

RECIRCULATION READERS GUIDE

This Guide is provided to facilitate reviewing changes between this Draft Revised Environmental Impact Report (Draft Revised EIR) and the Draft EIR circulated for public review from November 19, 2015 to January 4, 2016 for the Lake Jennings Market Place project (proposed project).

The Draft EIR was previously circulated for public review from November 19, 2015 to January 4, 2016 (a 45-day public review period). All interested persons and organizations had an opportunity during this time to submit their written comments on the Draft EIR to the County of San Diego. In response to comments received from the circulation of the Draft EIR, several additions or changes have been made to the environmental analysis, including greenhouse gas emissions, aesthetics, and alternatives (discussed further below).

Due to these additions and changes made to the Draft EIR, the County has decided to recirculate a Draft Revised EIR for the proposed project. Pursuant to CEQA Guidelines Section 15088.5(f)(2), reviewers should limit their comments to the revised chapters or portions of the recirculated EIR only. The comments submitted during the earlier circulation period (November 19, 2015 to January 4, 2016) that relate to chapters or portions of the document that were not revised and are not recirculated here will be responded to as part of the Final EIR. The County will respond during this recirculation to comments submitted on this Draft Revised EIR and the specific chapters and portions that are part of this recirculation. Both sets of comments (Draft EIR circulated from November 19, 2015 to January 4, 2016) and this Draft Revised EIR will be included in the Final EIR.

The County requests that reviewers limit the scope of their comments to only the portions of the Draft EIR that have changed and are included in this Draft Revised EIR. For ease of review, the County has included the entirety of Chapters 3 and 4. However, with the exception of Chapter 2.3, the County requests that comments are provided on only the text indicated in underline format, which capture all additions to these chapters. The reader can view all deleted text as indicated in strikethrough format. Chapter 2.3 and Appendix E have been provided in a clean format because they have wholly replaced the previous Chapter 3.1.4, Greenhouse Gas Emissions and previous Appendix K, Greenhouse Gas Report, respectively. The reviewer may comment on the entirety of the new Chapter 2.3 and the entirety of the new Appendix E (which replaces Appendix K). Minor formatting edits have also been made to the order and numbering of chapters, maps, and appendices. Three additional references cited were added to the Draft Revised EIR on page 2.3-18 of Section 2.3 and page 3-1 of Section 3.1.1.

New comments must be submitted. Comments on the recirculated Draft Revised EIR must be received no later than September 12 at 4:00 P.M. (45-day public review period) and should reference the project numbers and name: Lake Jennings Market Place, PDS2014-GPA-14-005, PDS2014-REZ-14-004, PDS2014-TM-5590, PDS2014-STP-14-019, LOG No. PDS2014-ER-14-14-013. Comments must be sent to the Planning & Development Services address listed below or via email to darin.neufeld@sdcounty.ca.gov.

Planning & Development Services
ATTN: Darin Neufeld
5510 Overland Avenue, Suite 310
San Diego, CA 92123

For additional information, please contact Darin Neufeld at darin.neufeld@sdcounty.ca.gov.

The Draft Revised EIR in its entirety and the previous Draft EIR circulated from November 19, 2015 to January 4, 2016 are available on the Planning & Development Services website: http://www.sandiegocounty.gov/content/sdc/pds/Current_Projects/LakeJenningsMarketplace.html or at the offices at 5510 Overland Avenue, Suite 310, San Diego, California, 92123.

The major additions or changes for which new comments will be considered include the following:

- 1) A revised greenhouse gas analysis to address the November 2015 California Supreme Court ruling in the Center for Biological Diversity vs. California Department of Fish and Wildlife case (commonly referred to as the Newhall Ranch case);
- 2) A revised conclusion that the project would result in significant impacts to greenhouse gas emissions;
- 3) A re-organization of Section 3.1.1, Aesthetics, to include the analysis of the project's effect on scenic vistas, scenic resources, and degradation in visual character (previously located in Section 3.2, Effects Found Not Significant During Initial Study in Draft EIR).

Under State CEQA Guidelines Section 15088.5(c), if a revision to an EIR is limited to a few chapters or portions of the EIR, only chapters or portions that have been modified need to be recirculated. Consistent with CEQA Guidelines Section 15088.5(c), this Draft Revised EIR contains only the portions of the Draft EIR that have been revised and replaced. Please only comment on these revised and recirculated portions indicated in underline format.

The revised chapters (including sections) and appendices include:

- Section 2.3 – Greenhouse Gas Emissions
- Chapter 3.0 – Environmental Effects Found Not to be Significant
 - Section 3.1.1– Aesthetics
- Chapter 4.0 – Alternatives to the Proposed Project
- Appendix E – Greenhouse Gas Report

The major additions or revisions are summarized below.

Section 2.3: Greenhouse Gas Emissions

- Revised greenhouse gas analysis to address the Newhall Ranch case ruling.
- Revisions to the proposed project have resulted in the identification of new significant environmental impacts since the Draft EIR was circulated to Greenhouse Gas Emissions. Accordingly, the Greenhouse Gas Emissions section of the Draft EIR has been moved from Chapter 3.0, Environmental Effects Found not to be Significant to Chapter 2.0, Significant Environmental Effects in the Draft Revised EIR.

Chapter 3.0: Environmental Effects Found Not to be Significant (Section 3.1.1, Aesthetics, only)

- Section 3.1.1., Aesthetics, has been re-organized to include the analysis of the project’s effect on scenic vistas, scenic resources, and degradation in visual character (previously located in Section 3.2, Effects Found Not Significant During Initial Study in Draft EIR).

The County has elected to include Section 3.1.1 as part of the Draft Revised EIR (though not necessarily required, as discussed further below) and thus this section can be commented on by interested parties. The information contained within Section 3.1.1 is provided for clarification purposes and to expand the substantiation in support of the conclusion that the proposed project’s impact to Aesthetics would be less than significant. However, this additional information merely provides clarification and amplification of the analysis previously contained within the Draft EIR. Such amplification, however, does not constitute significant new “information” pursuant to State CEQA Guidelines Section 15088.5.

Chapter 4.0: Alternatives to the Proposed Project

- Added greenhouse gas emissions analysis for the No Project/No Development Alternative, No Project/Existing General Plan Designation Alternative, Reduced Commercial Alternative 1, and Reduced Commercial Alternative 2.

Appendix K (now Appendix E): Greenhouse Gas Report

- Revised analysis to address the Newhall Ranch case ruling.

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