representative Examples of Cannabis Cultivation Uses	2.2-57
Figure 2.2.5e	Representative Examples of Cannabis Cultivation Uses	2.2-58
Figure 2.2.5f	Representative Examples of Cannabis Cultivation Uses	2.2-59
Figure 2.2.5g	Representative Examples of Cannabis Cultivation Uses	2.2-60
Figure 2.2.5h	Representative Examples of Cannabis Cultivation Uses	2.2-61
Figure 2.2.6	Aerial View of Small Mixed-Light Commercial Cannabis Cultivation Site in Mendocino County	2.2-62
Figure 2.2.7	Aerial View of Outdoor Commercial Cannabis Cultivation Site in Mendocino County	2.2-63
Figure 2.3.1	Farmland Classification	2.3-19
Figure 2.5.1	Vegetation and Habitat Types in the Program Area	2.5-141
Figure 2.5.2	Vegetation Alliances in Western San Diego County.....	2.5-143
Figure 2.5.3	Aquatic Habitat in the Program Area	2.5-145
Figure 2.5.4	Designated Critical Habitat in San Diego County	2.5-147
Figure 2.5.5	California Essential Habitat Connectivity	2.5-149
Figure 2.5.6	Mountain Lion Habitat Connectivity	2.5-151
Figure 2.5.7	MSCP Plan Areas and Draft Plan Areas	2.5-153
Figure 2.8.1	Potential Expansive Soils in San Diego County	2.8-41
Figure 2.8.2	Areas Susceptible to Landslides in San Diego County	2.8-43
Figure 2.8.3	Mapped Faults in San Diego County.....	2.8-45
Figure 2.8.4	Potential Liquefaction Zones in San Diego County	2.8-47
Figure 2.8.5	Mineral Resource Zones in San Diego County	2.8-49
Figure 2.8.6	Mineral Resources in San Diego County	2.8-50
Figure 2.11.1	2019 SGMA Basin Prioritization	2.11-63
Figure 2.11.2	San Diego County Watersheds	2.11-65
Figure 2.18.1	Water Service Districts	2.18-35
Figure 2.19.1	Fire Responsibility Area and Wildfire Hazard Severity Zones	2.19-43
Figure 5.1	Statewide Sales of Cannabis Products by Year	5-6

TABLES

Table S.1	Summary of Impacts and Mitigation Measures	S-6
Table S.2	Summary of the Environmental Effects of the Alternatives Relative to Those of the Proposed Project.....	S-13
Table 1.1	Proposed Permit Type Required by Zone for Commercial Cannabis Uses...	1-35
Table 1.2	State Cannabis Operation License Types	1-35
Table 1.3	Required Project Approvals.....	1-37
Table 1.4	Alternative Development Assumptions.....	1-37
Table 1.5	In-Process Projects That Include General Plan Amendments	1-41
Table 2.2.1	Aesthetics Summary of Impacts.....	2.2-1
Table 2.3.1	Agricultural and Forest Resources Summary of Impacts	2.3-1
Table 2.3.2	Existing Extent of Crop Types in San Diego County	2.3-17
Table 2.3.3	Farmland Mapping and Monitoring Program Mapping Categories	2.3-17
Table 2.3.4	Important Farmland Acreages in San Diego County (2020).....	2.3-18
Table 2.4.1	Air Quality Summary of Impacts.....	2.4-1
Table 2.4.2	Ambient Air Quality Standards and Attainment Status for the San Diego Air Basin	2.4-34
Table 2.4.3	Sources and Health Effects of Criteria Air Pollutants	2.4-35
Table 2.4.4	Summary of Annual Ambient Air Quality Data in San Diego County (2021–2023).....	2.4-36
Table 2.4.5	Screening-Level Thresholds for Air Quality Impact Analysis.....	2.4-36
Table 2.4.6	Criteria Air Pollutant and Precursor Emissions Associated with Construction of Each New Individual Commercial Cannabis Cultivation Type and Noncultivation Site	2.4-37
Table 2.4.7	Criteria Air Pollutant and Precursor Emissions Associated with Operation of Each New Individual Commercial Cannabis Cultivation Type and Noncultivation Site.....	2.4-37
Table 2.4.8	Cumulative Criteria Air Pollutant and Precursor Emissions Associated with Construction of 12 New Licensed Commercial Cannabis Sites Simultaneously	2.4-37
Table 2.4.9	Cumulative Criteria Air Pollutant and Precursor Emissions Associated with Operation of New Commercial Cannabis Sites (Alternatives 2, 3, and 5).....	2.4-38
Table 2.4.10	Cumulative Criteria Air Pollutant and Precursor Emissions Associated with Operation of New Commercial Cannabis Sites (Alternative 4).....	2.4-38
Table 2.5.1	Biological Resources Summary of Impacts.....	2.5-1
Table 2.5.2	Habitat and Land Cover Types in the Program Area.....	2.5-90
Table 2.5.3	Special-Status Plant Species Known to Occur in San Diego County	2.5-92
Table 2.5.4	Special-Status Wildlife Species Known to Occur in San Diego County..	2.5-118

Table 2.5.5	Legacy Sensitive Natural Communities Known to Occur in San Diego County	2.5-136
Table 2.5.6	Sensitive Natural Communities Known to Occur and with Potential to Occur in San Diego County	2.5-137
Table 2.5.7	Minimum Riparian Setbacks	2.5-140
Table 2.6.1	Cultural and Paleontological Resources Summary of Impacts	2.6-1
Table 2.6.2	Resources Previously Recorded in San Diego County	2.6-48
Table 2.7.1	Energy Summary of Impacts	2.7-1
Table 2.7.2	SDG&E and the State of California Power Mix in 2022	2.7-20
Table 2.7.3	SDCP and the State of California Power Mix in 2022	2.7-21
Table 2.7.4	Energy Consumption Associated with Construction of Individual New Commercial Cannabis Cultivation Site Types and Noncultivation Sites ...	2.7-21
Table 2.7.5	Energy Consumption Associated with Operation of Individual New Commercial Cannabis Cultivation Site Types and Noncultivation Sites ...	2.7-21
Table 2.7.6	Cumulative Operational Energy Consumption Associated with Operation of New Commercial Cannabis Cultivation Site Types and Noncultivation Sites (Alternatives 2, 3, and 5)	2.7-22
Table 2.7.7	Cumulative Operational Energy Consumption Associated with Operation of New Commercial Cannabis Cultivation Site Types and Noncultivation Sites (Alternative 4)	2.7-22
Table 2.7.8	Cumulative Construction Energy Consumption Associated with Construction of 12 New Commercial Cannabis Cultivation Site Types Simultaneously	2.7-22
Table 2.8.1	Geology, Soils, and Mineral Resources Summary of Impacts	2.8-1
Table 2.8.2	Active Faults in and Adjacent to San Diego County	2.8-36
Table 2.8.3	The Modified Mercalli Scale of Earthquake Intensities	2.8-37
Table 2.8.4	Unique Geologic Features in San Diego County	2.8-39
Table 2.9.1	Greenhouse Gas Emissions and Climate Change Summary of Impacts ...	2.9-1
Table 2.9.2	County Greenhouse Gas Emissions Inventory by Sector in 2019	2.9-20
Table 2.9.3	Greenhouse Gas Emissions Associated with Operation of Individual New Commercial Cannabis Cultivation Site Types and Noncultivation Sites	2.9-20
Table 2.10.1	Hazards and Hazardous Materials Summary of Impacts	2.10-1
Table 2.10.2	DTSC Hazardous Materials and Contamination Sites	2.10-42
Table 2.10.3	GeoTracker Database Hazardous Materials and Contamination Sites ..	2.10-43
Table 2.10.4	CDO and CAO Hazardous Materials and Contamination Sites	2.10-44
Table 2.11.1	Hydrology and Water Quality Summary of Impacts	2.11-1
Table 2.11.2	Impaired Waterbodies in San Diego County	2.11-56
Table 2.11.3	Technical Report Requirements by Tier	2.11-59
Table 2.11.4	Facility Status	2.11-60

Table 2.11.5	Site Maintenance Status	2.11-60
Table 2.11.6	Stormwater Runoff Monitoring.....	2.11-60
Table 2.11.7	Estimated Project Irrigation Water Demand for Future New Commercial Cannabis Cultivation, Processing, and Distribution Uses...	2.11-61
Table 2.12.1	Land Use and Planning Summary of Impacts	2.12-1
Table 2.13.1	Noise Summary of Impacts	2.13-1
Table 2.13.2	Typical A-Weighted Noise Levels.....	2.13-47
Table 2.13.3	Human Response to Different Levels of Ground Noise and Vibration....	2.13-47
Table 2.13.4	FTA Construction Damage Vibration Criteria	2.13-47
Table 2.13.5	Caltrans Recommendations Regarding Levels of Exposure	2.13-47
Table 2.13.6	County of San Diego Noise Compatibility Guidelines.....	2.13-48
Table 2.13.7	County of San Diego Noise Standards.....	2.13-49
Table 2.13.8	San Diego County Noise Abatement and Control Ordinance Exterior Noise Standards.....	2.13-50
Table 2.13.9	Noise Emission Levels from Construction Equipment.....	2.13-51
Table 2.13.10	Vibration Reference Levels for Construction Equipment.....	2.13-51
Table 2.13.11	Typical Noise Source Levels for Special Events (A-Weighted L50 Levels).....	2.13-51
Table 2.13.12	Groundborne Vibration and Noise Standards	2.13-52
Table 2.13.13	Modeled Average Daily Traffic	2.13-53
Table 2.14.1	Population and Housing Summary of Impacts	2.14-1
Table 2.14.2	Existing and Projected Population.....	2.14-11
Table 2.14.3	Employment by Industry in San Diego County (2023).....	2.14-11
Table 2.14.4	Existing and Projected Housing Units	2.14-12
Table 2.15.1	Public Services Summary of Impacts.....	2.15-1
Table 2.16.1	Transportation Summary of Impacts	2.16-1
Table 2.16.2	Project Maximum Allowable Size per the Small Project Screening Criteria	2.16-29
Table 2.16.3	Project VMT Screening Criteria Summary	2.16-29
Table 2.17.1	Tribal Cultural Resources Summary of Impacts	2.17-1
Table 2.18.1	Utilities and Service Systems Summary of Impacts	2.18-1
Table 2.18.2	Wastewater Treatment Plants in San Diego County	2.18-34
Table 2.18.3	Active Solid Waste Facilities in San Diego County.....	2.18-34
Table 2.18.4	Estimated Project Irrigation Water Demand for Future New Commercial Cannabis Cultivation, Processing, and Distribution Uses.....	2.18-34
Table 2.19.1	Wildfire Summary of Impacts	2.19-1
Table 2.19.2	Wildfire Risk in the Unincorporated County.....	2.19-40
Table 2.19.3	Major Wildfires in San Diego County 2003–2024.....	2.19-40

Table 2.19.4	Causes of Fire in San Diego County and the State within the SRA (2019–2023).....	2.19-41
Table 2.19.5	Fire Hazard Severity Zone Area within the Program Area	2.19-41
Table 4.1	Summary of the Environmental Effects of the Alternatives Relative to Those of the Proposed Project.....	4-13
Table 5.1	Statewide Cannabis Harvest, Packaging, and Sales 2020–2023.....	5-6

LIST OF ABBREVIATIONS

°F	degrees Fahrenheit
2020 Strategic Plan	County's 2020–2030 County Operations Strategic Sustainability Plan
2021 Regional Plan	<i>San Diego Forward: The Regional Plan</i>
2022 SIP	2022 State SIP Strategy
AB	Assembly Bill
ACM	asbestos containing material
ADT	average daily traffic
af	acre-feet
AFV	alternative fuel vehicles
AFY	acre-feet per year
AIA	Airport Influence Area
AICUZ	Air Installation Compatible Use Zone
ALUC	Airport Land Use Commission
ALUCP	Airport Land Use Compatibility Plans
amsl	above mean sea level
ASD	Alpine Sanitation District
ASTREA	Air Support to Regional Enforcement Agencies
ATP	County of San Diego Active Transportation Plan
AUMA	Adult Use of Marijuana Act
BERD	Build Environment Resources Directory
BIOS	Biogeographic Information and Observation System
BLM	US Bureau of Land Management
BMO	Biological Mitigation Ordinance
BMP	best management practice
Board	San Diego County Board of Supervisors
Borrego Basin	Borrego Valley Groundwater Basin
BOS	Board of Supervisors
BPTC	best practical treatment or control
BWD	Borrego Water District
CA MUTCD	California Manual on Uniform Traffic Control Devices
CA SDWA	California Safe Drinking Water Act
CAA	Clean Air Act
CAAQS	California Ambient Air Quality Standards
CAFE	Corporate Average Fuel Economy
CAL FIRE	California Department of Forestry and Fire Protection
Cal/OSHA	California Occupational Safety and Health Administration

CalARP	California Accidental Release Prevention
CalEEMod	California Emissions Estimator Model
CalEPA	California Environmental Protection Agency
CALGreen Code	California Green Building Standards Code
CALGreen	State Building Energy Efficiency Standards
CalIPC	California Invasive Plant Council
CalRecycle	California Department of Resources Recycling and Recovery
Caltrans	California Department of Transportation
Cannabis Program	Socially Equitable Cannabis Program
Cannabis SIUR	Cannabis Small Irrigation Use Registration
CAP Checklist	2024 Climate Action Plan Consistency Review Checklist
CAP	Climate Action Plan
CARB	California Air Resources Board
CBC	California Building Code
CCA	Community Choice Aggregation
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDC	Center for Disease Control
CDFW	California Department of Fish and Wildlife
CDPR	California Department of Pesticide Regulation
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CESA	California Endangered Species Act
CFC	California Fire Code
CFR	Code of Federal Regulations
CGS	California Geological Survey
CHHSL	Human Health Screening Levels
CHR	Colorado Hydrologic Region
CHRIS	California Historical Resources Information System
CHSC	California Health and Safety Code
CNDDB	California Natural Diversity Database
CNEL	community noise equivalent
CNPS	California Native Plant Society
CO	carbon monoxide
CO ₂	carbon dioxide
CP	countywide policies
CPA	Community Plan Area
CRHR	California Register of Historic Resources
CRPR	California Rare Plant Rank
CSA	County Service Area

CSD	Pauma Valley Community Services District
CTMP	Community Trails Master Plan
CTP	County of San Diego Trails Program
CUPA	Certified Unified Program Agency
CVC	California Vehicle Code
CWA	Clean Water Act
CWSMD	Campo Water and Sewer Maintenance District
dB	decibels
dBA	A-weighting decibel scale
DCC	California Department of Cannabis Control
DEHQ	Department of Environmental Health and Quality
DHS	California Department of Health Services
diesel PM	diesel particular matter
District	San Diego County Sanitation District
DOC	California Department of Conservation
DOD	US Department of Defense
DOF	California Department of Finance
DPLU	Department of Planning and Land Use
DPR	Department of Parks and Recreation
DTSC	California Department of Toxic Substances Control
DWR	California Department of Water Resources
ECA	Essential Connectivity Area
EDD	California Employment Development Department
EIR	Environmental Impact Report
Emergency Plan	State of California Emergency Plan
EMS	emergency medical service
EO	Executive Order
EOMSMD	East Otay Mesa Sewer Maintenance District
EPA	US Environmental Protection Agency
EPAct	Energy Policy Act of 1992
EPCRA	Emergency Planning and Community Right-to-Know Act of 1986
ESA	Endangered Species Act
EV	electric vehicles
FEIR	Final Environmental Impact Report
FEMA	Federal Emergency Management Agency
FHSZ	fire hazard severity zone
FIRM	Federal Insurance Rate Map
FMCSA 2020	Federal Motor Carrier Safety Administration

FMMP	Farmland Mapping and Monitoring Program
FPA	Z'berg-Nejedly Forest Practice Act of 1973
FPD	Fire Protection District
FPP	Fire Protection Plan
FRA	federal responsibility areas
FRAP	Fire and Resource Assessment Program
FSC	Fire Safe Council
FTA	Federal Transit Administration
FUDS	Formerly Used Defense Sites
General Plan	The County of San Diego General Plan
GHG	greenhouse gas
GMP	groundwater management plan
GPA	General Plan Amendment
GPU Draft EIR	General Plan Update Draft EIR
GPU PEIR	2011 General Plan Update Program EIR
GSA	groundwater sustainability agency
GSP	groundwater sustainability plan
H&SC	Health and Safety Code
HA	hydrologic area
HAM	Hazardous Agricultural Materials
HAP	hazardous air pollutant
HCD	California Department of Housing and Community Development
HCP	Habitat Conservation Plan
HIRT	Hazardous Incident Response Team
HLP	Habitat Loss Permit
HM	hazardous materials
HMBP	Hazardous Materials Business Plan
HMD	Hazardous Materials Division
HMIS	hazardous materials inventory statement
HMMP	hazardous material management plan
hp	horsepower
HR	Hydrologic Region
HU	hydrologic units
HVAC	heating, ventilation, and air conditioning
Hz	hertz
I-5	Interstate 5
IA	Implementing Agreement
IEPR	Integrated Energy Policy Report

IRWM	Integrated Regional Water Management
ITE's	the Institute Transportation of Engineers'
IWMP	Integrated Waste Management Plan
JPA	Joint Powers Authority
JRMP	Jurisdictional Runoff Management Program
JSD	Julian Sanitation District
kBTU	kilowatt-hours of electricity, British Thermal Units
LBP	lead based paint
LCFS	Low Carbon Fuel Standard
L _{dn}	Day-Night Level
LEA	Local Enforcement Agency
L _{eq}	Equivalent Continuous Sound Level
L _{max}	Maximum Sound Level
LOS	level of service
LRA	Local Responsibility Area
LSA Agreement	Lake and Streambed Alteration Agreement
LSD	Lakeside Sanitation District
LTO	Licensed Timber Operator
LUFT	leaking underground fuel tanks
maf	million acre-feet
MAUCRSA	Medicinal and Adult-Use Cannabis Regulation and Safety Act
MBTA	Migratory Bird Treaty Act
MCAS	Marine Corps Air Station
MCL	maximum contaminant levels
MCRSA	Medical Cannabis Regulation and Safety Act
MCV	Manual of California Vegetation
Metro	Metropolitan Wastewater System
mgd	million gallons per day
MLD	most likely descendant
mm/yr	millimeters per year
MMRP	mitigation monitoring and reporting program
MMTCO _{2e}	million metric tons of carbon dioxide-equivalent
mPa	micro-Pascals
MPO	metropolitan planning organization
MRZ	Mineral Resource Zones
MS4	Municipal Separate Storm Sewer Systems
MSCP	Multiple Species Conservation Program

MTS	Metropolitan Transit System
MUP	Major Use Permit
MWD	Metropolitan Water District
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
NCTD	North County Transit District
NEHRP	National Earthquake Hazards Reduction Program
NFIP	National Flood Insurance Program
NHTSA	National Highway Transportation Safety Administration
NO	nitric oxide
NO ₂	nitrogen dioxide
NOP	notice of preparation
NO _x	oxides of nitrogen
NPDES	National Pollution Discharge Elimination System
NPPA	Native Plant Protection Act
NPS	National Park Services
NRHP	National Register of Historic Places
NVCS	National Vegetation Classification System
OAEP	Operational Area Emergency Plan
OAL	Office of Administrative Law
OAV	odor activity value
OEHHA	Office of Environmental Health Hazard Assessment
OES	County of San Diego Office of Emergency Services
OSHA	Occupational Safety and Health Administration
OWTS	onsite wastewater treatment systems
PAMA	Preapproved Mitigation Area
Pauma MWD	Pauma Municipal Water District
P-C	Production-Consumption
PDS	Planning & Development Services
PEIR	program environmental impact report
PM ₁₀	respirable particulate matter that have an aerodynamic diameter of 10 micrometers or less
PM _{2.5}	fine particulate matter that have an aerodynamic diameter of 2.5 micrometers or less
Porter-Cologne Act	Porter-Cologne Water Quality Control Act of 1970
PPV	Peak Particle Velocity
PRC	Public Resources Code
PRG	Preliminary Remediation Goal
PRP	Pesticide Regulation Program

PUD	City of San Diego's Public Utilities Department
PV	photovoltaic
PVSD	Pine Valley Sanitation District
RAQS	regional air quality strategy
RCA	Resource Conservation Area
RCRA	Resource Conservation and Recovery Act
Regulator Code	San Diego County Code of Regulatory Ordinances
RHNA	Regional Housing Needs Assessment
RMP	Risk Management Plan
RMS	root-mean-square
RPO	Resource Protection Ordinance
RTIP	Regional Transportation Improvement Program
RTP/SCS	Regional Transportation Plan/Sustainable Communities Strategy
RWQCB	regional water quality control board
SAM	Site Assessment and Mitigation
SANDAG	San Diego Association of Governments
SB	Senate Bill
SBAB	San Diego Air Basin
SCIC	South Coastal Information Center
SCS	Sustainable Communities Strategy
SDAPCD	San Diego Air Pollution Control District
SDCP	San Diego Community Power
SDCRAA	San Diego County Regional Airport Authority
SDCWA	San Diego County Water Authority
SDG&E	San Diego Gas and Electric Company
SDHR	San Diego Hydrologic Region
SDMMP	San Diego Management and Monitoring Program
SDTC	San Diego Transit Corporation
SEMS	Standard Emergency Management System
sf	square feet
SFHAs	Special Flood Hazard Areas
SGMA	Sustainable Groundwater Management Act
SGMP	Sustainable Groundwater Management Plan
SIP	state implementation plan
SIUR	Small Irrigation Use Registration
SLRMWD	San Luis Rey Municipal Water District
SMARA	Surface Mining and Reclamation Act
SO ₂	sulfur dioxide
SoCalGas	Southern California Gas Company

Social Equity Program	Social Equity Program
South County Plan	County Subarea Plan
SPCC	Spill Prevention, Control, and Countermeasure
SPL	sound pressure level
SR	State Route
SRA	state responsibility area
SSMP	Sewer System Management Plan
State CEQA Guidelines	California Environmental Quality Act Guidelines
State Water Board	State Water Resources Control Board
SVSD	Spring Valley Sanitation District
SWPPP	stormwater pollution prevention plan
SWRCB	State Water Resources Control Board
SWRP	Stormwater Resource Plan
TAC	toxic air contaminant
TDM	Transportation Demand Management
THP	timber harvest plan
TM	Tentative Map
TMDL	total maximum daily load
TPMs	Tentative Parcel Maps
TPZ	timberland production zone
TRI	Toxic Release Inventory
TSDF	Treatment, Storage and Disposal Facilities
UDC	Unified Disaster Council
URM	unreinforced masonry buildings
US	United States
USACE	US Army Corps of Engineers
USC	US Code
USFS	US Forest Service
USFWS	US Fish and Wildlife Service
USGS	US Geological Survey
USLR	Upper San Luis Rey
USLRRCD	Upper San Luis Rey Resource Conservation District
USMC	United States Marine Corps
UST	underground storage tank
UWMP	Urban Water Management Plan
UWMPA	Urban Water Management Planning Act
VAP	Voluntary Assistance Program
VdB	vibration decibels
VegCAMP	Vegetation Classification and Mapping Program

VMT	vehicle miles traveled
VOC	volatile organic compound
WDR	waste discharge requirement
WGSMD	Winter Gardens Sewer Maintenance District
Williamson Act	California Land Conservation Act of 1965
WMA	Watershed Management Area
WPO	Watershed Protection, Stormwater Management, and Discharge Control Ordinance
WUI	wildland-urban interface
WWTP	Wastewater Treatment Plant
YMWD	Yuima Municipal Water District
ZEV	zero-emission vehicle
Zoning Ordinance	San Diego County Zoning Ordinance

SUMMARY

This summary is provided in accordance with California Environmental Quality Act Guidelines (State CEQA Guidelines) Section 15123. As stated in Section 15123(a), “an EIR [environmental impact report] shall contain a brief summary of the proposed action and its consequences. The language of the summary should be as clear and simple as reasonably practical.” As required by the guidelines, this chapter includes (1) a summary description of the Socially Equitable Cannabis Program (Cannabis Program), (2) identification of the alternatives evaluated and of the environmentally superior alternative, (3) a discussion of the areas of controversy associated with the project, and (4) a synopsis of environmental impacts and recommended mitigation measures (Table S.1, presented at the end of this chapter).

Overview

As required by CEQA, this program environmental impact report (PEIR) (1) assesses the potentially significant direct, indirect, and cumulative environmental effects of the Cannabis Program; (2) identifies potential feasible means of avoiding or substantially lessening significant adverse impacts; and (3) evaluates a range of reasonable alternatives to the Cannabis Program, including the required No Project Alternative. The County of San Diego (County) is the “lead agency” for the Cannabis Program evaluated in this PEIR and has the principal responsibility for certifying the PEIR and approving the Cannabis Program. Pursuant to State CEQA Guidelines, this PEIR evaluates the effects of the entire Cannabis Program. This PEIR will be used by the County to evaluate the environmental implications of adopting the Cannabis Program.

Project Description

On January 27, 2021, the Board of Supervisors (Board) directed County staff to develop the Cannabis Program, which would establish a licensing and permitting system for new commercial cannabis activities, including retail, cultivation, manufacturing, distribution, testing, microbusinesses, temporary events, and consumption lounges. The proposed Cannabis Program consists of 3 main components, which are discussed further below, (1) Social Equity Program, (2) Cannabis Ordinance amendments, and (3) a cannabis licensing and permitting system. The proposed Cannabis Program would follow the state regulations for buffers from sensitive uses.

The Cannabis Program would contain a Social Equity Program. The goal of the Social Equity Program is to ensure that individuals negatively or adversely impacted by cannabis criminalization are provided the opportunity to successfully participate in the regulated cannabis market. The Social Equity Program would help qualified social equity applicants participate in the legal cannabis industry by providing different types of assistance, including, but not limited to, expungement services, business and technical assistance, one-on-one coaching and mentoring, and grant opportunities.

The Cannabis Program also includes amendments to the San Diego County Code of Regulatory Ordinances (Regulatory Code) and Zoning Ordinance. Under these amendments, medicinal use and adult-use would be under the same regulations and referred to as “commercial cannabis,” with no distinction between medicinal and adult-use. Amendments to the Regulatory Code and Zoning Ordinance would establish the requirements for operating a

commercial cannabis business, and the Zoning Ordinance update would establish the zoning regulations to allow for commercial cannabis facilities. The Regulatory Code amendments developed for the Cannabis Program outline the requirements for running a commercial cannabis business in the unincorporated county, including retail, cultivation, manufacturing, distribution, testing, microbusinesses, temporary events, and consumption lounges. The Zoning Ordinance amendments under the Cannabis Program would designate where cannabis operations can take place and would detail any performance standards required based on the cannabis activity type.

Development of the cannabis licensing and permitting system is being led by the County of San Diego Planning & Development Services (PDS). The licensing and permitting system would establish the structure (application framework, review processes) and procedures for obtaining the required County license(s) and permit(s) to operate commercial cannabis facilities. A corresponding fee structure would be established as part of the system's development. This licensing and permitting system would be established after initial adoption of the Cannabis Program.

Project Objectives

The overall purpose of the Cannabis Program is to acknowledge the will of the voters in passing Proposition 64, Marijuana Legalization, in 2016 and allow for medicinal and commercial adult-use cannabis operations in unincorporated San Diego County, including retail, cultivation, manufacturing, distribution, testing, microbusinesses, temporary events, and consumption lounges. The primary objectives of the Cannabis Program are to:

- develop a regulated and legal cannabis industry that allows for greater economic opportunity and safe access to cannabis;
- provide consistency with state law and County regulations associated with commercial cannabis operations;
- prioritize social equity, economic access, and business opportunities for those who have been impacted by cannabis-related criminalization and the War on Drugs;
- develop an efficient and user-friendly cannabis licensing and permitting system;
- develop a regulatory program that will assist in protecting public health, safety, and welfare;
- minimize the effects of commercial cannabis activities on sensitive populations and land uses;
- minimize the potential adverse effects of cannabis activities on the environment, natural resources, and wildlife, including wetlands and sensitive habitats, narrow endemic species, and vernal pools, as well as effects on water supply, water quality, and instream flows; and
- develop and implement a program designed to support and encourage farming in San Diego County, preserve agricultural land, and create new opportunities for farmers.

Impact Summary

This PEIR examines the potential environmental effects from implementation of the Cannabis Program, including information related to existing site conditions, analyses of the types and magnitude of individual and cumulative environmental impacts, and feasible mitigation measures that could reduce or avoid environmental impacts. In accordance with Appendix G of the State CEQA Guidelines, the potential environmental effects of the Cannabis Program are analyzed for the following issue areas:

- aesthetics;
- agricultural and forest resources;
- air quality;
- biological resources;
- cultural and paleontological resources;
- energy;
- geology, soil, and mineral resources;
- greenhouse gas emissions and climate change;
- hazards and hazardous materials;
- hydrology and water quality;
- land use and planning;
- noise;
- population and housing;
- public services;
- transportation;
- tribal cultural resources;
- utilities and service systems; and
- wildfire.

Table S.1, presented at the end of this chapter, provides a summary of the environmental impacts that could result from implementation of the Cannabis Program and feasible mitigation measures that could reduce or avoid environmental impacts. For each impact, Table S.1 identifies the significance of the impact before mitigation, applicable mitigation measures, and the level of significance of the impact after the implementation of the mitigation measures.

Alternatives to the Cannabis Program

The County is considering 5 alternative variations to the Cannabis Program, including the No Project Alternative. Alternative 2 (Proposed Project), Alternative 3 (Expanded Regulations), Alternative 4 (Outdoor Cannabis Cultivation Prohibition), and Alternative 5 (Maximum 1 Acre Outdoor Cannabis Cultivation), which would involve the same 3 components of the Cannabis Program (Social Equity Program, Cannabis Ordinance amendments, and a cannabis licensing and permitting system). The project alternatives differ in regard to the definition and buffer distance from sensitive uses, allowed license types, and allowed maximum outdoor cultivation canopy. Alternatives 2, 3, 4, and 5 would include the storefront license ceiling of 25 facilities established by the Social Equity Program. All alternatives will comply with State Water Resources Control Board Cannabis Cultivation General Order (Order No. WQ 2023-0102-DWQ) and other state operation requirements for cannabis facilities siting and design. These alternatives are described below.

- **Alternative 1: No Project—Retention of Current Cannabis Regulations.** This alternative would consist of not adopting the proposed Cannabis Program and ordinance amendments. The existing 5 commercial cannabis facilities in the unincorporated areas of El Cajon, Escondido, and Ramona would be allowed to continue to operate under the existing ordinances, which allow expansion of their

existing facilities and operations to a total of 10,000 square feet of building area. However, no new commercial cannabis operations would be allowed.

- **Alternative 2: Proposed Project—Cannabis Program Consistent with State Requirements.** This alternative would implement the Cannabis Program and would use state regulations for buffer standards (Business and Professional Code Section 26054(b)). Cannabis facilities would be required to observe a 600-foot buffer from certain state-defined sensitive uses, including schools, daycares, and youth centers.
- **Alternative 3: Cannabis Program with Expanded County Regulations.** This alternative would implement the Cannabis Program with incorporation of Measures 1, 2, and 3 from the June 15, 2022, Board direction. With inclusion of Measures 1 and 2, the definition of “sensitive uses” would be expanded beyond schools, daycares, and youth centers to also include regional parks, local parks, public trails, recreation facilities, preserves with visitor-serving amenities, religious assembly, childcare centers, public libraries operated by the County or other cities, residential care facilities, and other cannabis facilities. The required sensitive use buffer would be expanded to 1,000 feet. Measure 3 would expand existing County billboard regulations to prohibit advertising of cannabis on a billboard within 1,000 feet of a sensitive use.
- **Alternative 4: Cannabis Program with Outdoor Cannabis Cultivation Prohibition.** Under Alternative 4, all commercial outdoor cannabis cultivation within the unincorporated county would be prohibited and mixed-light and indoor cultivation would be allowed only within a building or greenhouse. This alternative would include a 1,000-foot buffer from sensitive uses, defined as schools, daycares, and youth centers to also include regional parks, local parks, public trails, recreation facilities, preserves with visitor-serving amenities, religious assembly, childcare centers, public libraries operated by the County or other cities, residential care facilities, and other cannabis facilities. Advertising of cannabis on a billboard would be prohibited within 1,000 feet of a sensitive use.
- **Alternative 5: Cannabis Program with Maximum 1 Acre of Outdoor Cannabis Cultivation Canopy.** Under Alternative 5, outdoor commercial cannabis cultivation would be limited to 1 acre of total canopy area, or 25 percent of the lot size, whichever is less. This alternative would include a 1,000-foot buffer from sensitive uses, defined as schools, daycares, and youth centers to also include regional parks, local parks, public trails, recreation facilities, preserves with visitor-serving amenities, religious assembly, childcare centers, public libraries operated by the County or other cities, residential care facilities, and other cannabis facilities. Advertising of cannabis on a billboard would be prohibited within 1,000 feet of a sensitive use.

Table S.2, included at the end of this chapter, presents the significant environmental impacts of these alternatives compared to those of the Alternative 2 (proposed project).

Under Alternative 1, the No Project Alternative, there would be no changes to the Cannabis Program and ordinance amendments. Therefore, overall, Alternative 1 would be the environmentally superior alternative because this alternative would reduce and avoid significant environmental impacts under Alternative 2. However, if the No Project Alternative is the environmentally superior alternative, CEQA requires that the EIR “shall also identify an environmentally superior alternative among the other alternatives” (Section 15126.6(e)(2)). Of the remaining alternatives, Alternative 4 would eliminate significant impacts to odors associated

with Alternative 2 and would reduce the severity of significant and unavoidable impacts related to hydrology and water quality and water supply, discussed in Chapter 4, “Alternatives.” Therefore, Alternative 4 is the environmentally superior alternative.

Areas of Controversy and Issues to Be Resolved by the Decision-Making Body

Areas of Controversy Known to the Lead Agency

State CEQA Guidelines Section 15123(b)(2) requires that an EIR identify areas of controversy, including issues raised by other agencies and the public. Areas of known controversy associated with the Cannabis Program that are relevant to the EIR are listed below:

- adverse effects on and potential changes in aesthetic character,
- light pollution,
- loss of agricultural land,
- impacts on sensitive habitats and species,
- land preserves under the San Diego Multiple Species Conservation Program,
- introduction of nonnative species,
- energy usage and demands and the use of renewable energy sources,
- greenhouse gas emissions and climate change impacts,
- pesticide and hazardous chemical use,
- groundwater management,
- water quality degradation,
- increased traffic noise,
- operational nighttime noise,
- roadway safety and transportation hazards,
- reduced access to public transportation,
- increased vehicle miles traveled,
- increased traffic,
- adequate water supply,
- utility infrastructure impacts,
- wildfire risk during operation of cannabis facilities,
- increased odors, and
- increased noise.

Issues to be Resolved by the Decision-Making Body

State CEQA Guidelines Section 15123 requires the summary section of a Draft EIR to identify issues to be resolved related to the proposed project. Issues to be resolved by the County are identified below, including issues that will not necessarily be resolved through the PEIR:

- Should the proposed Cannabis Program be adopted?
- Which project alternative (or combination) should be adopted?
- What buffers are most appropriate and from what uses?
- Should the proposed mitigation measures identified in this PEIR be applied to future licensing actions?

Table S.1 Summary of Impacts and Mitigation Measures

Issue Topic	Potential Direct Impact	Potential Cumulative Impact	Mitigation Measure(s)	Impact After Mitigation
<i>2.2 Aesthetics</i>				
1. Change or Obstruct Scenic Vistas and Scenic Resources	Alternatives 1–5: Less than Significant	Alternatives 1–5: Less than Significant	No Mitigation Required	Alternatives 1–5: Less than Significant
2. Substantially Degrade Visual Character or Quality	Alternative 1: Less than Significant Alternatives 2–5: Significant	Alternative 1: Less than Significant Alternatives 2–5: Significant	M-AE.2-1	Alternative 1: Less than Significant Alternatives 2–5: Significant and Unavoidable
3. Adversely Affect Views due to New Light and Glare	Alternatives 1–5: Less than Significant	Alternatives 1–5: Less than Significant	No Mitigation Required	Alternatives 1–5: Less than Significant
<i>2.3 Agricultural and Forest Resources</i>				
1. Directly or Indirectly Convert Agricultural Resources or Conflict with Agricultural Zoning or Land Conservation Programs	Alternatives 1–5: No Impact	Alternatives 1–5: No Impact	No Mitigation Required	Alternatives 1–5: No Impact
<i>2.4 Air Quality</i>				
1. Conflict with Air Quality Plans	Alternatives 1-5: Less than Significant	Alternatives 1-5: Less than Significant	No Mitigation Required	Alternatives 1-5: Less than Significant
2. Result in a Cumulatively Considerable Net Increase of Any Nonattainment Criteria Pollutant	Alternatives 1-5: Less than Significant	Alternatives 1-5: Less than Significant	No Mitigation Required	Alternatives 1-5: Less than Significant
3. Result in Emissions of Odors Adversely Affecting a Substantial Number of People	Alternative 1 and 4: Less than Significant Alternatives 2, 3, and 5: Significant	Alternatives 1-5: Less than Significant	No Mitigation Available	Alternative 1 and 4: Less than Significant Alternatives 2, 3, and 5: Significant and Unavoidable

Issue Topic	Potential Direct Impact	Potential Cumulative Impact	Mitigation Measure(s)	Impact After Mitigation
<i>2.5 Biological Resources</i>				
1. Special-Status Plant and Wildlife Species	Alternative 1: Less than Significant Alternatives 2–5: Significant	Alternative 1: Less than Significant Alternatives 2–5: Significant	M-BI.1-1, M-BI.1-2, M-BI.1-3, M-BI.1-4, M-BI.1-5, M-BI.1-6, M-BI.1-7, M-BI.1-8, M-BI.1-9, M-BI.1-10, M-BI.1-11, M-BI.1-12, M-BI.1-13, M-BI.1-14, M-BI.1-15, M-BI.1-16, M-BI.1-17, M-BI.1-18, and M-BI.1-19	Alternative 1: Less than Significant Alternatives 2–5: Less than Significant
2. Riparian Habitat and Other Sensitive Natural Communities	Alternative 1: No Impact Alternatives 2–5: Significant	Alternative 1: No Impact Alternatives 2–5: Significant	M-BI.2-1	Alternative 1: No Impact Alternatives 2–5: Less than Significant
3. State and Federally Protected Wetlands	Alternative 1: No Impact Alternatives 2–5: Significant	Alternative 1: No Impact Alternatives 2–5: Significant	M-BI.3-1	Alternative 1: No Impact Alternatives 2–5: Less than Significant
4. Wildlife Movement Corridors and Nursery Sites	Alternative 1: No Impact Alternatives 2–5: Significant	Alternative 1: No Impact Alternatives 2–5: Significant	M-BI.4-1 and M-BI.4-2	Alternative 1: No Impact Alternatives 2–5: Less than Significant
5. Conflict with Local Policies or Ordinances	Alternative 1: No Impact Alternatives 2–5: Significant	Alternative 1: No Impact Alternatives 2–5: Significant	M-BI.5-1	Alternative 1: No Impact Alternatives 2–5: Less than Significant
6. Conflict with Adopted Habitat Conservation Plans and Natural Community Conservation Plans	Alternative 1: No Impact Alternatives 2–5: Less than Significant	Alternative 1: No Impact Alternatives 2–5: Less than Significant	No Mitigation Required	Alternative 1: No Impact Alternatives 2–5: Less than Significant

Issue Topic	Potential Direct Impact	Potential Cumulative Impact	Mitigation Measure(s)	Impact After Mitigation
<i>2.6 Cultural and Paleontological Resources</i>				
1. Cause a Substantial Adverse Change in the Significance of a Historical Resource	Alternatives 1–5: Significant	Alternatives 1–5: Significant	M-CR.1-1	Alternatives 1–5: Less than Significant
2. Cause a Substantial Adverse Change in the Significance of an Archaeological Resource	Alternatives 1–5: Less than Significant	Alternatives 1–5: Less than Significant	No Mitigation Required	Alternatives 1–5: Less than Significant
3. Directly or Indirectly Destroy a Unique Paleontological Resource	Alternatives 1–5: Less than Significant	Alternatives 1–5: Less than Significant	No Mitigation Required	Alternatives 1–5: Less than Significant
4. Disturb Any Human Remains	Alternatives 1–5: Less than Significant	Alternatives 1–5: Less than Significant	No Mitigation Required	Alternatives 1–5: Less than Significant
<i>2.7 Energy</i>				
1. Result in a Potentially Significant Environmental Impact Due to Wasteful, Inefficient, or Unnecessary Consumption of Energy Resources	Alternatives 1–5: Less than Significant	Alternatives 1–5: Less than Significant	No Mitigation Required	Alternatives 1–5: Less than Significant
2. Conflict with or Obstruct a State or Local Plan for Renewable Energy or Energy Efficiency	Alternatives 1–5: Significant	Alternatives 1–5: Significant	M-EN.2-1	Alternatives 1–5: Less than Significant
<i>2.8 Geology, Soils, and Mineral Resources</i>				
1. Exposure to Seismic-Related Hazards	Alternative 1: No Impact Alternatives 2–5: Less than Significant	Alternative 1: No Impact Alternatives 2–5: Less than Significant	No Mitigation Required	Alternative 1: No Impact Alternatives 2–5: Less than Significant
2. Soil Erosion or Topsoil Loss	Alternatives 1–5: Less than Significant	Alternatives 1–5: Less than Significant	No Mitigation Required	Alternatives 1–5: Less than Significant
3. Soil Stability	Alternatives 1–5: Less than Significant	Alternatives 1–5: Less than Significant	No Mitigation Required	Alternatives 1–5: Less than Significant
4. Expansive Soils	Alternative 1: No Impact Alternatives 2–5: Less than Significant	Alternative 1: No Impact Alternatives 2–5: Less than Significant	No Mitigation Required	Alternative 1: No Impact Alternatives 2–5: Less than Significant

Issue Topic	Potential Direct Impact	Potential Cumulative Impact	Mitigation Measure(s)	Impact After Mitigation
5. Unique Geologic Features	Alternative 1: No Impact Alternatives 2–5: Less than Significant	Alternative 1: No Impact Alternatives 2–5: Less than Significant	No Mitigation Required	Alternative 1: No Impact Alternatives 2–5: Less than Significant
<i>2.9 Greenhouse Gas Emissions and Climate Change</i>				
1. Conflict with the San Diego County Climate Action Plan	Alternative 1: Less than Significant Alternatives 2–5: Significant	Alternative 1: Less than Significant Alternatives 2–5: Significant	M-GC.1-1	Alternatives 1–5: Less than Significant
<i>2.10 Hazards and Hazardous Materials</i>				
1. Transport, Use, Disposal, or Accidental Release of Hazardous Materials; Hazards to Schools; and Existing Hazardous Materials Sites	Alternatives 1–5: Less than Significant	Alternatives 1–5: Less than Significant	No Mitigation Required	Alternatives 1–5: Less than Significant
2. Airports	Alternative 1: No Impact Alternatives 2–5: Less than Significant	Alternative 1: No Impact Alternatives 2–5: Less than Significant	No Mitigation Required	Alternative 1: No Impact Alternatives 2–5: Less than Significant
3. Emergency Response and Evacuation Plans	Alternative 1: No Impact Alternatives 2–5: Less than Significant	Alternative 1: No Impact Alternatives 2–5: Less than Significant	No Mitigation Required	Alternative 1: No Impact Alternatives 2–5: Less than Significant
4. Vectors	Alternative 1: No Impact Alternatives 2–5: Less than Significant	Alternative 1: No Impact Alternatives 2–5: Less than Significant	No Mitigation Required	Alternative 1: No Impact Alternatives 2–5: Less than Significant

Issue Topic	Potential Direct Impact	Potential Cumulative Impact	Mitigation Measure(s)	Impact After Mitigation
<i>2.11 Hydrology and Water Quality</i>				
1. Water Quality Standards and Requirements and Consistency with Water Quality Control Plans	Alternatives 1–5: Less than Significant	Alternatives 1–5: Less than Significant	No Mitigation Required	Alternatives 1–5: Less than Significant
2. Substantial Decrease of Groundwater Supplies or Interfere Substantially with Groundwater Recharge	Alternative 1: Less than Significant Alternatives 2–5: Significant	Alternative 1: Less than Significant Alternatives 2–5: Significant	M-HYD.2-1	Alternative 1: Less than Significant Alternatives 2–5: Significant and Unavoidable
3. Consistency with Sustainable Groundwater Management Plans	Alternative 1: No Impact Alternatives 2–5: Less than Significant	Alternative 1: No Impact Alternatives 2–5: Less than Significant	No Mitigation Required	Alternative 1: No Impact Alternatives 2–5: Less than Significant
<i>2.12 Land Use and Planning</i>				
1. Conflict with Land Use Plans, Policies, or Regulations	Alternative 1: No Impact Alternatives 2–5: Less than Significant	Alternative 1: No Impact Alternatives 2–5: Less than Significant	No Mitigation Required	Alternative 1: No Impact Alternatives 2–5: Less than Significant
<i>2.13 Noise</i>				
1. Excessive Temporary (Construction-Related) Noise Levels	Alternative 1: Less than Significant Alternatives 2–5: Significant	Alternatives 1–5: Less than Significant	M-N.1-1	Alternative 1: Less than Significant Alternatives 2–5: Significant and Unavoidable
2. Excessive Long-Term Stationary Noise Levels	Alternative 1: Less than Significant Alternatives 2–5: Significant	Alternatives 1–5: Less than Significant	M-N.2-1	Alternatives 1–5: Less than Significant
3. Excessive Long-Term Traffic Noise Levels	Alternatives 1–5: Less than Significant	Alternatives 1–5: Less than Significant	No Mitigation Required	Alternatives 1–5: Less than Significant
4. Excessive Groundborne Vibration	Alternatives 1–5: Less than Significant	Alternatives 1–5: Less than Significant	No Mitigation Required	Alternatives 1–5: Less than Significant

Issue Topic	Potential Direct Impact	Potential Cumulative Impact	Mitigation Measure(s)	Impact After Mitigation
2.14 Population and Housing				
1. Unplanned Population Growth	Alternatives 1–5: Less than Significant	Alternatives 1–5: Less than Significant	No Mitigation Required	Alternatives 1–5: Less than Significant
2.15 Public Services				
1. Fire Protection Services	Alternative 1: No Impact Alternatives 2-5: Less than Significant	Alternative 1: No Impact Alternatives 2-5: Less than Significant	No Mitigation Required	Alternative 1: No Impact Alternatives 2-5: Less than Significant
2. Police Protection Services	Alternative 1: No Impact Alternatives 2-5: Less than Significant	Alternative 1: No Impact Alternatives 2-5: Less than Significant	No Mitigation Required	Alternative 1: No Impact Alternatives 2-5: Less than Significant
2.16 Transportation				
1. Conflict with a Program, Plan, Ordinance, or Policy Addressing the Circulation System	Alternative 1: No Impact Alternatives 2–5: Less than Significant	Alternative 1: No Impact Alternatives 2–5: Less than Significant	No Mitigation Required	Alternative 1: No Impact Alternatives 2–5: Less than Significant
2. Exceed the Threshold for VMT	Alternative 1: Less than Significant Alternatives 2–5: Significant	Alternative 1: Less than Significant Alternatives 2–5: Significant	M-TR.2-1	Alternative 1: Less than Significant Alternatives 2–5: Significant and Unavoidable
3. Substantially Increase Hazards due to a Design Feature	Alternative 1: No Impact Alternatives 2–5: Less than Significant Impact	Alternative 1: No Impact Alternatives 2–5: Less than Significant Impact	No Mitigation Required	Alternative 1: No Impact Alternatives 2–5: Less than Significant Impact
4. Result in Inadequate Emergency Access	Alternative 1: No Impact Alternatives 2–5: Less than Significant	Alternative 1: No Impact Alternatives 2–5: Less than Significant	No Mitigation Required	Alternative 1: No Impact Alternatives 2–5: Less than Significant

Issue Topic	Potential Direct Impact	Potential Cumulative Impact	Mitigation Measure(s)	Impact After Mitigation
<i>2.17 Tribal Cultural Resources</i>				
1. Substantial Adverse Change in the Significance of Tribal Cultural Resources	Alternatives 1-5: Less than Significant	Alternatives 1-5: Less than Significant	No Mitigation Required	Alternatives 1-5: Less than Significant
<i>2.18 Utilities and Service Systems</i>				
1. Adequate Water Supplies	Alternative 1: Less than Significant Alternatives 2–5: Significant	Alternative 1: Less than Significant Alternatives 2–5: Significant	M-UT.1-1 M-UT.1-2	Alternative 1: Less than Significant Alternatives 2–5: Significant and Unavoidable
2. Adequate Wastewater Treatment Facilities	Alternatives 1–5: Less than Significant	Alternatives 1–5: Less than Significant	No Mitigation Required	Alternatives 1–5: Less than Significant
3. Sufficient Landfill Capacity and Solid Waste Regulations	Alternatives 1–5: Less than Significant	Alternatives 1–5: Less than Significant	No Mitigation Required	Alternatives 1–5: Less than Significant
<i>2.19 Wildfire</i>				
1. Increase the Risk of Wildland Fire Ignition	Alternatives 1–5: Less than Significant	Alternatives 1–5: Less than Significant	No Mitigation Required	Alternatives 1–5: Less than Significant
2. Exacerbate Wildfire Risks Due to Slope, Prevailing Winds, and Other Factors	Alternatives 1–5: Less than Significant	Alternatives 1–5: Less than Significant	No Mitigation Required	Alternatives 1–5: Less than Significant
3. Install Infrastructure That Exacerbates Fire Risk	Alternatives 1–5: Less than Significant	Alternatives 1–5: Less than Significant	No Mitigation Required	Alternatives 1–5: Less than Significant
4. Expose People or Structures to Post-Fire Risks	Alternatives 1–5: Less than Significant	Alternatives 1–5: Less than Significant	No Mitigation Required	Alternatives 1–5: Less than Significant

**Table S.2 Summary of the Environmental Effects of the Alternatives
Relative to Those of the Proposed Project**

Environmental Topic	Alternative 2: Proposed Project—Cannabis Program Consistent with State Requirements	Alternative 1: No Project—Retention of Current Cannabis Regulations	Alternative 3: Cannabis Program with Expanded County Regulations	Alternative 4: Cannabis Program with Outdoor Cannabis Cultivation Prohibition	Alternative 5: Cannabis Program with Maximum 1 Acre of Outdoor Cannabis Cultivation Canopy
Aesthetics	Significant and unavoidable	Less (LTS, eliminates SU impact)	Similar	Less	Similar
Agriculture and Forest Resources	No impact	Similar (NI)	Similar (NI)	Similar (NI)	Similar (NI)
Air Quality	Significant and unavoidable (odor impacts only)	Less (LTS, eliminates SU impact)	Less	Less (LTS, eliminates SU impact)	Less
Biological Resources	Less than significant (with mitigation)	Less	Similar	Less	Similar
Cultural and Paleontological Resources	Less than significant	Less	Similar	Less	Similar
Energy	Less than significant (with mitigation)	Less	Similar	Less	Similar
Geology, Soils, and Mineral Resources	Less than significant	Less	Similar	Less	Similar
Greenhouse Gas Emissions and Climate Change	Less than significant (with mitigation)	Less	Similar	Less	Similar
Hazards and Hazardous Materials	Less than significant	Less	Similar	Less	Similar
Hydrology and Water Quality	Significant and unavoidable (groundwater supply impacts only)	Less (LTS, eliminates SU impact)	Similar	Less	Similar
Land Use and Planning	Less than significant	Less (NI)	Similar	Similar	Similar
Noise	Significant and unavoidable (construction noise impacts only)	Less (LTS, eliminates SU impact)	Similar	Similar	Similar
Population, and Housing	Less than significant	Less	Similar	Similar	Similar
Public Services	Less than significant	Less (NI)	Similar	Similar	Similar

Environmental Topic	Alternative 2: Proposed Project—Cannabis Program Consistent with State Requirements	Alternative 1: No Project—Retention of Current Cannabis Regulations	Alternative 3: Cannabis Program with Expanded County Regulations	Alternative 4: Cannabis Program with Outdoor Cannabis Cultivation Prohibition	Alternative 5: Cannabis Program with Maximum 1 Acre of Outdoor Cannabis Cultivation Canopy
Transportation	Significant and unavoidable (vehicle miles traveled impacts only)	Less (LTS, eliminates SU impact)	Similar	Similar	Similar
Tribal Cultural Resources	Less than significant	Less	Similar	Less	Similar
Utilities and Service Systems	Significant and unavoidable (water supply impacts only)	Less (LTS, eliminates SU impact)	Similar	Less	Similar
Wildfire	Less than significant	Less	Similar	Less	Similar

Notes: NI = no impact; LTS = less than significant; SU = significant and unavoidable.

Source: Compiled by Ascent in 2024.



VINCE NICOLETTI
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND DRIVE, SUITE 210, SAN DIEGO, CALIFORNIA 92123
(858) 505-6445 General • (858) 694-2705 Codes Compliance
(858) 565-5920 Building Services

NOTICE OF PREPARATION DOCUMENTATION AND PUBLIC SCOPING MEETING FOR AN ENVIRONMENTAL IMPACT REPORT

Date: March 6, 2025

NOTICE IS HEREBY GIVEN that the County of San Diego (County), Department of Planning & Development Services Sustainability Planning Division, will be the Lead Agency and will prepare an Environmental Impact Report (EIR) in accordance with the California Environmental Quality Act (CEQA) for the project below. The County is seeking public and agency input on the scope and content of the environmental information to be contained in the EIR. An Initial Study (IS) document, which contains a description of the probable environmental effects of the project, can be reviewed at the following website link:

https://www.sandiegocounty.gov/pds/ceqa_public_review.html

NORTH COUNTY MSCP PLAN

DESCRIPTION OF THE PROJECT:

The County of San Diego's Multiple Species Conservation Program (MSCP), is a long-term, regional habitat conservation program focusing on balancing two unique aspects of San Diego County: high biological diversity and urban growth. Under this program, large blocks of interconnected habitat would be conserved through acquisition of land by private and public entities. The County's MSCP is comprised of three separate planning areas covering unincorporated regions of San Diego County in the South County, North County, and East County. The MSCP plans associated with each of the planning areas are the County Subarea Plan (South County Subarea Plan) (adopted), North County Plan (Plan, draft), and East County Plan (future).

The North County Plan (North County Plan, Plan, or Project) would provide take coverage for 40 species, specifically 31 animals and 9 plant species (Covered Species). These Covered Species are currently listed as threatened or endangered by California and/or the federal government, may become listed during the 30-year permit term, or serve as a species whose presence indicates elements of habitat structure and ecological function or habitat connectivity. Of the total 40 Covered Species included in this Plan, 24 are state or federally listed or proposed to be listed as endangered or threatened. This Plan includes measures to conserve all the Covered Species, whether listed or not.

The North County Plan would extend the benefits of the existing MSCP (the South County Subarea Plan) to contribute to the conservation of sensitive species and habitats while providing a streamlined permitting process for landowners, agricultural operators, businesses, and residents in the unincorporated regions of northwest San Diego County.

NOTICE OF PREPARATION DOCUMENTATION AND PUBLIC SCOPING MEETING FOR AN ENVIRONMENTAL IMPACT REPORT

The Plan also aims to conserve and protect habitats for the Covered Species by creating and managing a North County Preserve (Preserve). This Preserve would ensure the conservation and management of the 40 Covered Species by conserving the natural communities covered by the Plan across a range of elevations to allow species and habitats to shift spatially in response to climate change. Monitoring and adaptive management would ensure habitat conservation and aid in species recovery. Implementation of the Plan would create a connected Preserve, allowing species to move freely and maintain ecological processes. This would also benefit other sensitive species and may prevent the need to list additional species as threatened or endangered.

While the Plan would facilitate a streamlined permitting process for development within areas already planned for development under the County's General Plan, it would not result in any additional urban development or changes in the intensity of development within the Plan area. Rather, the Plan would designate specific parcels for conservation that could also potentially be subject to incidental habitat restoration, vegetation management, minor surface grading, irrigation, or other related physical activities associated with enhancement and maintenance of habitat or the provision of compatible recreational opportunities on Preserve land. The Plan is independent and not reliant on other regional conservation plans in San Diego or Riverside counties. It is separate from other subarea plans under the Multiple Species Conservation Program (MSCP) and Multiple Habitat Conservation Program (MHCP).

This Initial Study (IS) evaluates the potential impacts of adopting and implementing the North County Plan. The purpose of this IS is to inform agency decision makers and the public regarding the potential environmental effects of adopting and implementing the North County Plan, whether such effects are significant and potential measures to mitigate significant effects that could reduce significant adverse environmental impacts.

Goals of the North County Plan include the following:

- Provide a regulatory process that allows for efficient permitting of residential and commercial development, community infrastructure projects, agricultural expansion, as well as providing greater certainty for economic and urban development through the identification of appropriate locations for new development.
- Facilitate a balanced approach of conserving high biological value habitats while streamlining development in less biologically sensitive areas.
- Create a preserve that will protect and maintain ecosystem functions and values, maintain the range of natural biological communities, the 40 Covered Species, and native biodiversity within the Plan Area, and maintain opportunities for movement and genetic exchange of native organisms.
- Conserve and maintain habitat to ensure protection of covered and other sensitive species that precludes the need for future listings of species as threatened or endangered.
- Conduct habitat management and restoration within the Preserve to maintain and enhance Covered Species habitat.
- Monitor the Covered Species populations within the Preserve to inform management and ensure the persistence of the Covered Species.

NOTICE OF PREPARATION DOCUMENTATION AND PUBLIC SCOPING MEETING FOR AN ENVIRONMENTAL IMPACT REPORT

- Maintain the scenic beauty, natural biological diversity, cultural resources, and compatible recreational opportunities within the Plan Area to enhance the quality of life of the public while protecting the Covered Species.

Projects and activities covered under the incidental take permits include three general categories:

- Private development projects that conform to the Plan and the North County Biological Mitigation Ordinance (BMO)
- County projects and activities that conform to the Plan and the North County BMO
- Implementation of management and monitoring of the North County Preserve consistent with the requirements of the Plan, Framework Resource Management Plan (FRMP), and subsequent site-specific RMPs

LOCATION OF THE PROJECT:

The North County Plan Area (Plan Area) represents the geographic boundary that defines the extent of the analysis for the development of the North County Plan and encompasses the northwestern unincorporated areas of San Diego County, totaling 699,411 acres. Segments of the Plan Area are separated by land in incorporated cities, and not subject to this Plan. The northern border of the Plan Area follows the County's boundary with Orange and Riverside counties. The western border of the Plan Area follows the boundary of unincorporated areas and the cities of Fallbrook, Oceanside, Vista, Carlsbad, Encinitas, Escondido, and San Diego. There are also County-owned or County-managed lands within the incorporated cities within the Multiple Habitat Conservation Program (MHCP) Plan Area in the western portions of the Plan Area. The southern border of the Plan Area mostly follows the boundary of the South County MSCP and the San Diego River watershed boundary. The eastern boundary is along the mountain-desert divide and follows parcel and ownership boundaries in that area.

PROBABLE ENVIRONMENTAL EFFECTS:

The probable environmental effects associated with the Project are detailed in the attached Initial Study (IS). All questions answered "Potentially Significant Impact" will be analyzed further in the EIR. All questions answered "Less Than Significant Impact or No Impact" will be summarized but will not be analyzed further in the EIR. Potential issues and impacts to the existing environment to be analyzed in the EIR include the following environmental topics:

- | | |
|--------------------------------------|-----------------------------|
| • Agriculture and Forestry Resources | • Mineral Resources |
| • Air Quality | • Noise |
| • Biological Resources | • Public Services (Parks) |
| • Cultural Resources | • Recreation |
| • Paleontological Resources | • Transportation |
| • Greenhouse Gas Emissions | • Tribal Cultural Resources |
| • Land Use/Planning | |

The EIR, consistent with CEQA, will include sufficient information to facilitate meaningful public review and informed public decision-making regarding the significant effects on the environment that may be caused by the project. The EIR will include information regarding the environmental baseline, including the past, current, and reasonably foreseeable expected future environmental impacts of implementing the project in the project area. Where needed, the EIR will identify potentially feasible mitigation measures to avoid and/or substantially lessen any significant adverse effects identified in the EIR's impact analysis. The EIR will also address the cumulative environmental consequences of the proposed project in combination with other closely related past, present, and reasonably foreseeable future projects in the area. This will serve to satisfy CEQA requirements regarding potential regional cumulative effects. In compliance with CEQA Guidelines Section 15126.6, the EIR will describe and evaluate the effects of a reasonable range of alternatives to the proposed project and will compare the impacts of the alternatives to the impacts of the proposed project. The EIR will also identify any alternatives that were considered but rejected by the lead agency as infeasible and briefly explain their reasoning. The EIR will provide an analysis of the No Project Alternative and will also identify the Environmentally Superior Alternative. The alternatives to be analyzed in the EIR will be developed during the environmental review process and will consider input received during the public scoping period.

PUBLIC SCOPING MEETING:

When: Tuesday, April 1, 2025 at 6:00 p.m.

Location: https://sdcounty-ca-gov.zoom.us/webinar/register/WN_MkgzFclhQEeTEcmeC9uajg

SUBMITTING COMMENTS:

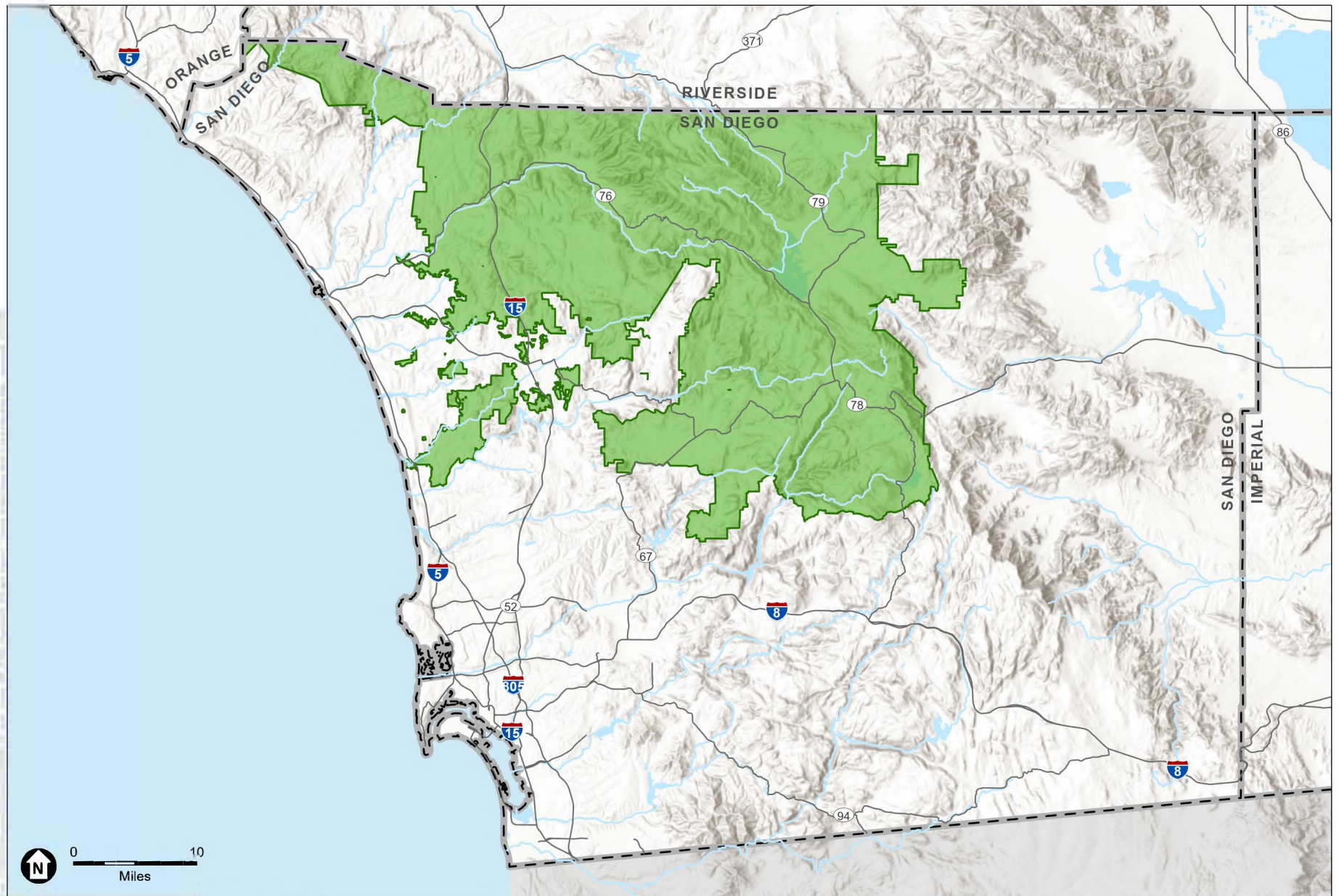
At this time, the County is soliciting comments on the NOP regarding your views on how the project may affect the environment. This information will be considered when preparing the EIR's discussion of environmental topics, significant effects, mitigation measures, and alternatives. Because of time limits mandated by state law, comments should be provided no later than April 5, 2025, at 5:00 p.m. You have several options for submitting comments: (1) during the scoping meeting, (2) by U.S. mail, or (3) by email. Comments provided by email should include "North County Plan – NOP Scoping Comments" in the subject line. Please send all comments to:

County of San Diego, Planning & Development Services, Sustainability Planning Division
Attention: Stephanie Neal, Project Manager
Mailing Address: 5510 Overland Avenue, Suite 210, San Diego, CA 92123
OR via email: MSCP@sdcounty.ca.gov

For additional information regarding the North County Plan, please contact Stephanie Neal by e-mail at Stephanie.Neal@sdcounty.ca.gov.

Attachments:

Figure 1 – County of San Diego North County Plan Area Map



SOURCE: ESA, 2024; San Diego County, 2024.

North County Plan IS

Figure 1
County of San Diego North County Plan Area Map

ENVIRONMENTAL CHECKLIST

Initial Study

1. Project Title: North County Plan
2. Lead Agency Name and Address: County of San Diego
Department of Planning & Development Services
Sustainability Planning Division
5510 Overland Avenue, Suite 210
San Diego, CA 92123
3. Contact Person and Phone Number: Stephanie Neal, Project Manager, (619) 510-5575
4. Project Location: San Diego County is bounded by the counties of Orange and Riverside to the north, the County of Imperial to the east, the United States–Mexico international border to the south, and the Pacific Ocean to the west. The North County Plan Area encompasses the northwestern unincorporated areas of San Diego County, totaling 699,411 acres.
5. Project Sponsor's Name and Address: County of San Diego
Department of Planning & Development Services
Sustainability Planning Division
5510 Overland Avenue, Suite 210
San Diego, CA 92123
6. General Plan Designation(s): Various
7. Zoning: Various
8. Description of Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary.)

The County of San Diego's Multiple Species Conservation Program (MSCP) is a long-term, regional habitat conservation program focusing on balancing two unique aspects of San Diego County: high biological diversity and rapid urban growth. Under this program, large blocks of interconnected habitat would be conserved through acquisition of land by private and public entities. The County's MSCP is comprised of three separate planning areas covering unincorporated regions of San Diego County in the South County, North County, and East County. The MSCP plans associated with each of the planning areas are the County Subarea Plan (South County Subarea Plan) (adopted), North County Plan (Plan, draft), and East County Plan (future).

The North County Plan Area (Plan Area) represents the geographic boundary that defines the extent of the analysis for the development of the North County Plan and encompasses the northwestern unincorporated areas of San Diego County, totaling 699,411 acres. Segments of the Plan Area are separated by land in incorporated cities, and not subject to this Plan. The northern border of the Plan Area follows the County's boundary with Orange and Riverside counties. The western border of the Plan Area follows the boundary of unincorporated areas and the cities of Fallbrook, Oceanside, Vista, Carlsbad, Encinitas, Escondido, and San Diego. There are also County-owned or County-managed lands within the incorporated cities within the Multiple Habitat Conservation Program (MHCP) Plan Area in the western portions of the Plan Area. The southern border of the Plan Area mostly follows the boundary of the South County Subarea Plan and the San Diego River watershed boundary. The eastern boundary is along the mountain-desert divide and follows parcel and ownership boundaries in that area.

The North County Plan (North County Plan, Plan or Project) would provide take coverage for 40 species, specifically 31 animals and 9 plant species (Covered Species). These Covered Species are currently listed as threatened or endangered by California and/or the federal government, may become listed during the 30-year permit term, or serve as a species whose presence indicates elements of habitat structure and ecological function or habitat connectivity. Of the total 40 Covered Species included in this Plan, 24 are state or federally listed or proposed to be listed as endangered or threatened. This Plan includes measures to conserve all the Covered Species, whether listed or not.

The North County Plan would extend the benefits of the existing MSCP (the South County Subarea Plan) to contribute to the conservation of sensitive species and habitats while providing a streamlined permitting process for landowners, agricultural operators, businesses, and residents in the unincorporated regions of northwest San Diego County.

The Plan also aims to conserve and protect habitats for the Covered Species by creating and managing a North County Preserve (Preserve). This Preserve would ensure the conservation and management of the 40 Covered Species by conserving the natural communities covered by the Plan across a range of elevations to allow species and habitats to shift spatially in response to climate change. Monitoring and adaptive management would ensure habitat conservation and aid in species recovery. Implementation of the Plan would create a connected Preserve, allowing species to move freely and maintain ecological processes. This would also benefit other sensitive species and may prevent the need to list additional species as threatened or endangered.

While the Plan would facilitate a streamlined permitting process for development within areas already planned for development under the County's General Plan, it would not result in any additional urban development or changes in the intensity of development within the Plan area. Rather, the Plan would designate specific parcels for conservation that could also potentially be subject to incidental habitat restoration, vegetation management, minor surface grading, irrigation, or other related physical activities associated with enhancement and maintenance of habitat or the provision of compatible recreational opportunities on Preserve land. The Plan is independent and not reliant on other regional conservation plans in San Diego or Riverside counties. It is separate from other subarea plans under the Multiple Species Conservation Program (MSCP) and Multiple Habitat Conservation Program (MHCP).

Goals of the North County Plan include the following:

- Provide a regulatory process that allows for efficient permitting of residential and commercial development, community infrastructure projects, agricultural expansion, as well as providing greater certainty for economic and urban development through the identification of appropriate locations for new development.
- Facilitate a balanced approach of conserving high biological value habitats while streamlining development in less biologically sensitive areas.
- Create a preserve that will protect and maintain ecosystem functions and values, maintain the range of natural biological communities, the 40 Covered Species and native biodiversity within the Plan Area, and maintain opportunities for movement and genetic exchange of native organisms.
- Conserve and maintain habitat to ensure protection of covered and other sensitive species that precludes the need for future listings of species as threatened or endangered.
- Conduct habitat management and restoration within the Preserve to maintain and enhance Covered Species habitat.
- Monitor the Covered Species populations within the Preserve to inform management and ensure the persistence of the Covered Species.
- Maintain the scenic beauty, natural biological diversity, cultural resources, and compatible recreational opportunities within the Plan Area to enhance the quality of life of the public while protecting the Covered Species.

Projects and activities covered under the incidental take permits include three general categories:

- Private development projects that conform to the Plan and the North County Biological Mitigation Ordinance (BMO)
- County projects and activities that conform to the Plan and the North County BMO
- Implementation of management and monitoring of the North County Preserve consistent with the requirements of the Plan, Framework Resource Management Plan (FRMP), and subsequent site-specific RMPs

This Initial Study (IS) evaluates the potential impacts of adopting and implementing the North County Plan. The purpose of this IS is to inform agency decision makers and the public regarding the potential environmental effects of adopting and implementing the North County Plan, whether such effects are significant and potential measures to mitigate significant effects that could reduce significant adverse environmental impacts.

9. Surrounding Land Uses and Setting. (Briefly describe the project's surroundings.)

San Diego County is bounded by Orange and Riverside counties to the north, Imperial County to the east, the United States–Mexico international border to the south, and the Pacific Ocean to the west. The North County Plan Area encompasses the northwestern unincorporated areas of San Diego County, as shown in **Figure 1**, *Regional Location*.

Regional access to the Plan Area includes Interstate 5 (I-5) and I-15, which both run north and south throughout the western portion of the Plan Area, State Highway 67 that runs north and south within the County, and State Highway 76 and 78 that both run east and west across the County.

Urban areas within the Plan Area are located predominantly in the western portion of the Plan Area and throughout the coastal cities of the County. Further east, the land is less developed and more rural in nature, with larger lot sizes. The Plan Area is predominantly agricultural in Bonsall, Fallbrook, North County Metro, Pala/Pauma, and Valley Center, as shown in **Figure 2, Existing Land Uses**.

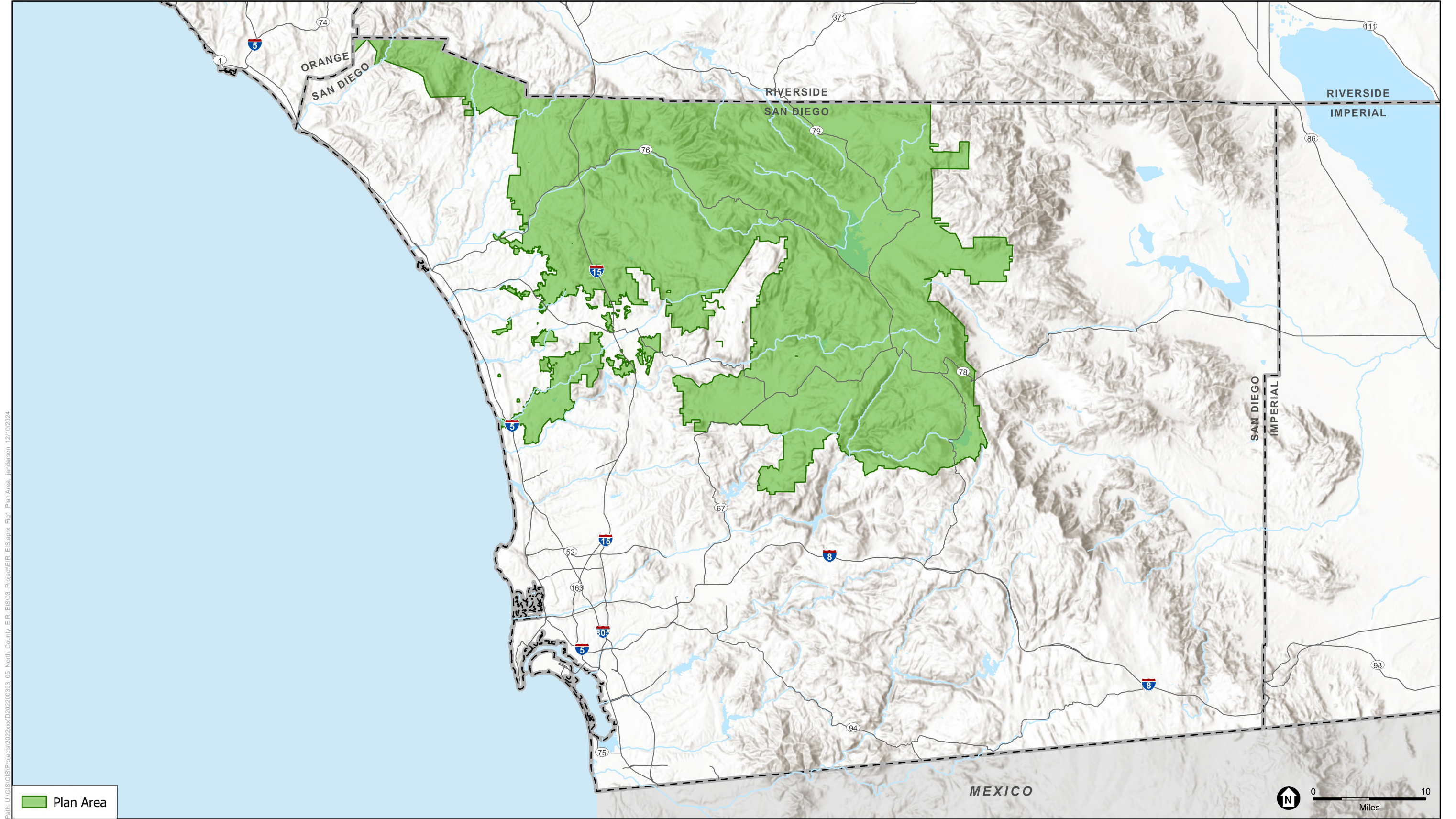
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.)

Agency	Permit Type/Action
County of San Diego	North County MSCP Plan Adoption NC Biological Mitigation Ordinance and Implementing Agreement
California Department of Fish and Wildlife (CDFW)	Incidental Take Permit/Take Authorization
U.S. Fish and Wildlife Service (USFWS)	Incidental Take Permit/Take Authorization

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

Note: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2.) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

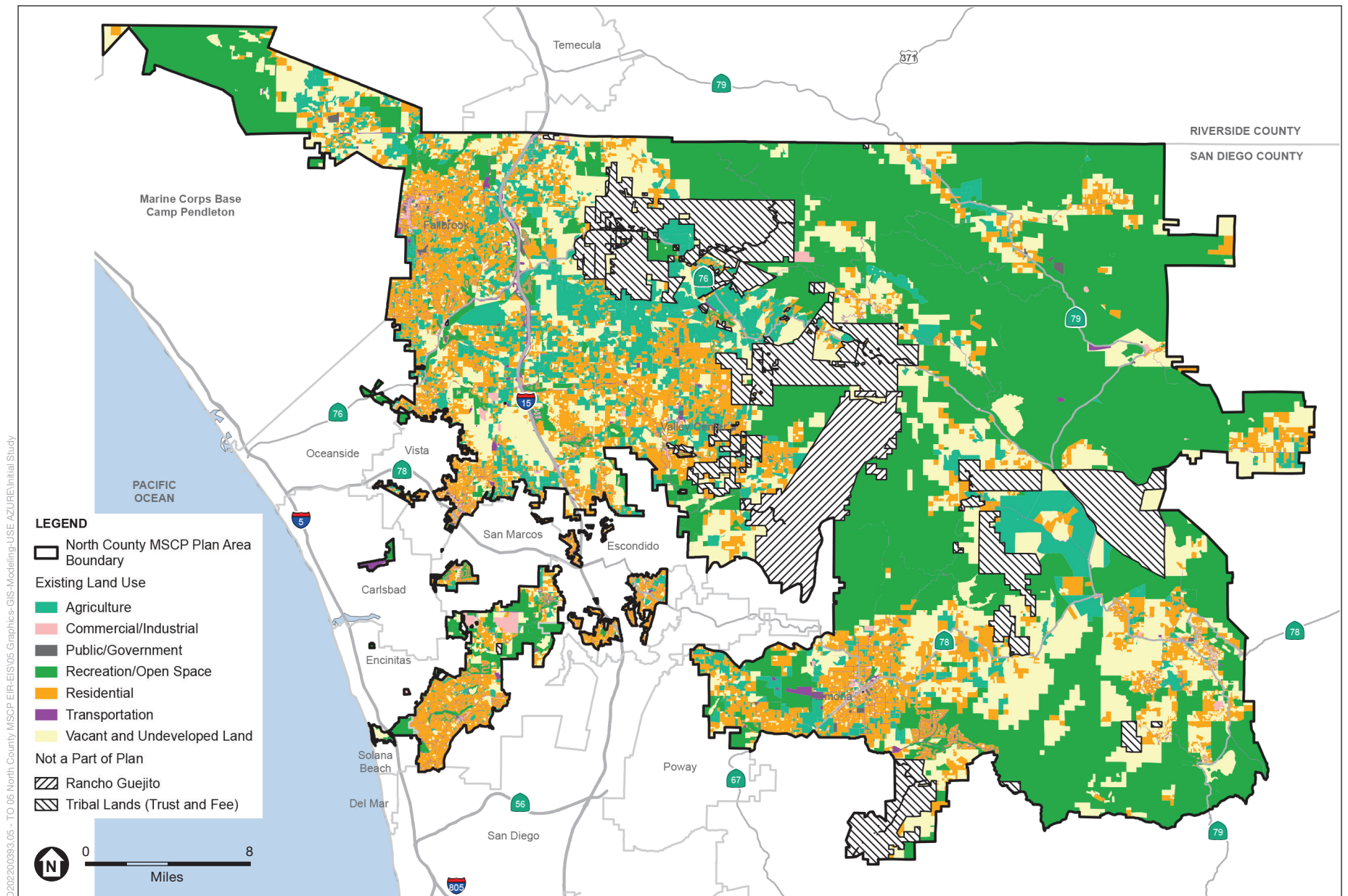
In accordance with California Assembly Bill 52 requirements, the County will initiate Tribal consultation, the results of which will be summarized in the Draft EIR.



SOURCE: ESA, 2024; San Diego County, 2024.

North County Plan IS

Figure 1
Regional Location



SOURCE: County of San Diego, SANDAG, SanGIS

North County Plan Project

Figure 2
Existing Land Uses

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|--|--|--|
| <input type="checkbox"/> Aesthetics | <input checked="" type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial study:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

Stephanie Neal
Printed Name

March 6, 2025

Date

Project Manager
Title

Environmental Checklist

Aesthetics

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
I. AESTHETICS — Except as provided in Public Resources Code Section 21099, would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) **Less Than Significant Impact.** A scenic vista is a public viewpoint that provides expansive views of a highly valued landscape for the benefit of the public. The Plan Area contains scenic highways, corridors, natural features such as unique topographic resources, dark skies, historical built environment including architectural design, historical structures, trails, and districts, all of which can be considered valuable scenic resources (San Diego County 2011). The North County Plan proposes to create large, connected preserve areas that address regional habitat needs for the Covered Species through the acquisition of land by private and public entities. The North County Plan would also streamline the land use permitting process and encourage development in already developed areas and outside of the proposed preserve areas, which would not result in a substantial adverse effect on a scenic vista. While many public locations within San Diego County offer views of scenic resources, including views from public roads and trails or other accessible public property both County-wide and within the Plan Area, and while the North County Plan may direct where conservation is required, no development is proposed as part of the North County Plan, the visual effects of the North County Plan would not be significant. Based on the above, adoption of the North County Plan would result in minimal impact on scenic vistas. Therefore, impacts would be less than significant, and no further analysis of this issue is warranted in the EIR.
- b) **Less Than Significant Impact.** State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) . According to the California State Scenic Highway System Map, there are no officially designated scenic highways in the Plan Area (Caltrans 2024). The nearest officially designated scenic highway is State Route 78, located approximately 37 miles east of the Plan Area when traveling along State Route 78, near the North Pinyon Mountains. The nearest eligible scenic highways in the

Plan Area include I-5, I-15, State Route 76, 78, and 79, as shown in Figure 3, *Scenic Highways in the Plan Area* (Caltrans 2024). Additionally, the San Diego County General Plan Conservation and Open Space Element identifies various scenic routes throughout San Diego County and within the Plan Area (San Diego County 2011). The North County Plan would not adversely impact any of these scenic highways, corridors, and routes because while the North County Plan may direct where development may occur, the North County Plan would not propose development that would result in visible alterations to the visual environment. Since no development is proposed under the North County Plan, its adoption would result in less than significant impacts to trees, rock outcroppings, and historic buildings within a state scenic highway. No further analysis of this issue is warranted in the EIR.

- c) **Less Than Significant Impact.** As discussed in Responses “I.a” and “I.b” above, in non-urbanized areas of the Plan Area, lands would be preserved for habitat conservation and preservation. Although the North County Plan could include restoration, maintenance, and monitoring activities such as vegetation removal, minor grading, native plantings, and associated equipment and personnel staging, such activities would be temporary in nature and would generally be localized, limited in intensity, and would result in enhanced habitat quality for Covered Species without the introduction of visually intrusive or prominent features that could detract from the existing visual character or quality of the areas being preserved under the Plan. Therefore, implementation of habitat preservation and enhancement activities consistent with the Plan would not be expected to substantially degrade the existing visual character or quality of public views and its surroundings. In addition, since the North County Plan does not propose development, no notable changes to visual quality or character would occur. The North County Plan is not expected to conflict with the aesthetics and visual resources plan and policies of the San Diego County General Plan because no development is proposed that would result in visible alternations to the visual environment. Since no development is proposed and implementation would involve localized habitat restoration, maintenance, and monitoring activities with minimal visual changes to affected sites, adoption of the North County Plan would not conflict with the existing zoning or other plans and policies pertaining to aesthetics and visual resources. Therefore, impacts would be less than significant, and no further analysis of this issue is warranted in the EIR.
- d) **No Impact.** As discussed above, the North County Plan is not expected to result in any new development or substantial modifications to development patterns in the Plan Area. Accordingly, the Plan is not expected to create new sources of substantial light or glare, which would adversely affect day or nighttime views in the Plan Area because no development is proposed. The North County Plan would not involve any physical improvements such as outdoor lighting or building materials with highly reflective properties that would result in substantial light or glare. The North County Plan would serve as an avenue for the implementation of goals and policies outlined in the San Diego County General Plan pertaining to biological preservation and conservation. Although the North County Plan would streamline the land use permitting process and encourage additional development within developed areas of the Plan Area, any future discretionary project that is located within the Plan Area boundaries would be subject to CEQA and further environmental review. The North County Plan would not alter or modify any established policies regulating lighting associated with future development. Therefore, no impact would occur, and no further analysis of this issue is warranted in the EIR.

References

Caltrans, 2024. California State Scenic Highway System Map. Available online at:
<https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aaca>, accessed November 7, 2024.

San Diego County, 2011. General Plan Chapter 5 Conservation and Open Space Element. Available online at:
<https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/GP/ConservationandOpenSpace.pdf>, accessed November 6, 2024.

Agriculture and Forestry Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
II. AGRICULTURE AND FORESTRY RESOURCES —				
In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) **Potentially Significant Impact.** Based on a review of the San Diego County General Plan Conservation and Open Space Element, San Diego County has the fourth highest number of farms of any county in the country and third highest number of farms of any county in California (San Diego County 2011). The Plan Area encompasses large areas of existing agriculture that maintain conservation value for endangered species and serve as valuable open space. According to the Department of Conservation (DOC), the Plan Area is comprised of Prime Farmland, Farmland of Statewide Importance, Unique Farmland, Grazing Land, Farmland of Local Importance, Other Land, Vacant or Disturbed Land, Rural Residential Land, and Urban and Built-Up Land (DOC 2022a). Since the North County Plan proposes to create large, connected preserve areas through the acquisition of land by private and public entities and since the proposed amount of land to be acquired is unknown at the time of this Initial Study, adoption of the North County Plan has the potential to convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use. Therefore, impacts would be potentially significant, and further analysis of this issue is warranted in the EIR.

- b) **Less Than Significant Impact.** According to the DOC, the Plan Area contains Prime Agricultural Land and Nonprime Agriculture Land that are within a Williamson Act contract (DOC 2022b). Portions of the Plan Area are located within two agricultural zones: Limited Agricultural (A70) and General Agricultural (A72). These zones allow multiple land uses and do not limit preserves, conservation easements, or dedicated open space easements, which may be created in A70 and A72 zones as a result of the North County Plan (San Diego County, 1978). Williamson Act contracts limit land development to specific uses like agriculture, recreation, and open space. The North County Plan aims to create connected preserve areas for regional habitat needs, and the proposed land uses are consistent with A70 and A72 and thus, the North County Plan would be consistent with Williamson Act contracts and would not conflict with any other agricultural zoning. Therefore, impacts would be less than significant, and no further analysis of this issue is warranted in the EIR.
- c) **Potentially Significant Impact.** San Diego County does not include lands designated or zoned for forest land, timberland, or timberland production (San Diego County 2017). However, San Diego County contains lands managed by the United States Forest Service (USFS) including the Cleveland National Forest and other areas like the Palomar, Volcan, Hot Springs, Cuyamaca, and Laguna Mountains (San Diego County 2017). Since the North County Plan proposes to create large, connected preserve areas through the acquisition of land by private and public entities and since the proposed amount of land to be acquired is unknown at the time of this Initial Study, the adoption of the North County Plan has the potential to conflict with existing zoning or cause rezoning of forest land, timberland, or timberland production. Therefore, impacts would be potentially significant, and further analysis is warranted in the EIR.
- d) **Potentially Significant Impact.** As discussed in Response “II.c” above, San Diego County includes lands managed by the USFS including the Cleveland National Forest and other areas like the Palomar, Volcan, Hot Springs, Cuyamaca, and Laguna Mountains (San Diego County 2017). Since the North County Plan proposes to create large, connected preserve areas through the acquisition of land by private and public entities and since the proposed amount of land to be acquired is unknown at the time of this Initial Study, the adoption of the North County Plan has the potential to result in the loss of forest land or conversion of forest land to non-forest use. Therefore, impacts would be potentially significant, and further analysis is warranted in the EIR.
- e) **Potentially Significant Impact.** The Plan Area would acquire lands by private and public entities to create large, connected preserve areas. As discussed, the Plan Area consists of state designated Farmland and lands managed by the USFS. Adoption of the North County Plan has the potential to cause conversion of Farmland to non-agricultural uses and/or conversion of forest land to non-forest use through the acquisition of land. Therefore, impacts would be potentially significant, and further analysis is warranted in the EIR.

References

- DOC, 2022a. California Important Farmland Finder. Available online at: <https://maps.conservation.ca.gov/dlrp/ciff/>, accessed November 8, 2024.
- DOC, 2022b. California Williamson Act Enrollment Finder. Available online at: <https://maps.conservation.ca.gov/dlrp/WilliamsonAct/>, accessed November 8, 2024.
- San Diego County, 1978. Ordinance No. 5281 (New Series), San Diego County Zoning Code, Sections 2700 and 2720, Adopted October 18, 1978, Effective December 19, 1978.
- San Diego County, 2011. General Plan Chapter 5 Conservation and Open Space Element. Available online at: <https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/GP/ConservationandOpenSpace.pdf>, accessed November 6, 2024.
- San Diego County, 2017. County of San Diego Supplement to the 2011 General Plan Update (GPU) Program Environmental Impact Report (PEIR), Agriculture and Forestry Resources. Available online at: <https://www.sandiegocounty.gov/content/dam/sdc/pds/advance/cap/publicreviewdocuments/DraftSEIRdocuments/2.2%20Agricultural%20Resources.pdf>, accessed November 8, 2024.
-

Air Quality

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
III. AIR QUALITY —				
Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) **Potentially Significant Impact.** As discussed in the *Project Description*, the North County Plan does not propose development and thus would not alter the San Diego Association of Governments (SANDAG) population growth projections (SANDAG 2021). The adoption of the North County Plan would not result in direct emissions of substantial quantities of criteria pollutants listed in the California Ambient Air Quality Standards or toxic air contaminants as identified by the California Air Resources Board (CARB). However, the North County Plan includes measures to conserve all the Covered Species and would include maintenance and monitoring of future preserve areas, as well as restoration of habitat where necessary. It is anticipated that these restoration, maintenance, and monitoring activities could generate substantial emissions and/or vehicle trips based on a temporary basis, or an ongoing (weekly or monthly) basis. Since the amount of vehicle trips generated by the North County Plan are unknown at the time of this Initial Study, adoption of the North County Plan has the potential to conflict or obstruct an applicable air quality plan. Therefore, impacts would be potentially significant, and further analysis of this issue is warranted in the EIR.
- b) **Potentially Significant Impact.** San Diego County is located within the San Diego Air Basin (SDAB), which is currently designated as an attainment area for carbon monoxide (CO), nitrogen dioxide (NO₂), lead (Pb), sulfur dioxide (SO₂), and sulfates (SO₄²⁻) (San Diego County 2021). However, San Diego County is designated as non-attainment for ozone (O₃) under federal and state ambient air quality standards and non-attainment for O₃, fine particulate matter (PM_{2.5}), and coarse particulate matter (PM₁₀) under state ambient air quality standards. The North County Plan does not propose development within the Plan Area; however, adoption of the Plan would result in restoration, maintenance, and monitoring activities that could generate substantial emissions and/or vehicle trips and thus would have the potential to emit criteria air pollutants. Since the amount of air pollutants generated by the North County Plan are unknown at this time, adoption of the North County Plan has the potential to result in cumulatively considerable net increase of any criterial pollutant for which San Diego County is non-attainment under an applicable federal

or state ambient air quality standard. Therefore, impacts would be potentially significant, and further analysis of this issue is warranted in the EIR.

- c) **Potentially Significant Impact.** As discussed, the North County Plan does not propose new development; therefore, the North County Plan would not generate any construction-related emissions. Sensitive receptors, including residences, daycare centers, schools, hospitals, and other uses with higher sensitivity to air pollutant emissions, are located throughout the Plan Area, including some locations adjacent to the proposed preserve areas. Regarding mobile sources, the North County Plan includes measures to conserve all the Covered Species through restoration activities as well as routine maintenance and monitoring activities, which could result in substantial vehicle trips and substantial pollutant concentrations. Since the amount of vehicle trips and pollutants generated by the North County Plan are unknown at the time of this Initial Study, adoption of the North County Plan has the potential to expose sensitive receptors to substantial pollutant concentrations associated with restoration and routine maintenance and monitoring activities. Therefore, impacts would be potentially significant, and further analysis of this issue is warranted in the EIR.
- d) **Potentially Significant Impact.** Although the North County Plan does not propose new development which would result in direct emissions of objectionable odors or other emissions, the activities associated with the conservation and preservation of wildlife and species habitat could result in odors. The North County Plan proposes to create large, connected preserve areas through the acquisition of land by private and public entities which may consist of habitat and riparian restoration which could generate odors from increased decomposition of organic matter compared to existing conditions. Other potential odor-generating emissions activities include invasive species removal, which could generate odors from decaying vegetation or organic matter. Acquisition of land and the conversion of land to preserve areas could also generate odors by ground disturbance, cleaning up future project sites, remediating land with chemicals or other contaminants, and equipment use. Since the proposed amount of land to be acquired and/or converted is unknown at the time of this Initial Study, adoption of the North County Plan has the potential to create other emissions, such as objectionable odors that could adversely affect a substantial number of people. Therefore, impacts would be potentially significant, and further analysis of this issue is warranted in the EIR.

References

- San Diego County, 2021. County of San Diego Supplement to the 2011 GPU PEIR, Air Quality. Available online at: https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/BOS_Aug2011/EIR/FEIR_2.03_-_Air_Quality_2011.pdf, accessed November 8, 2024.
- SANDAG, 2021. 2021 Regional Plan. Available online at: <https://www.sandag.org/-/media/SANDAG/Documents/PDF/regional-plan/2021-regional-plan/final-2021-regional-plan/final-2021-regional-plan-flipbook.pdf>, accessed November 8, 2024.
-

Biological Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
IV. BIOLOGICAL RESOURCES — Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) **Potentially Significant Impact.** The North County Plan is focused on the coverage of 40 species that are listed endangered or threatened and proposes to create large, connected preserve areas that address regional habitat needs for the Covered Species through the acquisition of land by private and public entities. The North County Plan would also streamline the land use permitting process and encourage development in already developed areas and outside of the proposed preserve areas. The North County Plan would be subject to the federal Endangered Species Act, Section 10(a)(1)(B) and the Natural Community Conservation Planning (NCCP) Act, Section 2800 et seq of the California Fish and Game Code. For the acquisition of land by private and public entities, the North County Plan would be submitted to the wildlife agencies including the U.S. Fish and Wildlife Service (USFWS) and the California Department of Fish and Wildlife (CDFW) to obtain long-term Take Authorization and thus allow the taking of certain Covered Species incidental to land development and other lawful land uses which are authorized by the County. Since the proposed amount of land to be acquired is unknown at the time of this Initial Study, adoption of the North County Plan has the potential to result in potentially significant impacts to the Covered Species and their habitats and existing species and habitats in the Plan Area. Therefore, impacts would be potentially significant, and further analysis of this issue is warranted in the EIR.

- b) **Potentially Significant Impact.** As discussed, the North County Plan would create large, connected preserve areas that address regional habitat needs for the Covered Species through the acquisition of land by private and public entities. As discussed in Response “IV.a” above, the North County Plan would take coverage of 40 species and their habitat, including riparian habitat and species. Although the proposed amount of land that would be altered due to restoration or maintenance activities, which could result in a substantial adverse effect on a riparian habitat or other sensitive natural community, is unknown at the time of this Initial Study, adoption of the North County Plan has the potential to result in a substantial adverse effect on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by CDFW or USFWS. Therefore, impacts would be potentially significant, and further analysis of this issue is warranted in the EIR.
- c) **Potentially Significant Impact.** The North County Plan would not generate direct change to the physical environment as no development is proposed. However, as discussed in Response “IV.a” above, the North County Plan would provide take coverage for 40 species and their habitat by creating large, connected preserve areas. According to the National Wetlands Inventory, the Plan Area contains wetlands, riparian habitats, and other areas of interest, and thus, the restoration, maintenance, and monitoring activities under the Plan could result in alteration to existing habitat. (USFWS 2024). Since the proposed amount of land to be acquired and the specific wetlands to be affected from the North County Plan are unknown at the time of this Initial Study, adoption of the North County Plan has the potential to result in potentially significant impacts on federally protected wetlands through direct removal, filling, hydrological interruption, or other means. Therefore, impacts would be potentially significant, and further analysis of this issue is warranted in the EIR.
- d) **Potentially Significant Impact.** The North County Plan would not generate direct change to the physical environment as no development is proposed. However, the take of 40 species and their habitat and the acquisition of land by private and public entities may divide or isolate smaller areas within the Plan Area and thus interfere with the movement of a native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. Since the proposed amount of land to be acquired and the specific species and habitats to be affected are unknown at the time of this Initial Study, adoption of the North County Plan has the potential to result in potentially significant impacts to any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites. Therefore, impacts would be potentially significant, and further analysis of this issue is warranted in the EIR.
- e) **Potentially Significant Impact.** Although the North County Plan would not generate direct change to the physical environment as no development is proposed, the North County Plan would result in indirect impacts to biological resources and trees within the Plan Area through restoration, maintenance, and monitoring activities, including but not limited to clearing and grading of natural vegetation, minor grading/contouring, native plantings, and maintenance, repair, or minor alternation of designated trails. The acquisition of land by private and public entities would also result in indirect impacts to biological resources and trees through the conversion of land to preserve areas. Since the proposed amount of land to be acquired is

unknown at the time of this Initial Study, adoption of the North County Plan has the potential to conflict with local policies or ordinances protection biological resources, such as tree preservation policy or ordinance. Therefore, impacts would be potentially significant, and further analysis of this issue is warranted in the EIR.

- f) **Potentially Significant Impact.** Upon approval, the North County Plan would be submitted to the wildlife agencies including the USFWS and CDFW to obtain long-term Take Authorization, which would allow the coverage of the 40 Covered Species and habitats by private and public entities. Since the proposed amount of land to be acquired and specific habitats to be affected by the North County Plan are unknown at the time of this Initial Study, adoption of the North County Plan has the potential to conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan. Therefore, impacts would be potentially significant, and further analysis of this issue is warranted in the EIR.

References

USFWS, 2024. National Wetlands Inventory. Available online at:
<https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/>, accessed November 8, 2024.

Cultural Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
V. CULTURAL RESOURCES — Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of dedicated cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) **Potentially Significant Impact.** As discussed, the North County Plan would create large, connected preserve areas that address regional habitat needs for the Covered Species through the acquisition of land by private and public entities. Based on a review of the San Diego County General Plan Conservation and Open Space Element, preserves are referred to areas of environmental significance and beauty and are focused on the protection of biological, cultural, and historical resources, as well as community character, and to make these resources available for public recreation opportunities (San Diego County 2011). Since the North County Plan includes the acquisition of land which has the potential to convert land uses to preserve areas, such areas acquired could contain historical resources on site and thus, the North County Plan has the potential to create a substantial adverse change in the significance of a historical resource. Therefore, impacts would be potentially significant, and further analysis of this issue is warranted in the EIR.
- b) **Potentially Significant Impact.** The North County Plan includes the acquisition of land which has the potential to convert land uses to preserve areas, such areas acquired could have archeological resources on site and thus, the North County Plan has the potential to create a substantial adverse change in the significance of an archeological resource. Therefore, impacts would be potentially significant, and further analysis of this issue is warranted in the EIR.
- c) **Potentially Significant Impact.** Due to the Plan Area's series of streams that would have provided a food source and fresh water to prehistoric inhabitants, human remains could be present in the native soils in the Plan Area. Although the North County Plan does not propose development, the restoration, maintenance, and monitoring activities under the North County Plan could include ground disturbance and thus would have the potential to disturb undiscovered and/or unknown human remains. Therefore, impacts would be potentially significant, and further analysis of this issue is warranted in the EIR.

References

San Diego County, 2011. General Plan Chapter 5 Conservation and Open Space Element. Available online at: <https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/GP/ConservationandOpenSpace.pdf>, accessed November 6, 2024.

Energy

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
VI. ENERGY — Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) **Less Than Significant Impact.** The North County Plan does not propose new development and, as such, would not result in direct impacts due to wasteful, inefficient, or unnecessary consumption of energy related to construction and operation activities. Restoration activities, as well as ongoing maintenance and monitoring activities that would occur as a result of adoption of the Plan would generate an increased demand for energy and transportation fuels generated by the operation of equipment and vehicles traveling to and from the Plan Area. Energy and transportation fuel demand from maintenance equipment and vehicles would vary depending on factors such as the type and duration that the equipment and vehicles are powered on and used. However, the North County Plan would comply with anti-idling and emissions regulations, which would result in efficient use of energy and the minimization or elimination of wasteful and unnecessary consumption of energy. Based on the above, the North County Plan would not result in the wasteful, inefficient, and unnecessary consumption of energy and would not increase the need for new energy infrastructure. Therefore, impacts would be less than significant, and no further analysis of this issue is warranted in the EIR.
- b) **Less Than Significant Impact.** The adoption of the North County Plan would result in restoration, maintenance, and monitoring activities that would include energy consumption sources that are subject to state and local energy efficiency plans. On-road and off-road vehicles used during restoration, maintenance, and monitoring activities would be required to meet the ongoing federal and state fuel efficiency requirements. Additionally, all vehicles are required to comply with the California Air Resources Board (CARB) regulations regarding medium- and heavy-duty maintenance vehicles to ensure reduced fuel consumption from fuel-powered vehicles (CARB 2024). As discussed, discrete restoration efforts, as well as ongoing routine maintenance and monitoring activities, would require energy consumption from maintenance equipment and vehicles over the duration of the North County Plan. Since the energy consumption of vehicle trips generated by maintenance and monitoring activities is unknown at the time of this Initial Study and the North County Plan would comply with local and state regulations pertaining to energy, the North County Plan would not conflict with or obstruct a state or local plan. Therefore, impacts would be less than significant, and no further analysis of this issue is warranted in the EIR.

References

CARB, 2024. CARB updates the Low Carbon Fuel Standard to increase access to cleaner fuels and zero-emission transportation options. Available online at: <https://ww2.arb.ca.gov/news/carb-updates-low-carbon-fuel-standard-increase-access-cleaner-fuels-and-zero-emission>, accessed November 11, 2024.

Geology and Soils

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
VII. GEOLOGY AND SOILS — Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a.i) **No Impact.** Fault rupture is a plane or surface in the earth where failure has occurred and materials on opposite sides have moved relative to one another in response to the accumulation and release of stress. The U.S. Geological Survey defines active faults as those that have had surface displacements within the Holocene epoch (about the last 11,000 years). Potentially active faults are those that have had surface displacement during the Quaternary period, within the last 1.6 million years. The Plan Area is located within an area of Southern California with numerous active and potentially active faults.

According to the Alquist-Priolo Site Investigation Reports Application, northeastern portions of the Plan Area are underlain by active Quaternary Faults including Holocene, Quaternary, and Late Quaternary Faults (CGS 2024). Additionally, there is an Alquist-Priolo Site Investigation Report located in the Aguanga Mountains and desert area (CGS 2024a). Although portions of the Plan Area are located in fault rupture zones, the North County Plan does not propose development which would expose people or structures to risks associated with fault rupture

hazard zones. The adoption of the North County Plan would not result in impacts from the exposure of people or structures to a known fault rupture hazard zone. Therefore, no impact would occur, and no further analysis of this issue is warranted in the EIR.

- a.ii) **No Impact.** The Plan Area is located in Southern California, an area that is subject to strong seismic ground shaking. Seismically induced ground acceleration is the shaking motion that is produced by an earthquake. As discussed in Response “VII.a,i” above, northeastern portions of the Plan Area are underlain by active Quaternary Faults and there is an Alquist-Priolo Site Investigation Report located in the Aguanga Mountains and desert area (CGS 2024a). Additionally, the San Diego County Safety Element, Figure S-2, highlights active and inactive faults and the seismic shaking buffer within the Plan Area (San Diego County 2021). The North County Plan does not propose development which would expose people or structures to strong seismic ground shaking, thus the adoption of the North County Plan would not have the potential to cause risk related to strong seismic ground shaking. Therefore, no impact would occur, and no further analysis of this issue is warranted in the EIR.

- a.iii) **No Impact.** Liquefaction is the phenomenon in which saturated granular sediments temporarily lose their shear strength during periods of earthquake-induced strong ground shaking. The susceptibility of a site to liquefaction is a function of the depth, density, and water content of the granular sediments, and the magnitude and frequencies of earthquakes in the surrounding region. Saturated, unconsolidated silts, sands, and silty sands within 50 feet of the ground surface are most susceptible to liquefaction. Liquefaction-related phenomena include lateral spreading, ground oscillation, flow failures, loss of bearing strength, subsidence, and buoyancy effects. In addition, densification of the soil resulting in vertical settlement of the ground can also occur. Liquefaction can result in damage to infrastructure, including foundations.

According to the California Department of Conservation (DOC) and the California Geologic Survey (CGS), the Plan Area is not located within liquefaction zones (CGS 2024b; DOC 2022). The North County Plan does not propose development which would expose people or structures to risks associated with seismic-related ground failure, thus the adoption of the North County Plan would not have the potential to cause substantial risk related to seismic-ground failure, including liquefaction. Therefore, no impact would occur, and no further analysis of this issue is warranted in the EIR.

- a.iv) **No Impact.** The geologic and topographic characteristics of an area often determine the potential for landslides. Landslides (or slope failures) are the dislodging and failing of a mass of soil or rocks along a sloped surface. Small-scale slope failure typically occurs along stream banks, margins of drainage channels, and similar settings where steep banks or slopes occur. According to the San Diego County General Plan Safety Element, Figure S-3, the Plan Area is located within moderate and high landslide zones (San Diego County 2021). However, the North County Plan does not propose development which would expose people or structures to landslides. Additionally, while maintenance activities could involve low-impact activities such as weeding, clearing, minor grading, and irrigation, these activities are not anticipated to contribute to or result in landslide risks to people or structures in the Plan Area. Therefore, no impact would occur, and no further analysis of this issue is warranted in the EIR.

- b) **Less Than Significant Impact.** The North County Plan does not propose development; thus, adoption of the North County Plan is not anticipated to result in substantial soil erosion or the loss of topsoil due to construction activities from urban development. However, potential habitat restoration, maintenance, and monitoring activities could involve vegetation clearing, grading, and operation of localized irrigation systems, all of which would have the potential to result in erosion or the loss of topsoil. Nonetheless, in compliance with established water quality regulations, including the National Pollutant Discharge Elimination System (NPDES) General Construction Permit and the County's Low Impact Development (LID) requirements, such activities would be performed in a manner to limit erosion and measures would be implemented including erosion control that would further reduce the potential for erosion or the loss of topsoil. Thus, the North County Plan would not result in substantial soil erosion or the loss of topsoil. Therefore, impacts would be less than significant, and no further analysis of this issue is warranted in the EIR.
- c) **No Impact.** Unstable geologic units or soils commonly occur when there are landslides, lateral spreading, subsidence/collapse, or liquefaction.

Landslides

Landslides are described in Response "VII.a.iv" above; as discussed therein, the Plan Area is located within moderate and high landslide zones (San Diego County 2021). The North County Plan does not propose development that can be affected by landslides or create conditions that would contribute to landslide risk. Therefore, no impact would occur, and no further analysis of this issue is warranted in the EIR.

Lateral Spreading

Lateral spreading movement occurs when a soil mass slides laterally on liquefied soil layers, moving downslope or towards a free face. As discussed in Response "VII.a.iii" above, the Plan Area is not located within liquefaction zones (CGS 2024b; DOC 2022). The North County Plan does not propose development that can be affected by lateral spreading. Therefore, no impact would occur, and no further analysis of this issue is warranted in the EIR.

Subsidence/Collapse

Subsidence or collapse is the sinking of the ground surface caused by the compression of earth materials resulting from man-made activities such as groundwater or oil and gas withdrawal. The resulting compression typically occurs only once within affected soils and cannot be reversed or repeated due to fluctuations of the groundwater level. The North County Plan does not propose development that can be affected by subsidence and/or collapse, and does not propose uses that would involve withdrawal of groundwater, oil, or gas. Therefore, no impact would occur, and no further analysis of this issue is warranted in the EIR.

Liquefaction

Liquefaction is discussed in Response “VII.a.iii” above and the Plan Area is not located within liquefaction zones. The North County Plan does not propose development that can be affected by liquefaction. Therefore, no impact would occur, and no further analysis of this issue is warranted in the EIR.

- d) **No Impact.** Expansive soil is characterized by a clay composition whereby clay particles expand dramatically upon wetting. Structures constructed on expansive soils require special design considerations that are identified within the California Building Code. Based on the San Diego County General Plan Safety Element, Figure S-4, the Plan Area is underlain by expansive clays (San Diego County 2021). However, the North County Plan does not propose development that can be affected by expansive soils. Therefore, no impact would occur, and no further analysis of this issue is warranted in the EIR.
- e) **No Impact.** The Plan Area and unincorporated areas of San Diego County are served by public and private entities, including the County, special districts, joint powers agencies, and regional authorities including Fallbrook Public Utility District, Rainbow Municipal Water District (MWD), Olivenhain MWD, Vallecitos Water District, City of Escondido, City of San Diego, Ramona MWD, and Valley Center MWD (San Diego County Water Authority 2024). The North County Plan does not propose development and would not involve the installation of septic tanks or alternative wastewater disposal systems. Therefore, no impact would occur, and no further analysis of this issue is warranted in the EIR.
- f) **Potentially Significant Impact.** Paleontological resources are the fossilized remains of organisms that have lived in the region in the geologic past and whose remains are found in the accompanying geologic strata. This type of fossil record represents the primary source of information on ancient life forms, since the majority of species that have existed on earth from this era are extinct. Based on a review of the San Diego County General Plan Conservation and Open Space Element, San Diego County is divided into three distinct geomorphic regions including the Coastal Plan, the Peninsular Ranges, and the Salton Trough (the desert) (San Diego County 2011). Each region is characterized by different climatic, topographic, biological, and geologic settings. Correspondingly, each region contains geologic deposits that are associated with particular types of fossils, some of which are unique within the context of California and even the United States (San Diego County 2011). Although the adoption of the North County Plan does not propose development, Plan-related habitat restoration, maintenance, and monitoring activities may include site clearing and grading that would have the potential to disturb existing and undiscovered paleontological resources in the Plan Area. Therefore, impacts would be potentially significant, and further analysis of this issue is warranted in the EIR.

References

California Geological Survey (CGS), 2024a. Alquist-Priolo Site Investigation Reports Application. Available online at: <https://maps.conservation.ca.gov/cgs/informationwarehouse/apreports/>, accessed November 7, 2024.

CGS, 2024b. Earthquake Zones of Required Investigation. Available online at: <https://maps.conservation.ca.gov/cgs/EQZApp/app/>, accessed November 7, 2024.

California Department of Conservation (DOC), 2022. Seismic Hazards Program: Liquefaction Zones. Available online at: <https://maps-cnra-cadoc.opendata.arcgis.com/datasets/cadoc::cgs-seismic-hazards-program-liquefaction-zones/explore?location=33.192414%2C-116.755884%2C10.56>, accessed November 7, 2024.

San Diego County, 2011. General Plan Chapter 5 Conservation and Open Space Element. Available online at: <https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/GP/ConservationandOpenSpace.pdf>, accessed November 6, 2024.

San Diego County, 2021. General Plan Safety Element. Available online at: <https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/SafetyElement-Aug2021.pdf>, accessed November 7, 2024.

San Diego County Water Authority, 2024. Agency Map. Available online at: <https://www.sdcwa.org/annualreport/2020/resources/member-agency-map.php>, accessed November 7, 2024.

Greenhouse Gas Emissions

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
VIII. GREENHOUSE GAS EMISSIONS — Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) **Potentially Significant Impact.** The North County Plan does not propose development and thus, would not generate direct emissions of greenhouse gases (GHGs) from construction and demolition activities. However, adoption of the North County Plan would include habitat restoration, biological monitoring, and management of the Covered Species and vegetation communities within the Preserve that could generate GHG emissions through the use of mechanical equipment and vehicles traveling to and from the Plan Area. Since the amount of GHG emissions generated by the North County Plan is unknown at the time of this Initial Study and given the permit term of the North County Plan, it is anticipated that a substantial increase in GHG emissions could occur as a result of habitat restoration and routine maintenance and monitoring activities. Thus, adoption of the North County Plan has the potential to generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment. Therefore, impacts would be potentially significant, and further analysis of this issue is warranted in the EIR.
- b) **Potentially Significant Impact.** As discussed in Response “VIII.a” above, the North County Plan would involve habitat restoration, routine maintenance, and monitoring activities, which would generate GHG emissions through the operation of mechanical equipment and vehicles traveling to and from the Plan Area. Due to the limited information available pertaining to GHG emissions at the time of this Initial Study, adoption of the North County Plan would generate GHG emissions that could conflict with an applicable plan, policy, or regulation of an agency adopted for the purposes of reducing GHG emissions. Therefore, impacts would be potentially significant, and further analysis of this issue is warranted in the EIR.

References

N/A

Hazards and Hazardous Materials

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
IX. HAZARDS AND HAZARDOUS MATERIALS — Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) **Less Than Significant Impact.** Exposure of the public or the environment to hazardous materials could occur through improper handling or use of hazardous materials or hazardous wastes particularly by untrained personnel, a transportation accident, environmentally unsound disposal methods, or fire, explosion, or other emergencies. The severity of potential effects varies with the activity conducted, the concentration and type of hazardous material or wastes present, and the proximity of sensitive receptors. The North County Plan would involve the use of herbicides and pesticides during maintenance and monitoring activities. Any such materials utilized during Plan-related activities would likely be applied in limited amounts, and their use would be regulated by federal and state laws to ensure safe transport, use, storage, and disposal. In compliance with regulations and in accordance with manufacturer specifications, adoption of the North County Plan would result in minimal impacts to the public or the environment through the routine transport, use, or disposal of hazardous materials. Therefore, less than significant impacts would occur, and no further analysis of this issue is warranted in the EIR.
- b) **Less Than Significant Impact.** The North County Plan may involve the use of herbicides and pesticides during maintenance and monitoring activities, as well as vehicle fuels and related

substances associated with worker vehicles and mechanical equipment. However, the North County Plan would not create a significant hazard to the public or the environment because such materials would be used in small localized amounts and in accordance with applicable regulations. Since the North County Plan would not require the use of hazardous materials in substantial amounts, and the incidental use of such materials under the Plan would comply with local, state, and federal regulations, the North County Plan would result in minimal impacts to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment. Therefore, less than significant impacts would occur, and no further analysis of this issue is warranted in the EIR.

- c) **Less Than Significant Impact.** Some populations (e.g., children, elderly, sick, or disabled persons) are more susceptible to health effects of hazardous materials than the general population. Many schools are located within the Plan Area boundaries and as discussed above, the use of herbicides and pesticides during maintenance and monitoring activities may be used. However, any use, storage, handling, and disposal of potentially toxic substances would be handled in compliance with local, state, and federal regulations. Since the North County Plan would utilize hazardous materials in small amounts and in adherence to federal and state regulations, the North County Plan would not emit substantial hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing school. Thus, adoption of the North County Plan would not expose sensitive populations to substantial hazards or hazardous materials. Therefore, impacts would be less than significant, and no further analysis of this issue is warranted in the EIR.
- d) **No Impact.** Although portions of the North County Plan are located on areas that are on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, the North County Plan does not involve any specific land development. Any future discretionary project that is located within the Plan Area boundaries would be subject to CEQA and further environmental review. Therefore, no impact would occur, and no further analysis of this issue is warranted in the EIR.
- e) **No Impact.** The North County Plan encompasses the northwestern portion of the County, which contains various private airports including Lyall-Roberts Airport- 37CL, Pauma Valley Air Park, Rincon Airfield, Blackinton Airport Property, Warner Springs Air Park, Fallbrook Airpark, Ramon Airport, McClellan-Palomar Airport, Carlsbad Airport Centre (San Diego County 2011). Since the North County Plan does not propose development, adoption of the North County Plan would not have the potential to result in a safety hazard or excessive noise for people residing or working in the Plan Area. Therefore, no impact would occur, and no further analysis of this issue is warranted in the EIR.
- f) **No Impact.** The following sections summarize the Project's consistency with applicable emergency response plans or emergency evacuation plans.

San Diego County Operational Area Emergency Operations Plan

The Operational Area Emergency Operations Plan (OA EOP) is designed to be used by individual jurisdictions within the OA for the development of their own emergency plans. In some cases,

with minor modifications as appropriate, the OA EOP can be used as the basis for city plans. It describes the roles and responsibilities of all County departments (including many city departments), and the relationship between the County and its departments and the jurisdictions within the County (San Diego County 2022). The North County Plan is consistent with the OA EOP because the Plan would not prohibit subsequent plans from being established.

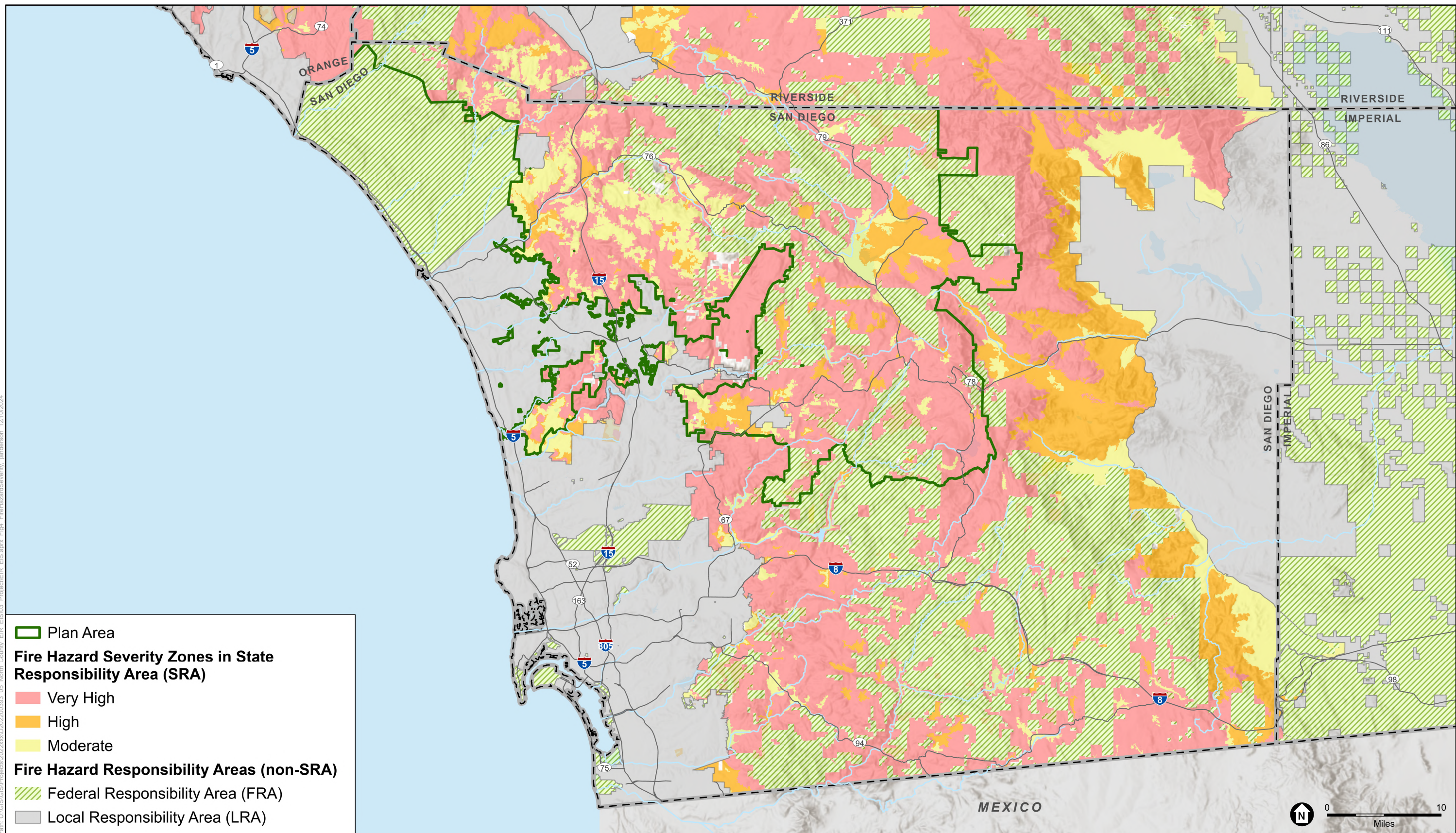
San Diego County Multi-Jurisdictional Hazard Mitigation Plan

The Multi-Jurisdictional Hazard Mitigation Plan is a countywide plan that identifies risks and ways to minimize damage by natural and human-caused disasters. The Multi-Jurisdictional Hazard Mitigation Plan is a comprehensive resource document that serves many purposes such as enhancing public awareness, creating a decision tool for management, promoting compliance with State and Federal program requirements, enhancing local policies for hazard mitigation capability, and providing inter-jurisdictional coordination (San Diego County 2023). The North County Plan would not conflict with the Multi-Jurisdictional Hazard Mitigation Plan due to the Multi-Jurisdictional Hazard Mitigation Plan being a resource document.

In conclusion, no impact would occur, and no further analysis of this issue is warranted in the EIR.

- g) **No Impact.** Based on a review of the San Diego County Safety Element and the Department of Forestry and Fire Protection Maps (CAL FIRE), the Plan Area is located within very high, high, and moderate Fire Hazard Severity Zones in Local, State, and Federal Responsibility Areas, as shown in **Figure 4, Fire Hazard Severity Zones** (San Diego County 2021, CAL FIRE 2023). Vehicles and mechanical equipment operating within and near vegetation within the Plan Area during habitat restoration, maintenance, or monitoring activities could have the potential to increase the risk of wildland fires due to accidental ignition of fuel sources from exhaust systems, electrical sparks/arcs, or construction worker activities. However, the North County Plan would incorporate vegetation management measures to address fire safety including vegetation thinning, fire suppression, controlled burns, as well as methods including hand thinning, controlled ignitions, creating fire lines, mowing, and water or retardant drops (San Diego County 2009). The North County Plan would also facilitate wildland fire hazard management activities such as abatement of combustible/flammable natural vegetation surrounding or adjacent to existing or future structures that must meet the current and applicable County Ordinances and ordered by the Fire Marshall. Implementation of fire hazard management and compliance with current and applicable County Ordinances would reduce the potential for the North County Plan to result in a significant risk of loss, injury, or death involving wildlife fires. Any future discretionary project that is located within the Plan Area boundaries would be subject to CEQA and further environmental review and would be required to comply with all applicable fire codes and building code standards. Therefore, no impact would occur, and no further analysis of this issue is warranted in the EIR.

Path: U:\GIS\GIS\Projects\2022\20220303_05_North_County_EIR_EIS\03_Project\ER_EIS\aprx_Fig4_FireHazardSeverity_jardeson_12102024



SOURCE: ESA, 2024; San Diego County, 2024.

North County Plan IS

Figure 4
Fire Hazard Severity Zone

References

- San Diego County, 2009. Draft North County Plan, Appendix G Framework Resource Management Plan. Available online at: <https://www.sandiegocounty.gov/content/dam/sdc/pds/mscp/docs/AppendixGFRMP.pdf>, accessed February 18, 2025.
- San Diego County, 2011. General Plan Noise Element. Available online at: <https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/GP/NoiseElement.pdf>, accessed November 8, 2024.
- San Diego County, 2021. General Plan Safety Element. Available online at: <https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/SafetyElement-Aug2021.pdf>, accessed November 8, 2024.
- San Diego County, 2022. Operational Area Emergency Operations Plan. September 2022. Available online at: https://www.sandiegocounty.gov/content/dam/sdc/oes/emergency_management/plans/op-area-plan/2022/EOP2022_Executive%20Summary.pdf, accessed December 10, 2024.
- San Diego County, 2023. Multi-Jurisdictional Hazard Mitigation Plan. 2023. Available online at: https://www.sandiegocounty.gov/content/dam/sdc/oes/emergency_management/HazMit/2023/MJHMP_SD%20County%20Base%20Plan%202023.pdf, accessed December 10, 2024.
- CAL FIRE, 2023. State Responsibility Area Fire Hazard Severity Zones Map. Available online at: https://34c031f8-c9fd-4018-8c5a-4159cdff6b0d-cdn-endpoint.azureedge.net/-/media/osfm-website/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones/fire-hazard-severity-zones-map-2022/fire-hazard-severity-zones-maps-2022-files/fhsz_county_sra_11x17_2022_sandiego_2.pdf, accessed November 8, 2024.

Hydrology and Water Quality

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
X. HYDROLOGY AND WATER QUALITY — Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) **Less Than Significant Impact.** The Plan Area contains a safe and reliable supply of hydrologic resources such as reservoirs, aquifers, streams, rivers, lakes, and groundwater (San Diego County 2011). Although the North County Plan does not propose development that would result in waste discharge or substantially degrade surface or groundwater quality, Plan-related habitat restoration, maintenance, and monitoring activities would include the operation of mechanical equipment and vehicles traveling to and from the Plan Area, which would have the potential to release petroleum-based pollutants and soil and sediment that could enter receiving water bodies. In addition, such restoration, maintenance, and monitoring activities would utilize herbicides and pesticides during site clearing or vegetation removal but such materials would be used in small, localized amounts and the North County Plan would adhere to federal and state laws to ensure safe transport use, storage, and disposal of such materials. Nonetheless, in compliance with established water quality regulations, including the NPDES General Construction Permit and the County's LID requirements, such activities would be performed in a manner to limit waste discharge that would reduce the potential to violate a water quality standard or waste discharge requirement, thus the North County Plan would not the potential to result in substantial waste

discharges that could violate water quality standards. Adherence to state and federal regulations and compliance with the NPDES General Construction Permit and the County's LID requirements, the North County Plan would not have the potential to violate water quality standards or waste discharge requirements. Therefore, impacts would be less than significant, and no further analysis of this issue is warranted in the EIR.

- b) **Less Than Significant Impact.** As discussed above, the North County Plan contains various hydrologic resources throughout the Plan Area. The North County Plan does not propose development that would increase impervious surfaces in the Plan Area. Although the creation of the Preserve would include restoration, maintenance, and monitoring activities such as grade contouring, vegetation removal, compaction, native plantings, or minor alterations to designated trails, trailheads, and land, these activities would not be substantial as to alter surface water flows or impact groundwater conditions and groundwater recharge. Thus, the North County Plan would not have the potential to substantially decrease groundwater supplies or interfere substantially with groundwater recharge. Since the North County Plan does not propose development that would increase impervious surfaces, and the Preserve would primarily remain as vegetation, it is anticipated that the North County Plan would not substantially decrease groundwater supplies or interfere with groundwater recharge, thus not impeding sustainable groundwater management of the basin. Therefore, impacts would be less than significant, and no further analysis of this issue is warranted in the EIR.
- c.i) **Less Than Significant Impact.** The North County Plan does not propose development and thus would not introduce impervious surfaces to the Plan Area. However, restoration, maintenance, and monitoring activities may include minor alterations to Preserve land that could alter existing drainage patterns or a course of a stream or river. In addition, such restoration, maintenance, and monitoring activities would also include site clearing, grading, and vegetation removal which could increase erosion in the Plan Area. As discussed in Section VII, *Geology and Soils*, such activities would be performed in a manner to limit erosion and measures such as replanting and reseeding would be implemented for erosion control that would further reduce the potential for erosion or the loss of topsoil. Although the restoration, maintenance, and monitoring activities may increase overall ground disturbance, applicable erosion control measures would be implemented to ensure that impacts remain less than significant. Therefore, impacts would be less than significant, and no further analysis of this issue is warranted in the EIR.
- c.ii) **Less Than Significant Impact.** The North County Plan does not propose development that would increase the rate or amount of surface runoff causing flooding in the Plan Area. However, restoration, maintenance, and monitoring activities may include minor alterations to Preserve land that could increase the rate or amount of surface runoff in the Plan Area. As discussed in greater detail in Response "X.d" below, portions of the Plan Area are located in a flood hazard zone. Nonetheless, the North County Plan would comply with the NPDES General Construction Permit to address surface runoff to reduce potential impacts related to on- or -off-site flooding. Thus, the North County Plan would not substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site, thus impacts would be less than significant. Therefore, no further analysis of this issue is warranted in the EIR.

- c.iii) **Less Than Significant Impact.** As discussed in Response “a” above, restoration, maintenance, and monitoring activities may include minor alterations to Preserve land that could increase the rate or amount of surface runoff in the Plan Area. However, the North County Plan would comply with the NPDES Construction General Permit and the County’s LID requirements, reducing the potential for runoff water to exceed the capacity of existing or planned stormwater drainage systems or contribute substantial additional sources of polluted runoff. Compliance with the NPDES Construction General Permit and the County’s LID requirements would reduce impacts, and thus the North County Plan is not anticipated to significantly affect runoff water management systems. Therefore, impacts would be less than significant, and no further analysis of this issue is warranted in the EIR.
- c.iv) **Less Than Significant Impact.** As discussed above, restoration, maintenance, and monitoring activities could include minor (localized) modifications to existing drainage patterns or alteration of existing drainages, which would only be undertaken to improve the natural function of the drainage and associated habitat to support biological resources. The nature of these modifications would be very limited and would not have the potential to result in substantial alteration of the site drainage patterns that could cause obstructing natural flood paths and redirecting water flow to other areas lacking sufficient hydraulic capacity. Since the amount of land altered as part of restoration activities under the Plan would be very limited, as the intent of the Plan is to preserve land (with modifications only where necessary to achieve desired habitat quality and function), implementation of the North County Plan is not expected to have the potential to impede or redirect flood flows. Therefore, impacts would be less than significant, and no further analysis of this issue is warranted in the EIR.
- d) **Less Than Significant Impact.** According to the San Diego County General Plan Safety Element, Figure S-5, every community or subregion in the unincorporated County has studied areas subject to flood inundation (San Diego County 2021). The Plan Area is subject to a 100-year floodplain (1% annual chance of flooding) and 100-year floodway (1% chance of being equaled or exceeded in any given year) (San Diego County 2021). Furthermore, while no portion of the Plan Area is located in a tsunami hazard area, several open reservoirs, channels, and lakes are located within the Plan Area that could be subject to seiche effects during a seismic event. However, as discussed in Section IX, *Hazards and Hazardous Materials*, the North County Plan would include the use of herbicides and pesticides during maintenance and monitoring activities and would not create a significant hazard to the public or the environment because such materials would be used in small, localized amounts and in accordance with applicable regulations. Thus, in the event of a seiche or flooding within the Plan Area, it is anticipated that the North County Plan would not have the potential to risk the release of pollutants due to project inundation in flood hazard zones. Therefore, impacts would be less than significant, and no further analysis of this issue is warranted in the EIR.
- e) **Less Than Significant Impact.** As discussed above in Response “X.b”, the North County Plan would not result in potentially significant impacts to groundwater recharge. Furthermore, the proposed restoration, maintenance, and monitoring activities would not have the potential to release pesticides, herbicides, and petroleum-based pollutants in the environment as the North County Plan would comply with federal and state regulations pertaining to the use, handling, and

disposal of such materials that could enter water bodies and impact water quality standards. Since the North County Plan would not impede groundwater recharge, and the release of pollutants would adhere to state and federal regulations, the North County Plan would not have the potential to conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Therefore, impacts would be less than significant, and no further analysis of this issue is warranted in the EIR.

References

- San Diego County, 2011. General Plan Chapter 5 Conservation and Open Space Element. Available online at:
<https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/GP/ConservationandOpenSpace.pdf>, accessed November 12, 2024.
- San Diego County, 2021. General Plan Safety Element. Available online at:
<https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/SafetyElement-Aug2021.pdf>, accessed November 11, 2024.
- San Diego County Water Authority, 2024. Groundwater. Available online at:
<https://www.sdcwa.org/your-water/local-water-supplies/groundwater/>, accessed November 12, 2024.
- San Diego Geographic Information Source (SanGIS), 2024. Parcel Lookup Tool; Floodplain. Available online at:
https://gis.sandag.org/rdw/rest/directories/arcgisjobs/gp_tools/pltpriintlayout_gpserver/je84ec273756c4eea9f79d7a8a138d4eb/scratch/fc78336e4d4946e6a1aa763203d56c94.pdf, accessed November 11, 2024.
-

Land Use and Planning

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XI. LAND USE AND PLANNING — Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) **No Impact.** The North County Plan would create large, connected preserve areas for the protection and conservation of Covered Species through the acquisition of land by private and public entities while streamlining the land use permitting process. As discussed in the *Project Description*, the North County Plan encompasses the northwestern unincorporated areas of San Diego County, totaling 699,411 acres. The North County Plan does not propose development that would introduce new infrastructure such as major roadways, water supply systems, or utilities to the area, which could physically divide an established community. Therefore, no impact would occur, and no further analysis of this issue is warranted in the EIR.
- b) **Potentially Significant Impact.** The North County Plan proposes to create large, connected preserve areas in the Plan Area through the acquisition of land, which could conflict with a land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. Since the proposed amount of land to be acquired is unknown at the time of this Initial Study, adoption of the North County Plan has the potential to conflict with an adopted land use plan, policy, or regulation. Therefore, impacts would be potentially significant, and further analysis of this issue is warranted in the EIR.

References

N/A

Mineral Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XII. MINERAL RESOURCES — Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) **Potentially Significant Impact.** According to the San Diego County General Conservation and Open Space Element, the Plan Area contains lands designed as MRZ-2 (Resource present) and MRZ-3 (Resource potentially present) (San Diego County 2011). In addition, the Plan Area contains study areas with potentially important mineral resources (DOC 2022). As discussed, the North County Plan would create large, connected preserve areas through the acquisition of land throughout the Plan Area. The acquisition of land has the potential to convert existing land uses to preserve areas, which would result in the loss of availability of a known mineral resource within the Plan Area. Since the proposed amount of land to be acquired is unknown at the time of this Initial Study, adoption of the North County Plan has the potential to result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state. Therefore, impacts would be potentially significant, and further analysis of this issue is warranted in the EIR.
- b) **Potentially Significant Impact.** As discussed above, the Plan Area contains lands where mineral resources could/are present (San Diego County 2011; DOC 2022). The acquisition of land to create large, connected preserve areas would result in the loss of availability of a locally-important mineral resource. Since the proposed amount of land to be acquired is unknown at the time of this Initial Study, adoption of the North County Plan has the potential to result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Therefore, impacts would be potentially significant, and further analysis of this issue is warranted in the EIR.

References

San Diego County, 2011. General Plan Chapter 5 Conservation and Open Space Element. Available online at:
<https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/GP/ConservationandOpenSpace.pdf>, accessed November 11, 2024.

DOC, 2022. Mineral Land Classification. Available online at:
<https://maps.conservation.ca.gov/cgs/informationwarehouse/index.html?map=mlc>, accessed November 11, 2024.

Noise

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XIII. NOISE — Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) **Potentially Significant Impact.** The North County Plan does not propose development within the Plan Area; however, adoption of the Plan would result in restoration, maintenance, and monitoring activities that could result in substantial maintenance-related activities and vehicle trips that generate noise throughout the Plan Area. During maintenance and monitoring activities, the use of equipment by monitors and the use of maintenance vehicles traveling to and from the Plan Area would generate noise in a short-term basis. In addition, activities such as site clearing, grading, and vegetation removal would also generate temporary noise throughout the Plan Area. These restoration, maintenance and monitoring activities could generate a temporary increase in ambient noise levels in excess of applicable standards for nearby sensitive receptors in various communities throughout the San Diego County. Thus, the North County Plan has the potential to generate a substantial temporary or permanent increase in ambient noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies. Therefore, impacts would be potentially significant, and further analysis of this issue is warranted in the EIR.
- b) **Potentially Significant Impact.** The North County Plan does not propose development that would generate temporary groundborne noise and vibration associated with construction activities. However, restoration, maintenance, and monitoring activities would require the use of medium- to heavy-vehicles and/or equipment that would generate temporary noise and vibration. Since the specific equipment required for restoration, maintenance, and monitoring activities is unknown at the time of this Initial Study, adoption of the North County Plan has the potential to generate excessive groundborne noise and vibration in the preserve areas and adjacent to sensitive receptors, which would create a significant environmental impact. Therefore, impacts would be potentially significant, and further analysis of this issue is warranted in the EIR.
- c) **Potentially Significant Impact.** As discussed in *Hazards and Hazardous Materials*, the North County Plan encompasses the northwestern portion of the County, which contains various private

airports (San Diego County 2011). The North County Plan does not propose development that would place people or habitable structures in proximity to an airport or private airstrip. However, the acquisition of land and the conversion of land uses to preserve areas has the potential to place sensitive receptors, such as the Covered Species, in proximity to an airport or private airstrip. Thus, adoption of the North County Plan has the potential to expose sensitive communities and habitats to excessive airport- or aircraft-related noise levels. Therefore, impacts would be potentially significant, and further analysis of this issue is warranted in the EIR.

References

San Diego County, 2011. General Plan Noise Element. Available online at:
<https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/GP/NoiseElement.pdf>,
accessed November 11, 2024.

Population and Housing

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XIV. POPULATION AND HOUSING — Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) **Less Than Significant Impact.** The North County Plan does not propose development that would result in the generation of substantial population growth. The restoration, maintenance, and monitoring activities proposed in the North County Plan would generate jobs, but this addition would be unlikely to generate a substantial increase in population for the northwestern portion of the County. The North County Plan is thus not expected to induce substantial direct or indirect population and employment growth within the Plan Area. Therefore, impacts would be less than significant, and no further analysis of this issue is warranted in the EIR.
- b) **No Impact.** The Plan Area encompasses the northwestern unincorporated areas of San Diego County and various unincorporated areas and the cities of Fallbrook, Oceanside, Vista, Carlsbad, Encinitas, Escondido, and San Diego, along with County-owned or County-managed lands. The North County Plan does not propose development but would create preservation areas within the Plan Area. However, the preservation areas would not displace population or housing located within the Plan Area. Adoption of the North County Plan would not displace people or housing that would necessitate developed housing elsewhere. Therefore, no impact would occur, and no further analysis of this issue is warranted in the EIR.

References

N/A

Public Services

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XV. PUBLIC SERVICES —				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services:				
i) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
v) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a.i) **Less Than Significant Impact.** Based on a review of the San Diego County Safety Element, the Plan Area is located within Local, State, and Federal Responsibility Areas where fire hazards present a high-level threat of person injury and property damage (San Diego County 2021). The San Diego County Fire Protection District (County Fire) and the California Department of Forestry and Fire Protection (CAL FIRE) provide fire protection and emergency medical services to communities in the unincorporated areas of San Diego County (San Diego County 2023). As discussed, the North County Plan does not propose development that would expose people or structures to fire hazards. The North County Plan focuses primarily on protecting and managing habitats for endangered or at-risk species. The North County Plan would address issues like habitat preservation, species management, and minimizing impacts from development as part of the plan implementation. Although the North County Plan would include restoration, maintenance, and monitoring activities, these are not activities that typically require frequent or increased fire protection services. Thus, the North County Plan would not require a substantial increase demand in fire protection services or require new or expanded fire protection facilities in the Plan Area. Therefore, impacts would be less than significant, and no further analysis of this issue is warranted in the EIR.
- a.ii) **Less Than Significant Impact.** The San Diego County Sheriff's Department (SDSD) and contracted cities provide law enforcement services to unincorporated areas of the County and to certain cities under contract (San Diego County 2021). As discussed in Section XIV, *Population and Housing*, the North County Plan would not generate substantial population growth as no development is proposed. Restoration, maintenance, and monitoring activities during vegetation removal and staging could require law enforcement services to ensure safety and manage traffic flow, however such activities would be temporary in nature and would not be of the magnitude to require a substantial increase demand for law enforcement services. Since the North County Plan would require minimal demand for law enforcement services, the North County Plan would not have the potential to result in substantial adverse physical impacts associated with the provision

of new or physically altered law enforcement facilities, need for new or physically altered law enforcement facilities, the construction of which could cause significant environmental impacts. Therefore, impacts would be less than significant, and no further analysis of this issue is warranted in the EIR.

- a.iii) **No Impact.** The North County Plan does not propose development that would induce a substantial population or employment growth that would entail constructing or altering government facilities like schools. Since the North County Plan does not propose specific land development, it would not adversely affect the environment and does not necessitate new or significantly altered school facilities. Therefore, no impact would occur, and no further analysis of this issue is warranted in the EIR.
- a.iv) **Potentially Significant Impact.** The North County Plan proposes to create large, connected preserve areas through the acquisition of land, which could convert publicly accessible open space areas to preserve areas. Preserve areas, as defined by the County, aim to protect biological, cultural, historical resources, as well as community character, and to make these resources available for public recreation opportunities; however, public access can be limited according to the sensitivity of the resources (San Diego County 2011). Since the proposed amount of land to be acquired is unknown at the time of this Initial Study, adoption of the North County Plan has the potential to result in substantial adverse physical impacts associated with the provision of new or physically altered park and open space facilities, need for new or physically altered parks and open space facilities, the construction of which would cause significant environmental impacts. Therefore, impacts would be potentially significant, and further analysis of this issue is warranted in the EIR.
- a.v) **No Impact.** The North County Plan does not propose development that would induce a substantial population or employment growth that would entail constructing or altering other government facilities like libraries. Since the North County Plan does not propose specific land development, it would not adversely affect the environment and does not necessitate new or significantly altered libraries. Therefore, no impact would occur, and no further analysis of this issue is warranted in the EIR.

References

- San Diego County, 2021. General Plan Safety Element. Available online at:
<https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/SafetyElement-Aug2021.pdf>,
accessed November 11, 2024.
- San Diego County, 2011. General Plan Chapter 5 Conservation and Open Space Element. Available
online at:
<https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/docs/GP/ConservationandOpenSpace.pdf>,
accessed November 11, 2024.
- San Diego County, 2023. San Diego County Fire Protection District Ground Ambulance Service Areas
and Fire Stations. Available online at:
https://www.sandiegocounty.gov/content/dam/sdc/sdcfa/images/ambulance-services/Ground_Ambulance_Areas_SDU_Stations.pdf,
accessed November 11, 2024.
-

Recreation

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XVI. RECREATION —				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) **Potentially Significant Impact.** The North County Plan would create preserved areas that may convert existing publicly accessible open space areas used for outdoor recreation to preserve land with restricted access, thereby potentially creating additional demands on parks and recreational facilities in other portions of the County. Therefore, impacts would be potentially significant, and further analysis of this issue is warranted in the EIR.
- b) **Potentially Significant Impact.** The North County Plan proposes to create large, connected preserve areas through the acquisition of land which would convert land uses to preserve areas. The conversion of existing publicly accessible open space areas used for outdoor recreation to preserve land with restricted access, could create trigger the need for new or expanded parks and recreational facilities in the Plan Area. Therefore, impacts would be potentially significant, and further analysis of this issue is warranted in the EIR.

References

N/A

Transportation

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XVII. TRANSPORTATION — Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) **Potentially Significant Impact.** The North County Plan would involve habitat restoration and routine maintenance and monitoring activities, which has the potential to result in substantial vehicle trips from maintenance vehicles traveling to and from the Plan Area based on a weekly or monthly basis. Since the transportation analysis is limited at the time of this Initial Study, adoption of the North County Plan has the potential to conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. Therefore, impacts would be potentially significant, and further analysis of this issue is warranted in the EIR.
- b) **Potentially Significant Impact.** Senate Bill (SB) 743, which went into effect in January 2014, requires the Governor's Office of Planning and Research to change the way public agencies evaluate transportation impacts of projects under CEQA. Under SB 743, the focus of transportation analysis has shifted from driver delay, typically measured by traffic level of service (LOS), to a new measure that better addresses the state's goals on reduction of GHG emissions. This new measure evaluates transportation impacts based on Vehicle Miles Traveled (VMT), which aims to promote the state's goal of reducing GHG emissions and traffic-related air pollution, encouraging the development of a multi-modal transportation system, and providing clean, efficient transportation methods. CEQA Guidelines Section 1564.3 states that vehicle miles traveled (VMT) is the most appropriate measure of transportation impacts, replacing LOS. As discussed, the North County Plan would involve habitat restoration and routine maintenance and monitoring activities, which are anticipated to result in vehicle trips from construction and maintenance vehicles traveling to and from the Plan Area either temporarily during construction activities, or on an ongoing (weekly or monthly) basis. Adoption of the North County Plan has the potential to conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). Therefore, impacts would be potentially significant, and further analysis of this issue is warranted in the EIR.

- c) **Less Than Significant Impact.** Restoration, maintenance, and monitoring would include site clearing, grading, vegetation removal, native plantings, and other related activities. Such activities may temporarily decrease road access and result in temporary road closures involving a variety of equipment to ensure safety and manage traffic flow effectively such as traffic cones, barricades, warning signs, traffic signals, reflective tape, etc. Temporary road closures and staging near roads due to site clearing, grading, and vegetation removal during restoration, maintenance, and monitoring activities would have the potential to result in an increase hazard due to geometric design features. However, any construction done near or on roads within the Plan Area would need to comply with applicable State and local regulations that address road design safety and maintaining emergency access during construction. Since these activities would be short-term and would not result in permanent changes to existing safety conditions for motor vehicles, pedestrians, or bicyclists and the North County Plan would comply with applicable regulations, it is expected that the North County Plan would not have the potential to substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment). Therefore, impacts would be less than significant, and no further analysis of this issue is warranted in the EIR.
- d) **No Impact.** The North County Plan does not propose development that would require the permanent closure of any local public or private streets and would not impede emergency vehicle access to the preserve areas and communities in the Plan Area. Therefore, no impact would occur, and no further analysis of this issue is warranted in the EIR.

References

N/A

Tribal Cultural Resources

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XVIII. TRIBAL CULTURAL RESOURCES —				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a.i) **Potentially Significant Impact.** Assembly Bill (AB) 52 requires that prior to release of an EIR for a project, the lead agency shall consult with Native American Tribes to identify, evaluate, and mitigate impacts to tribal cultural resources if a Tribe has formally requested consultation (OPR 2017). At the time of this Initial Study, a record search of the Native American Heritage Commission (NAHC) Sacred Lands File (SLF) was not completed for the North County Plan, and thus no results are available. As such, to allow for compliance with AB 52, which mandates Native American consultation, further analysis of this issue is warranted in the EIR.
- a.ii) **Potentially Significant Impact.** As noted above, the North County Plan may have the potential to adversely affect tribal cultural resources in the proposed preserved areas and through the streamline process that encourages additional development in already developed areas. As such, in compliance with AB 52, which mandates Native American consultation if requested, further analysis of this issue is warranted in the EIR.

References

Office of Planning and Research (OPR), 2017. Technical Advisory AB 52 and Tribal Cultural Resources in CEQA. Available online at: https://lci.ca.gov/ceqa/docs/20200224-AB_52_Technical_Advisory_Feb_2020.pdf, accessed November 11, 2024.

Utilities and Service Systems

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XIX. UTILITIES AND SERVICE SYSTEMS — Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) **No Impact.** The North County Plan does not propose development that would necessitate the need for construction of new or expanded water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunication facilities. Any future discretionary project that is located within the Plan Area boundaries would be served by existing or future infrastructure and would be subject to CEQA and further environmental review. Since the North County Plan does not propose new land uses within the Plan Area, adoption of the North County Plan would not require new or updates to the existing electric power, natural gas, or telecommunication facilities nor would any new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunication facilities be required. Therefore, no impact would occur, and no further analysis of this issue is warranted in the EIR.
- b) **Less Than Significant Impact.** The North County Plan would not generate a substantial increase in demand for water as no development is proposed. However, restoration, maintenance, and monitoring activities would require incidental water supplies during grading, vegetation removal, and other site clearing as a form of dust control. In addition, the North County Plan would require water for irrigation to restore or enhance habitats within the Plan Area which would incrementally increase water demand. Water required for such activities would be provided via water trucks or recycled water pipelines (where available) and would not require a substantial increase in available water supplies since such water demands would be nearly negligible relative to the overall County-wide demand over the 30-year permit term of the North County Plan. Since the North County Plan would not require a substantial water demand for restoration, maintenance, and monitoring activities, impacts would be less than significant. Therefore, impacts would be less than significant, and no further analysis of this issue is warranted in the EIR.

- c) **No Impact.** The North County Plan does not propose development that would require wastewater services. Adoption of the North County Plan would not contribute to wastewater flows to wastewater systems located in the Plan Area. Therefore, no impact would occur, and no further analysis of this issue is warranted in the EIR.
- d) **Less Than Significant Impact.** Restoration, maintenance, and monitoring activities would include site clearing, grading, and vegetation removal that would generate green waste such as leaves, grass clippings, branches, shrubs, and tree trimmings. Although green waste would be generated during restoration, maintenance, and monitoring activities, the North County Plan would comply with proper management and recycling of vegetation trash thus reducing the volume of waste that ends up in landfills. In addition, the green waste generated by the North County Plan would not exceed the capacity of existing solid waste infrastructure or require new or expanded local infrastructure. Since the North County Plan would generate green waste and such waste would almost exclusively be recycled, the North County Plan would not generate excess waste, nor would it exceed the capacity of local infrastructure or otherwise impair the attainment of solid waste reduction goals. Therefore, impacts would be less than significant, and no further analysis of this issue is warranted in the EIR.
- e) **Less Than Significant Impact.** As discussed in Response “XIX.d” above, the North County Plan would generate green waste during restoration, maintenance, and monitoring activities including site clearing, grading, and vegetation removal. However, such waste would be recycled in compliance with federal, state, and local management and be consistent with reduction statutes and regulations. Therefore, impacts would be less than significant, and no further analysis of this issue is warranted in the EIR.

References

N/A

Wildfire

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XX. WILDFIRE — If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

- a) **No Impact.** As discussed in Section IX, *Hazards and Hazardous Materials*, Response “IX.f,” the North County Plan does not propose development and would not result in construction-related traffic along local roadways or highways or delay emergency vehicles traveling through the Plan Area. Adoption of the North County Plan would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. Therefore, no impact would occur, and no further analysis of this issue is warranted in the EIR.
- b) **No Impact.** As discussed in Section IX, *Hazards and Hazardous Materials*, Response “IX.g,” based on a review of the San Diego County General Plan Safety Element, the Plan Area is located within Local, State, and Federal Responsibility Areas (San Diego County 2021). Additionally, according to CAL FIRE, the Plan Area is located within Fire Hazard Severity Zones in State Responsibility Areas (SRA) (CAL FIRE 2023). In addition, restoration, maintenance, and monitoring activities would include vehicles operating within and adjacent to existing flammable vegetation throughout the Plan Area which would have the potential to exacerbate wildfire risks. However, the North County Plan includes wildland fire hazard management which would be consistent with applicable County Ordinances. More specifically, as noted in Chapter 6, Plan Implementation, of the Plan, each RMP will include fire management and protection measures that will minimize the risk of damage to habitats and natural communities from overly frequent or excessively hot fires. Preventative measures may include (but are not limited to) the following actions: vegetation management; the reintroduction of low-intensity prescribed fires to encourage fire-adapted species and discourage non-fire-adapted invasive species; working with local fire agencies to improve fire suppression preparedness and strategies to protect habitat during fire response; and incorporating public awareness programs into recreational plans and preserve management plans. Implementation of the fire hazard management and compliance with current

and applicable County Ordinances would reduce the potential for the North County Plan to exacerbate wildfire risks within the Plan Area. Since the North County Plan does not propose development and would implement wildland fire hazard management practices to reduce potential impacts resulting in wildfire risks, the North County Plan would not expose project occupants to wildfire risks. Therefore, no impact would occur, and no further analysis of this issue is warranted in the EIR.

- c) **No Impact.** The North County Plan does not propose development and would not require installation or maintenance of infrastructure that may exacerbate fire risk. Adoption of the North County Plan would not result in impacts related to fire risk due to installation or maintenance of associated infrastructure. Therefore, no impact would occur, and no further analysis of this issue is warranted in the EIR.
- d) **No Impact.** As discussed in *Geology and Soils*, no impacts to people or structures would occur due to significant geologic risks, including exposing people or structures to downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. Therefore, no impacts related to downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage would occur. Therefore, no impact would occur, and no further analysis of this issue is warranted in the EIR.

References

- San Diego County, 2021. General Plan Safety Element. Available online at: <https://www.sandiegocounty.gov/content/dam/sdc/pds/gpupdate/SafetyElement-Aug2021.pdf>, accessed November 8, 2024.
- CAL FIRE, 2023. State Responsibility Area Fire Hazard Severity Zones Map. Available online at: https://34c031f8-c9fd-4018-8c5a-4159cdff6b0d-cdn-endpoint.azureedge.net/-/media/osfm-website/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones/fire-hazard-severity-zones-map-2022/fire-hazard-severity-zones-maps-2022-files/fhsz_county_sra_11x17_2022_sandiego_2.pdf, accessed November 8, 2024.
-

Mandatory Findings of Significance

<i>Issues (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Less Than Significant with Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
XXI. MANDATORY FINDINGS OF SIGNIFICANCE —				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

- a) **Potentially Significant Impact.** As noted in Sections II, III, IV, V, VI, VIII, X, XI, XII, XIII, XV, XVI, XVII, and XVIII above, implementation of the North County Plan would have the potential to impact agricultural lands, reduce air quality, impact sensitive species and habitats, affect cultural resources, consume an excessive amount of energy, generate excessive GHG emissions, impact and reduce water quality, conflict with existing zoning, affect mineral resources in the Plan Area, generate long-term noise, require new or expanded public services and recreational facilities, generate additional vehicle trips, and impact known and/or undiscovered tribal cultural resources. As a result of this evaluation, it has been determined that the North County Plan would have potentially significant effects related to Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, GHG Emissions, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Public Services, Recreation, Transportation, and Tribal Cultural Resources. Therefore, further analysis of these issues is warranted in the EIR.
- b) **Potentially Significant Impact.** Implementation of the North County Plan would contribute to cumulatively considerable impacts. Potentially significant impacts are discussed throughout this Initial Study and cumulative effects will be evaluated for those topics that required further analysis in the EIR.
- c) **Potentially Significant Impact.** Environmental effects that may cause a potentially significant impact on human beings, either directly or indirectly, will be evaluated further in the EIR.

References

N/A



UNSAFE CAMPING ORDINANCE

September 2024

Current County Procedures for Unsheltered Encampments

Advance Notification

- When possible, the County provides advanced site assessment to determine if an unsheltered encampment poses an imminent threat to life, health, safety or infrastructure.
- Determine whether exigent circumstances require immediate removal of the encampment.

Site Assessment Teams

- The Health and Human Services Agency, Parks and Recreation, Public Works and Sheriff's Office Homeless Assistance Resource Team (HART) provide outreach to residents.
- Engage and assess available resources for emergency housing and any other needs.

Notification Procedures

- Posting Notice to Vacate at the physical site of the encampment 72 hours prior to clearing.
- Collection, labeling and storage of personal property for 90 days.

Existing Ordinance

County Regulatory Code Section 73.108. PUBLIC PARKS.

No person shall camp in any public park, or any public street or highway, or on any improved or unimproved property owned or leased by the County, provided that nothing herein shall be construed to prohibit camping in public campgrounds under permit authorized by other provisions of law or ordinance.

"Camping" is defined as the use of any public park, any public street or highway or improved or unimproved property owned or leased by the County, for temporary living accommodations such as, but not limited to, sleeping, sleeping activities, or making preparations to sleep, including the laying down of bedding for the purposes of sleeping, or storing personal belongings, or making any fire, or using any tents, or other temporary structures.

"Public park" is defined as any park or recreation area or recreation facility that is owned, leased, or under the control of the County.



UNSAFE CAMPING ORDINANCE

September 2024

Ordinance Options

The County could keep its existing ordinance, which is now enforceable under the U.S. Supreme Court's recent ruling in *City of Grants Pass v. Johnson*,

~or~

Modify existing ordinance to address unsafe camping that applies to the unincorporated area and County properties with one or more of the following options:

1) ADDRESS FIRE RISK

- Prohibit making or maintaining a fire on any County property, or public street or highway.

2) MAKE SHELTER A REQUIREMENT TO ENFORCE CAMPING BAN

- The existing ordinance does not require that shelter be made available to enforce (issue a citation) for unauthorized camping.
- This option would require that shelter be available to the person at the time of enforcement.

3) CONSIDER EXCEPTIONS FROM SHELTER REQUIREMENT AND ADDITIONAL PROTECTIONS FOR OPEN SPACES & PRESERVES, PUBLIC WORKS INFRASTRUCTURE, AND COUNTY PARKS

- Due to increased risk to public safety, critical infrastructure, or destructive fire, the new ordinance could include specific areas where a camping ban could be enforced without available shelter and additional protections would be implemented, including prohibitions on the following:
 - Camping
 - Making or maintaining a fire
 - Activities such as digging or removing vegetation that interfere with the function of the property or create a threat to health or safety
- The exception to the shelter requirement and additional protections could apply to some, all or none of the following areas:
 - Open space and preserves (*Note: This option would expand the camping ban beyond the existing ordinance to open spaces and preserves that are not part of a County park*)
 - County-maintained drainage and flood control culverts and channels
 - County airports, wastewater treatment facilities, inactive landfills, and road stations
 - County parks

4) CODIFY EXISTING PROCEDURES FOR UNSHELTERED ENCAMPMENTS

- This option would formally codify the existing procedures for abatement or clearing of encampments, including:
 - Posting Notice to Vacate 72 hours prior to clearing
 - Collection, labeling, and storage of personal property for 90 days

- (h) In addition to complying with any other applicable notice requirements under local, state, or federal law, any notice of termination of tenancy served on a Tenant with respect to a residential unit during the ~~five~~ seven day term of this ordinance as stated in section (a) above, shall include the reason for termination amounting to just cause or a different basis for eviction authorized under this ordinance and must set forth specific facts to permit a determination of the date, place, witnesses, and circumstances concerning the reason for eviction.

3. Took action to further consider and adopt the amended Ordinance on April 8, 2025.

AYES: Lawson-Remer, Montgomery Steppe, Desmond

NOES: Anderson

ABSENT: (District 1 Seat Vacant)

13. SUBJECT: ESTABLISHING AN UNSAFE CAMPING ORDINANCE IN SAN DIEGO COUNTY TO PREVENT WILDFIRE HAZARDS AND ENSURE PUBLIC SAFETY IN OUR COMMUNITIES (DISTRICTS: ALL)

OVERVIEW

On October 24, 2023 (19), the Board of Supervisors (Board) directed the Chief Administrative Officer to draft an Unsafe Camping Ordinance that will allow law enforcement to prohibit and abate illegal encampments, remove improperly stored property on public property, and protect vacant property, such as the San Diego River corridor, from fire and pollution. This action also requested the development of a list of properties that would create the capacity needed to meet then existing shelter requirements to enforce an Unsafe Camping Ordinance. On June 28, 2024, the Supreme Court of the United States (Supreme Court) issued its ruling on *City of Grants Pass v. Johnson*, which overturned *Martin v. Boise*, a Ninth Circuit case holding that an individual could not be cited for sleeping on public property unless they were first offered alternative shelter. In *Grants Pass*, the Supreme Court upheld enforcement of local ordinances regulating camping on public property even if no shelter beds were available. Under this new guidance, the County of San Diego's (County) existing camping ordinances could be enforced. Subsequently on August 27, 2024 (15), the Board reiterated its direction to ensure that the draft Unsafe Camping Ordinance should include provisions to address the threat of fires occurring from illegal encampments.

Based on direction from the Board, staff have prepared options that include keeping the existing County ordinance or modifying the County's existing ordinance with components that address fire risk, adding protections to additional areas, and formalizing noticing practices. The County has, and would continue to have, a 'services first' approach with the goal of connecting people with sheltering, food, and, where appropriate, substance use disorder and mental health treatment.

Today's recommendation request that the Board consider and provide direction on the proposed options of an Unsafe Camping Ordinance. The Unsafe Camping Ordinance would apply to property that the County owns or leases and specified areas such as parks, open space, and certain public works facilities. The Board may direct any combination of enhancements A, B,

and C, or that all enhancements be in the Unsafe Camping Ordinance. Option 2 would keep the current ordinance as is. Included in Attachment A is a summary of the enhancements that may be included. In addition to these options, the proposed ordinance will also update existing provisions of the Code to change or remove outdated language.

RECOMMENDATION(S)

CHIEF ADMINISTRATIVE OFFICER

Consider options to modify existing ordinance and provide direction on the key elements to address unsafe camping to be included in an updated ordinance that will be brought back to the Board:

Option 1: (the Board may direct any combination, or all the enhancements listed)

Enhancement A: Add provisions related to fire risk

Enhancement B: Add protections in specific areas such as open spaces and public works infrastructure

Enhancement C: Codify existing procedures for unsheltered encampments notification period for movement of personal property to storage and adopt a notification period of 24-hours.

Option 2: Keep ordinance as is

EQUITY IMPACT STATEMENT

The proposed Unsafe Camping Ordinance aims to balance public safety and the rights and dignity of individuals experiencing homelessness. The County has and will continue a ‘services first’ approach which means impacted individuals are first contacted and offered to be connected to available resources. The ordinance would also address fire and environmental degradation risks that could worsen existing inequities faced by the unincorporated communities.

SUSTAINABILITY IMPACT STATEMENT

The recommended actions support the County of San Diego’s Sustainability Goal #4 of protect the health and wellbeing of everyone in the region by addressing fire risk and protecting open space from the negative impacts of encampments in the unincorporated area.

FISCAL IMPACT

There is no fiscal impact associated with this item’s recommendation. There will be no change in net General Fund cost and no additional staff years.

BUSINESS IMPACT STATEMENT

N/A

ACTION:

ON MOTION of Supervisor Anderson, seconded by Supervisor Desmond, the Board of Supervisors considered the options to modify the existing ordinance and provided direction on the key elements to address unsafe camping to be included in an updated ordinance that will be brought back to the Board, approving Option 1, with the following enhancements:

- Enhancement A: Add provisions related to fire risk
- Enhancement B: Add protections in specific areas such as open spaces and public works infrastructure

- Include an additional provision that specifies before enforcement actions occur, sufficient and appropriate shelter beds must be available for all unhoused individuals in the unincorporated areas, and appropriate shelter beds must be first offered to eligible individuals and refused, except in cases where there is an imminent public safety or imminent public health risk, such as a fire or an outbreak of a contagious disease.

AYES: Anderson, Lawson-Remer, Montgomery Steppe, Desmond

ABSENT: (District 1 Seat Vacant)

14. SUBJECT: FISCAL YEAR 2024-25 SECOND QUARTER OPERATIONAL PLAN STATUS REPORT AND BUDGET ADJUSTMENTS (DISTRICTS: ALL)

OVERVIEW

This report summarizes the status of the County's Fiscal Year 2024-25 Adopted Operational Plan, as measured by projected year-end fund balance from current year operations. The projected year-end balance for the General Fund is \$31.0 million (or 0.4% of the General Fund budget). The projected balance for all other funds combined is \$44.7 million (1.4% of the other funds combined budget). For all budgetary funds combined, the projected balance is \$75.7 million (or 0.7% of the overall budget). The projected fund balance anticipates an overall positive expenditure variance and an overall negative revenue variance from the Fiscal Year 2024-25 Amended Budget. The projection reflects the unused portion of the appropriation for contingency pursuant to Government Code §29084, assumes General Purpose Revenue will perform better than estimated, and business groups will produce operating balances, except for Public Safety Group.

Transfers and revisions to the amended budget can be made by formal action of the Board of Supervisors in accordance with the California County Budget Act, Government Code Section 29125. Increases to the overall budget require 4 votes. Transfers of appropriations between departments within the same budgetary fund that do not increase the overall budget, or the cancellation of appropriations require a majority vote. Transfers of appropriations to facilitate transfers between budgetary funds require 4 votes even if the overall budget is not increased.

In the Public Safety Group (PSG), recommendations include appropriation adjustments in the Sheriff's Office due to increased operational costs such as care support for the incarcerated, internal service fund costs in facilities management, property insurance, and public liability and in the Public Defender's Office increased costs in psychiatric evaluations, facility management internal services and leased space cost. The increased operational costs in the Sheriff's Office and Public Defender's Office are being addressed with additional appropriations supported by overrealized revenue this fiscal year, and will be resolved with today's recommendations. Ongoing funding strategies for these costs have been identified, and will be included in the upcoming Fiscal Year 2025-26 CAO Recommended Operational Plan.

In the Health and Human Services Agency (HHSA), recommendations include appropriation adjustments to transfer unanticipated fund balances of CSA 17 San Dieguito Ambulance Fund & CSA 69 Heartland Paramedic Fund from the old funds to the new funds.

ATTACHMENT A – ACTION SHEET

**Item #__ : ESTABLISHING AN UNSAFE CAMPING ORDINANCE IN SAN
DIEGO COUNTY TO PREVENT WILDFIRE HAZARDS AND ENSURE
PUBLIC SAFETY IN OUR COMMUNITIES
March 11, 2025**

The following actions are for the Board of Supervisors (Board) to provide direction during the March 11, 2025, meeting regarding staff recommendations to modify the existing ordinance to address unsafe camping. Each Option includes a summary of provisions that may be included

STAFF RECOMMENDATIONS

Option 1 (Choose one, or any combination):

- A. [] Enhancement A:** Include provisions within the ordinance related to fire risk:
- Unless expressly authorized by the Chief Administrative Officer or his or her designee, or by other provision of law, regulation, permit, order or other directive from a regulatory authority, no person shall do the following in any County Park, any public street or highway, or on any improved or unimproved property owned or leased by the County:
 - Use an ignition source to cause or intend to cause a fire;
 - Maintain an existing fire
 - Camp while using or possessing an ignition source
 - Discard any lighted tobacco product or any burning or combustible material or other thing that could set fire to grass, shrubs, buildings, or any other combustible substance
 - Store personal belongings or waste, including garbage, refuse, or human or animal waste
 - Activities that alter the property, including but not limited to digging, removing vegetation and building structures, in a manner that damages, impairs, or interferes with the function of the property, or creates a threat to public health or safety
- B. [] Enhancement B:** Include provisions within the ordinance to add protections in specific areas such as open spaces and public works infrastructure
- It is unlawful for any person to do any of the following within an open space:
 - Camp or maintain an encampment, as defined in section 73.108
 - Use an Ignition Source to cause or intend to cause a fire;
 - Maintain an existing fire;
 - Camp while using or possessing an Ignition Source;
 - Discard any lighted tobacco product or any burning or combustible material or other thing that could set fire to grass, shrubs, buildings or any other combustible substance.
 - Store personal belongings or waste, including garbage, refuse, or human or animal waste;
 - Activities that alter the property, including but not limited to digging, removing vegetation and building structures, in a manner that damages, impairs, or interferes with the function of the property, or creates a threat to public health or safety;
 - Prohibited Activities in County-Maintained Public Works Drainage and Flood Control Culverts and Channels

- It shall be unlawful for any person, unless pursuant to a written permit subject to such conditions as the Director, Department of Public Works, may impose, to use County maintained public works drainage culverts or flood control facilities for any of the following purposes:
- Camp or maintain an encampment, as defined in section 73.108.
- Use an Ignition Source to cause or intend to cause a fire;
- Maintain an existing fire;
- Camp while using or possessing an Ignition Source;
- Discard any lighted tobacco product or any burning or combustible material or other thing that could set fire to grass, shrubs, buildings or any other combustible substance.
- Store personal belongings or waste, including garbage, refuse, or human or animal waste;
- Activities that alter the property, including but not limited to digging, removing vegetation and building structures, in a manner that damages, impairs, or interferes with the function of the property, or creates a threat to public health or safety;
- Restricted Area During Emergency, Construction or Maintenance
 - During an emergency, construction, or maintenance, it shall be unlawful for any person to remain within the portion of County maintained public works facilities or property identified by the Director, Department of Public Works, as closed to the public by signage, barriers, or other features.

C. [] Enhancement C: Include provisions within the ordinance to codify existing procedures for unsheltered encampments notification period for movement of personal property to storage and adopt a notification period of 24-hours.

- Notification
 - A minimum of 24 hours before the scheduled cleanup, a written Notice to Vacate must be posted in a conspicuous manner at a prominent location and at each point of ingress or egress within the site. The notices shall provide the scheduled date of the cleanup, notify individuals to remove their property, and explain how property stored during the cleanup can be retrieved.
 - The Chief Administrative Officer may conduct abatement of the site on the posted date. If abatement is delayed or rescheduled by more than 24 hours, the Chief Administrative Officer shall repost a Notice to Vacate with a new date.
 - The Chief Administrative Officer shall ensure that photographs or video are taken of: (1) the site before and after the abatement; (2) the cleanup process; and (3) all items to be stored.
 - When the owner of personal property cannot be identified or an individual is unable to remove their personal property, that property may be stored or disposed of as described in subdivisions (d) and (e). If a person intentionally leaves their property behind or requests that it be discarded, it will be deemed abandoned. The Chief Administrative Officer may accommodate reasonable requests for additional time or assistance to remove items.
 - An item not removed by the inhabitants from the site shall be eligible for storage if it:
 - has apparent utility;

- is recognizable as belonging to a person;
- is not an item described in subdivision (e).
- The following items may be discarded or otherwise disposed of:
 - hazardous items, including but not limited to weapons, drug paraphernalia, or any items contaminated with human waste, animal waste, or blood;
 - items likely to become hazardous in storage, including but not limited to perishables and items that are wet or covered in mud;
 - items that are not practical to store due to size, weight or other characteristic;
 - Items that are stolen or illegal to possess.
- The Chief Administrative Officer shall keep a record of all stored items including location and date of storage. Items will be kept in storage for a minimum of 90 calendar days, at which point they are subject to disposal pursuant to County policy.

Option 2:

Keep ordinance as is. (County Regulatory Code Section 73.108)

SEC. 73.108. PUBLIC PARKS.

No person shall camp in any public park, or any public street or highway, or on any improved or unimproved property owned or leased by the County, provided that nothing herein shall be construed to prohibit camping in public campgrounds under permit authorized by other provisions of law or ordinance.

"Camping" is defined as the use of any public park, any public street or highway or improved or unimproved property owned or leased by the County, for temporary living accommodations such as, but not limited to, sleeping, sleeping activities, or making preparations to sleep, including the laying down of bedding for the purposes of sleeping, or storing personal belongings, or making any fire, or using any tents, or other temporary structures.

"Public park" is defined as any park or recreation area or recreation facility that is owned, leased, or under the control of the County.

(Added by Ord. No. 3249 (N.S.), effective 10-30-68; amended by Ord. No. 9581 (N.S.), effective 8-28-03)

Cross reference(s)--Parks and recreation, § 41.101 et seq.

**APPLICATION FOR COUNTY OF SAN DIEGO
BOARD, COMMISSION, OR COMMITTEE**

(For Official Use Only)

Submit the completed application to the Clerk of the Board of Supervisors, BCC Desk, 1600 Pacific Highway, Room 402, San Diego, CA 92101-2471 or via e-mail at bcc@sdcounty.ca.gov

Van Liew	Edward
<i>Last Name</i>	<i>First Name</i>
Hidden Meadows Community Sponsor Group	<i>District 5</i>
<i>Name of Board, Committee, or Commission to Which You are Applying for Membership</i>	<i>Supervisory District You Live In</i>

Please list any time restrictions

Planning and land usage

Date Appointed

Dates Served

STATEMENT OF OCCUPATIONAL EXPERIENCE

Self employed/retired

Current Employer

Inventor

6 Years

Job Title

Length of Employment

Previous Employers

Position Title

Length of Employment

Foxconn

Sr. Director of R&D/ VP of Innovation

7 year

Hewlett Packard

Senior Director of Quality Engineering

22 years

CA

CA

CA

CA

CA

CA

What experience or special knowledge can you bring to your area(s) of interest?

Problem solving, leadership, innovation, process control, and common sense.

Please list community organizations to which you belong:

Escondido Creek Conservancy - Board Member

Please describe your ethnic origin:

WHITE (not of Hispanic Origin): All persons having origins in any of the original peoples of Europe

Select the gender you identify as:

Male

What is your age?

45-54 years old

What is your total income?

[REDACTED]

NOTE: Candidates for the Assessment Appeals Board, County Hearing Officer, Eye Gnat Abatement

Appeals Board, Fly Abatement and Appeals Board and/or Planning Commission, are required to submit evidence of their qualifications and a Statement of Incompatible Activities Related to County Duties (Form 519) that can be found on the Clerk of the Board’s website at: www.sandiegocounty.gov/content/sdc/cob/forms.html. Candidates may be asked to provide additional information.

Membership qualifications for all County Boards, Commissions and Committees may be accessed through the Clerk of the Board’s website at www.sandiegocounty.gov/cob/bcac/ or by calling (619) 531-5600. This Application will be considered complete when such requirements are provided by the applicant.

By signing below, I declare that the information provided above is accurate and complete to the best of my knowledge.	
Edward Van Liew	2/12/2025
<hr/> <i>Applicant's Signature</i>	<hr/> <i>Date</i>



PLANNING & DEVELOPMENT SERVICES

Meeting Agenda

Quarterly Community Planning and Sponsor Group Chair Meeting:

Date: Saturday, March 08, 2025

Time: 9:00 am – 10:00 am

Join Zoom Meeting Online:

[REDACTED]

Or Join by Phone:

[REDACTED]

Meeting ID:

[REDACTED]

Passcode:

[REDACTED]

#	Agenda Item	Time
1.	Welcome – Planning & Development Services	9:00 am - 9:05 am
2.	General Plan & Housing Element Annual Progress Report - Rami Talleh and Heather Conklin, PDS	9:05 am – 9:20 am
3.	Cannabis Programmatic Environmental Impact Report – Rami Talleh, PDS	9:20 am – 9:30 am
7.	<p><u>Discussion:</u></p> <ul style="list-style-type: none"> • CPSG Chairs <p><u>Next Meeting</u> – Quarterly Chair Meeting – Saturday, June 14, 2025</p>	9:30 am – 10:00 am

bret@bretsealey.com

From: Street Stewards <streetstewards@gmail.com>
Sent: Thursday, March 6, 2025 14:46
To: Undisclosed recipients:
Subject: Introducing Street Stewards - A grassroots initiative to keep San Diego's street clean one block at a time!
Attachments: HOW DOES IT WORK.png; INTERACTIVE MAP.png; STEWARD2.jpg; STEWARD1.jpg
Flag Status: Flagged

Dear North County Community Groups,

I am writing to inform you of a powerful new mapping tool developed specifically for San Diegans to help keep our streets clean together. My non-profit organization is called Street Stewards, and we are nearly 1,000 volunteers strong... and counting! We have developed a website where any San Diego County citizen can log in, find their local community, and adopt a block by recording litter pickups on our live interactive map.

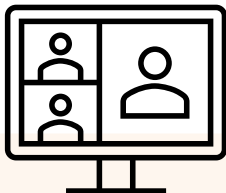
Our powerful interactive map shows the health of the entire county's streets with a color coded system which enables Stewards to decide to simply clean their own block OR go to where their efforts are needed most. Please see the attached graphics for an overview of how it works and an example of how our interactive map appears.

This website was developed with generous help from San Diego County's Neighborhood Reinvestment Program grants, and it is a free tool for anyone to use! We would love your help in spreading the word about it with your membership, organization, and constituents. The strength of this model relies on participation and widespread adoption, so it is time to get the word out.

We are excited to collaborate to spread the word in your newsletters, emails, social media posts, and among your friends and colleagues! You can learn much more and sign up here: www.streetstewards.com. I am happy to provide more information, attend meetings and present, or explain further. Please don't hesitate to get in touch with ideas about how to get the word out! Thank you for your time, and I look forward to working with you to make San Diego a more beautiful place - one block at a time.

Sincerely,

Aaron Null
Founder, Executive Director
Street Stewards
484-883-9476



SPEED LIMIT REDUCTIONS COMMUNITY WORKSHOP

REDUCCIONES DE LOS LÍMITES DE VELOCIDAD TALLER COMUNITARIO

When: March 27, 2025, 6:00 PM to 7:00PM

Zoom:

us06web.zoom.us/j/86346341335?pwd=R1fMJ8lpjfb6gIK3WKP01EcwlOEEay.1

Meeting ID: 863 4634 1335

To Join by Telephone Dial: 1-719-359-4580;
Enter: 86346341335#

Passcode: 619

Cuándo: 27 de marzo de 2025, de 6 pm a 7 pm

Enlace de Zoom:

us06web.zoom.us/j/86346341335?pwd=R1fMJ8lpjfb6gIK3WKP01EcwlOEEay.1

ID de la reunión: 863 4634 1335

Para unirse por teléfono Marque: 1-719-359-4580;
Presione: 86346341335#

Código de acceso: 619

The County of San Diego (County) is implementing speed limit reductions in unincorporated San Diego County. These reductions are made possible through Assembly Bill (AB) 43, which grants local jurisdictions the authority to lower speed limits based on certain safety concerns.

Join us for this informative virtual workshop to learn how the County is prioritizing approaches to speed limits reductions to improve road safety for all road users.

El Condado de San Diego (condado) está implementando reducciones en los límites de velocidad en la zona no incorporada del Condado de San Diego. Estas reducciones son posibles gracias al Proyecto de Ley 43 de la Asamblea (Assembly Bill), que otorga a las jurisdicciones locales la autoridad para reducir los límites de velocidad con base en ciertos problemas de seguridad.

Únase a este taller virtual informativo para aprender cómo el condado está priorizando los planteamientos de las reducciones en los límites de velocidad para mejorar la seguridad vial de todos los usuarios en las vías.