

Introduction to the Final Environmental Impact Report  
for the Lake Jennings Market Place Project

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INTRODUCTION TO THE FINAL ENVIRONMENTAL IMPACT REPORT  
FOR THE LAKE JENNINGS MARKET PLACE PROJECT

PDS2014-GPA-14-005; PDS2014-REZ-14-004; PDS2014-TM-5590; PDS2014-STP-14-019; PDS2014-MUP-15-004; ENVIRONMENTAL LOG NO.: PDS2014-ER-14-14013

SCH NO. 2014121089

This document represents the proposed Final Environmental Impact Report (Final EIR) for the Lake Jennings Market Place Project in Lakeside, California. Pursuant to the California Environmental Quality Act (CEQA), a Draft Environmental Impact Report (Draft EIR) was prepared for the project and circulated for public review from November 19, 2015 to January 4, 2016. Subsequently, in response to comments received from the circulation of the Draft EIR, several additions or changes were made to the environmental analysis, including greenhouse gas (GHG) emissions, aesthetics, and alternatives. Therefore, the County decided to prepare a recirculated Draft Revised EIR (Draft Revised EIR). The Draft Revised EIR was circulated for public review from July 28, 2016 to September 14, 2016. The County requested that reviewers limit the scope of their comments to only the revised and recirculated portions of the Draft Revised EIR. The revised chapters (including sections) and appendices included:

- 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 County has responded to all comment letters received in response to the Draft EIR and Draft Revised EIR. Seventeen (17) comment letters were submitted in response to the Draft EIR, and ten (10) comment letters were submitted in response to the Draft Revised EIR. A list of the commenters, as well as the comment letters and response to comments are presented on the following pages. Based upon content within the comment letters, modifications were made to the Draft EIR and Draft Revised EIR. The modified Draft EIR and Draft Revised EIR are presented after the response to comments. All revisions to the Draft EIR and Draft Revised EIR are in a strikeout/underline format to clearly identify the changes that were made.

The following applications have been submitted and are proposed for approval:

- General Plan Amendment (GPA-14-005)
- Rezone (REZ-14-004)
- Tentative Map (TM-5590)
- Site Plan (STP-14-019)
- Major Use Permit (MUP-15-004)

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List of Persons, Organizations, and Public Agencies  
that Commented on the Draft EIR And Draft Revised EIR

**LIST OF PERSONS, ORGANIZATIONS, AND PUBLIC AGENCIES THAT COMMENTED  
ON THE DRAFT EIR AND DRAFT REVISED EIR**

A draft version of this EIR was circulated for public review from November 19, 2015 to January 4, 2016. Subsequently a Draft Revised EIR was circulated for public review from July 28, 2016 to September 14, 2016. The following is a list of the names and addresses of persons, organizations, and public agencies that commented during this public review period. A copy of each letter with bracketed comment numbers on the right margin is followed by the response for each comment as indexed in the letter.

Letter No.	Commenter	Address
<b>Comments Received on the Draft EIR (November 19, 2015 to January 4, 2016)</b>		
<b>Federal Agencies</b>		
None	N/A	N/A
<b>State Agencies</b>		
A	Governor's Office of Planning and Research State Clearinghouse and Planning Unit	1400 Tenth Street Sacramento, CA 95812
B	California Department of Transportation, District 11	4050 Taylor Street, MS 240 San Diego, CA 92110
<b>Local Agencies</b>		
C	San Diego Local Agency Formation Commission	9335 Hazard Way, Suite 200 San Diego, CA 92123
D	San Diego County Sanitation District	5500 Overland Avenue, Suite 315 San Diego, CA 92123
E	Metropolitan Transit System	1255 Imperial Avenue, Suite 1000 San Diego, CA 92101
<b>Organizations</b>		
F	San Diego County Archaeological Society, Inc.	P. O. Box 81106 San Diego, CA 92138
G	Cleveland National Forest Foundation (submitted by Shute, Mihaly & Weinberger LLP)	396 Hayes Street San Francisco, CA 94102
<b>Individuals</b>		
H	Steele Sacks	Not provided
I	Steve A. Hogue	Not provided
J	Investigative Science & Engineering (Rick Tavares)	P. O. Box 488 Ramona, CA 92065
K	Guiseppe Brunetto	Not provided
L	Guiseppe Brunetto	Not provided
M	Dorotea Brunetto	14110 Olde Hwy 8, Suite C El Cajon, CA 92021
N	Suzie Tozier	14074 Rancho Del Villa Lakeside, CA 92040
O	Bruce Provost	Not provided
P	Janis Shackelford (Letter 1)	9716 Red Pony Lane El Cajon, CA 92021

List of Persons, Organizations, and Public Agencies  
that Commented on the Draft EIR And Draft Revised EIR

Letter No.	Commenter	Address
Q	Janis Shackelford (Letter 2)	9716 Red Pony Lane El Cajon, CA 92021
<b>Comments Received on the Draft Revised EIR (July 28, 2016 to September 14, 2016)</b>		
<b>Federal Agencies</b>		
R	U.S. Army Corps of Engineers	Los Angeles District Regulatory Division, Carlsbad Field Office 5900 La Place Court, Suite 100 Carlsbad, CA 92008
<b>State Agencies</b>		
S	Governor's Office of Planning and Research State Clearinghouse and Planning Unit	1400 Tenth Street Sacramento, CA 95812
<b>Local Agencies</b>		
None	N/A	N/A
<b>Organizations</b>		
T	Endangered Habitats League	8424 Santa Monica Boulevard Suite A 592 Los Angeles, CA 90069
U	California Native Plant Society	P.O. Box 121390 San Diego, CA 92112-1390
V	Cleveland National Forest Foundation (submitted by Shute, Mihaly & Weinberger LLP)	396 Hayes Street San Francisco, CA 94102
<b>Individuals</b>		
W	Steve A. Hogue	Not provided
X	Investigative Science & Engineering (Rick Tavares)	P. O. Box 488 Ramona, CA 92065
Y	Guiseppe (Joe) Brunetto	Not provided
Z	Anna Brunetto James	Not provided
AA	Jake Brunetto	Not provided

## Summary of EIR Reorganization and Text Changes

### SUMMARY OF EIR REORGANIZATION

As a result of the Draft Revised EIR, minor formatting edits have been made to the order and numbering of sections and appendices in the Final EIR. For ease of review, the following table summarizes the sections and appendices that have been reorganized in the Final EIR.

EIR Section	Section Number in Draft EIR	Section Number in Final EIR
Greenhouse Gas Emissions	3.1.4	2.3
Hazards and Hazardous Materials	2.3	2.4
Noise	2.4	2.5
Paleontological Resources	2.5	2.6
Traffic/Transportation	2.6	2.7
Technical Appendices	Appendix Letter in Draft EIR	Appendix Letter in Final EIR
Greenhouse Gas Report	K	E
Phase I Environmental Site Assessment	E	F
Limited Phase II Soil Sampling	F	G
Fire Protection Plan	G	H
Acoustical and Ground Vibration Site Assessment	H	I
Traffic Impact Study	I	J
Air Quality Conformity Assessment	J	K

### SUMMARY OF EIR TEXT CHANGES

Changes have been made to the EIR in strikeout/underline format in response to comments and to provide updates and clarifications to information provided herein. The following table provides a summary of sections within the Final EIR that have been updated from the Draft EIR and Draft Revised EIR.

Chapter/Section (page)	Change	Reason for Change
Summary (page S-3)	Added text referring to On-Premise Sign Regulations.	Clarification
Summary (page S-3)	Added reference to applicable parking requirements.	Clarification
Summary (page S-3)	“Lakeside Planning Group” was changed to “Lakeside Design Guidelines”	Correction
Summary (page S-4)	Added text describing the proposed car wash equipment (in-bay automatic carwash).	Clarification
Summary (page S-4)	Updated text to indicate that August 17, 2015 water availability form from PDMWD expired on August 17, 2016 and the project applicant has obtained an updated water availability letter dated April 6, 2017. Deleted “and Level 2 Drought Alert conservation measures to ensure that	Update

## Summary of EIR Reorganization and Text Changes

Chapter/Section (page)	Change	Reason for Change
	potable water is reduced by 20 percent.”	
Summary (page S-4)	Added footnote to cite water use reference.	Clarification
Summary (page S-4)	Corrected reference to the Utilities and Service Systems section.	Correction
Summary (page S-5)	Total water use number corrected.	Correction
Summary (page S-5)	Added proper reference to the Resource Protection Ordinance.	Clarification
Summary (page S-6)	Corrected reference to the Hazards and Hazardous Materials section.	Correction
Summary (page S-6)	“Appendix G” was changed to “Appendix H.”	Correction
Summary (page S-7)	Added text identifying the date when the project received a Service Availability Letter from the Lakeside Sanitation District.	Clarification
Summary (page S-9)	Table “1-1” changed to Table “1-2.”	Correction
Summary (page S-11)	Added text clarifying the General Plan designation of the subject property as a result of the August 5, 2009 approval of the Lake Jennings Village Project.	Clarification
Summary (page S-13)	Added text clarifying why the Reduced Commercial Alternative 1 is considered the environmentally superior alternative.	Clarification
Summary (Table S-1, page S-15)	Added the following text to Mitigation Measure BIO-2: “If least Bell’s vireos are not detected by June 30, weekly surveys may be suspended, as nesting is unlikely after that date.”	Update
Summary (Table S-1, page S-15)	Deleted “Only use of low sodium lighting shall be permitted” from Mitigation Measure BIO-3.	Correction
Summary (Table S-1, page S-16)	Added the following text to Mitigation Measure BIO-3: “or until the County concurs that a reduced buffer would not impact nesting activities, such as where a natural topographic feature shields the work site from the nest.”	Update
Summary (Table S-1, pages S-26 through 32)	Added Mitigation Measures M-GHG-1 through M-GHG-18.	Update
Summary (Table S-1, pages S-40 and S-41)	Updated Mitigation Measures TR-6 and TR-7 per changes in response to comments	Update and clarification
Chapter 1.0 (page 1-1)	Boundary adjustment text moved from Item #5 to Item #3.	Correction
Chapter 1.0 (page 1-4)	Added text referring to On-Premise Sign Regulations.	Clarification
Chapter 1.0 (page 1-4)	Added reference to applicable parking requirements.	Clarification
Chapter 1.0 (page 1-4)	“Lakeside Planning Group” was changed to “Lakeside Design Guidelines”	Correction

## Summary of EIR Reorganization and Text Changes

Chapter/Section (page)	Change	Reason for Change
Chapter 1.0 (pages 1-4 and 1-5)	Added text describing the proposed car wash equipment (in-bay automatic carwash).	Clarification
Chapter 1.0 (page 1-5)	Added footnote to cite water use reference.	Clarification
Chapter 1.0 (page 1-5)	Updated text to indicate that August 17, 2015 water availability form from PDMWD expired on August 17, 2016 and the project applicant has obtained an updated water availability letter dated April 6, 2017. Deleted “and Level 2 Drought Alert conservation measures to ensure that potable water is reduced by 20 percent.”	Update
Chapter 1.0 (page 1-5)	Corrected reference to the Utilities and Service Systems section.	Correction
Chapter 1.0 (page 1-6)	“Appendix K” was changed to “Appendix E.”	Correction
Chapter 1.0 (page 1-6)	Total water use number corrected.	Correction
Chapter 1.0 (page 1-6)	Added “greenhouse gas emissions” under Section 1.2.2.	Update
Chapter 1.0 (page 1-6)	Added proper reference to the Resource Protection Ordinance.	Clarification
Chapter 1.0 (page 1-7)	Deleted “Draft”.	Update
Chapter 1.0 (page 1-7)	Corrected reference to the Hazards and Hazardous Materials section.	Correction
Chapter 1.0 (page 1-7)	“Appendix G” was changed to “Appendix H.”	Correction
Chapter 1.0 (page 1-8)	Added text clarifying that the project would comply with the requirements of the Light Pollution Code.	Clarification
Chapter 1.0 (page 1-9)	Added text identifying the date when the project received a Service Availability Letter from the Lakeside Sanitation District.	Clarification
Chapter 1.0 (page 1-12)	Added the San Diego Local Agency Formation Commission to matrix of project approvals/permits.	Update
Chapter 1.0 (page 1-12)	Added text to expand discussion of the agencies that the project applicant has consulted with to date.	Clarification
Chapter 1.0 (page 1-12)	Corrected reference to Chapters 2.0 and 3.0.	Correction
Chapter 1.0 (1-13)	Added text to expand discussion of how the cumulative project study area was determined. Also added text referencing Figure 1-9.	Clarification
Chapter 1.0 (pages 1-14 and 1-15)	Added text to expand discussion of growth-inducing impacts.	Clarification
Chapter 1.0 (Figure 1-3)	Added note to Figure 1-3.	Clarification
Chapter 1.0 (Table 1-1)	Simplified table by deleting metric column and updated the building sizes in the first column.	Clarification

## Summary of EIR Reorganization and Text Changes

Chapter/Section (page)	Change	Reason for Change
Chapter 1.0 (Table 1-2)	Added “with the exception of the”.	Correction
Chapter 1.0 (Table 1-2)	Deleted “and Level 2 Drought Alert conservation measures to ensure that potable water is reduced by 20 percent.”	Update
Chapter 1.0 (Table 1-3)	Updated status of Lakeside Tractor Supply Project to “Constructed”.	Update
Chapter 1.0 (Table 1-3)	Added Evergreen Nursery to cumulative projects list.	Update and clarification
Chapter 2.0 (page 2.0-1)	Deleted “Greenhouse gas emissions.” The GHG section (Section 2.3) was subsequently amended as part of the Final EIR to add additional GHG measures so that the project would result in zero net GHG emissions.	Update
Section 2.1 (page 2.1-1)	Moved “animal” after “plant.”	Correction
Section 2.1 (page 2.1-11)	Added text further describing why Los Coches Creek is not considered a wildlife corridor.	Clarification
Section 2.1 (page 2.1-14)	Added text further describing why it is infeasible to redesign the project to avoid more coast live oak trees.	Clarification
Section 2.1 (page 2.1-21)	Added text describing why the Evergreen Nursery Project is not considered as part of the cumulative geographic scope for biological resources.	Clarification
Section 2.1 (page 2.1-22)	Added text to provide example of similar biological mitigation.	Clarification
Section 2.1 (page 2.1-23)	Corrected citation.	Correction
Section 2.1 (page 2.1-26)	Added the following text to Mitigation Measure BIO-2: “If least Bell’s vireos are not detected by June 30, weekly surveys may be suspended, as nesting is unlikely after that date.”	Update
Section 2.1 (page 2.1-26)	Deleted “Only use of low sodium lighting shall be permitted” from Mitigation Measure BIO-3.	Correction
Section 2.1 (page 2.1-26)	Added the following text to Mitigation Measure BIO-3: “or until the County concurs that a reduced buffer would not impact nesting activities, such as where a natural topographic feature shields the work site from the nest.”	Update
Section 2.1 (page 2.1-28)	Deleted “low sodium.”	Correction
Section 2.1 (page 2.1-29)	Added text providing a summary that the project would not result in cumulative impacts to biological resources.	Clarification
Section 2.1 (Table 2.1-6)	Updated status of Lakeside Tractor Supply Project to “Constructed”.	Update



## Summary of EIR Reorganization and Text Changes

Chapter/Section (page)	Change	Reason for Change
Section 2.2 (pages 2.2-8 and 2.2-9)	Moved discussion of CEQA Guidelines Section 15126.4(b)(3) from Section 2.2.2 to Section 2.2.1.5.	Correction
Section 2.2 (page 2.2-9)	Added “County Administrative Code Section 396.7)” after Ordinance No. 9493.	Clarification
Section 2.2 (page 2.2-11)	Deleted first paragraph under Section 2.2.2.	Correction
Section 2.3 (page 2.3-1)	Changed the date of the Greenhouse Gas Report from “2016” to “2017”.	Update
Section 2.3 (page 2.3-4)	Corrected “biannual” to biennial”.	Correction
Section 2.3 (page 2.3-5)	Deleted “However”.	Correction
Section 2.3 (pages 2.3-10 and 2.3-11)	Deleted text regarding the use of the efficiency threshold. In addition, deleted Footnote 3.	Update
Section 2.3 (page 2.3-11)	Added text describing that there are no existing uses on the project site that generate GHG emissions.	Clarification
Section 2.3 (page 2.3-12)	Updated the discussion under Guidelines for Determination of Significance under Section 2.3.2.1. The project’s potential GHG impacts are analyzed pursuant to Section 15064.4(b) of the State CEQA Guidelines.	Update
Section 2.3 (pages 2.3-12 and 2.3-13)	Deleted text regarding the use of the efficiency threshold.	Update
Section 2.3 (page 2.3-13)	Added text regarding the calculation of carbon off-sets over the project life.	Update
Section 2.3 (page 2.3-13)	Added text describing the benefit of the planting of 176 new trees.	Clarification
Section 2.3 (page 2.3-13)	Added “construction worker trips”.	Clarification
Section 2.3 (page 2.3-13)	Added “from off-road equipment”.	Clarification
Section 2.3 (page 2.3-14)	Added discussion regarding on-road vehicular emissions related to construction activity. Also added Footnote 5 to cite the CalEEMod User’s Guide.	Clarification
Section 2.3 (page 2.3-14)	Changed “2,654.7” to “2,708.5”	Update and correction
Section 2.3 (page 2.3-14)	Deleted “unless evidence is provided demonstrating a longer or shorter project life”.	Clarification
Section 2.3 (page 2.3-14)	Added text regarding the purchase of carbon off-sets.	Clarification
Section 2.3 (page 2.3-14)	Added “Long-Term” and “over the long-term”	Correction
Section 2.3 (page 2.3-14)	Changed “greenhouse gas” to “GHG”.	Correction
Section 2.3 (page 2.3-15)	Changed “megawatt” to “kilowatt”.	Correction
Section 2.3 (page 2.3-15)	Added “Since that is the maximum, the overall average energy usage”. Deleted “The steady state average continuous load”.	Clarification
Section 2.3 (page 2.3-15)	Added natural gas usage rate details.	Clarification

## Summary of EIR Reorganization and Text Changes

Chapter/Section (page)	Change	Reason for Change
Section 2.3 (page 2.3-15)	Spelled out word before the use of an acronym.	Correction
Section 2.3 (page 2.3-15)	Deleted “It will often be the case that the”.	Clarification
Section 2.3 (page 2.3-16)	Added “Other area sources associated with the project either do not emit GHG emissions (e.g., consumer products and architectural coatings) or is not appropriate for a commercial project (e.g., hearths).”	Clarification
Section 2.3 (page 2.3-16)	Added “Since the Air Quality Report used EMFAC2011 emission factors for on-road sources, and EMFAC2011 factors did not include the effects of Pavley and LCFS in future years”	Clarification
Section 2.3 (page 2.3-16)	Added Footnote 7.	Clarification
Section 2.3 (page 2.3-17)	Added “Since the calculations used in the Air Quality Report were based on the current renewable fuels energy requirements of 20% and the project will mainly be in the post- 2020 RPS level of 33%”	Clarification
Section 2.3 (page 2.3-17)	Added “The calculations in the document used existing energy standards., However, the fact that when the proposed project is built, it will be constructed under 2013 Title 24 efficiency”	Clarification
Section 2.3 (page 2.3-17)	Changed “2,628.2” to “2,631”	Update and correction
Section 2.3 (page 2.3-17)	Added “Pursuant to Section 15064.4(b)(1) of the State CEQA Guidelines, this is considered a significant impact because the proposed project increases GHG emissions as compared to the existing environmental setting”	Update
Section 2.3 (pages 2.3-17 and 2.3-18)	Deleted text regarding the use of the efficiency threshold.	Update
Section 2.3 (page 2.3-17)	Added Footnote 8.	Clarification
Section 2.3 (page 2.3-18)	Deleted “CEQA Statute” and added “Pursuant to Public Resources Code”	Clarification
Section 2.3 (page 2.3-18)	Added “increases GHG emissions as compared to the existing environmental setting”	Clarification
Section 2.3 (page 2.3-18)	Deleted “has the potential to result in a significant GHG emissions impact during operation”	Clarification
Section 2.3 (pages 2.3-18 through 2.3-27)	Added Mitigation Measure numbers.	Clarification
Section 2.3 (page 2.3-20)	Added “(Note, the 5 percent commitment on the five smaller commercial buildings could occur through any combination of use of portions of one, or all of the five smaller commercial buildings, to allow for flexibility in placement of the panels around	Clarification

## Summary of EIR Reorganization and Text Changes

Chapter/Section (page)	Change	Reason for Change
	other required rooftop equipment and structures)” to M-GHG-4.	
Section 2.3 (page 2.3-20)	Added “It should be noted that other project features, such as the construction of new sidewalks and a trail will be provided as part of the project, consistent with Traffic Calming Measures” to M-GHG-6	Clarification
Section 2.3 (pages 2.3-22 and 2.3-23)	Added details of Measure TST-5 of CAPCOA report.	Clarification
Section 2.3 (pages 2.3-27 through 2.3-28)	Added Mitigation Measure M-GHG-18.	Update
Section 2.3 (pages 2.3-28 through 2.3-29)	Added analysis per CEQA Guideline 15064.4(b)(2) and (3).	Update
Section 2.3 (page 2.3-30)	Updated analysis under Section 2.3.2.2.	Update
Section 2.3 (page 2.3-31)	Updated text under Section 2.3.4.	Update
Section 2.3 (page 2.3-32)	Added “(Note, the 5 percent commitment on the five smaller commercial buildings could occur through any combination of use of portions of one, or all of the five smaller commercial buildings, to allow for flexibility in placement of the panels around other required rooftop equipment and structures)” to M-GHG-4.	Clarification
Section 2.3 (page 2.3-32)	Added “and the construction of new sidewalks and trails” to M-GHG-6.	Clarification
Section 2.3 (page 2.3-32)	Changed “16” to “24”.	Update
Section 2.3 (pages 2.3-35)	Added Mitigation Measure M-GHG-18.	Update
Section 2.3 (pages 2.3-35)	Updated text under Section 2.3.6. With mitigation, project would not contribute to a direct or cumulatively considerable impact on GHG emissions.	Update
Section 2.3 (Table 2.3-3)	Added On-Road total emissions. Total number has been updated.	Clarification
Section 2.3 (Table 2.3-8)	Amortized construction emissions updated.	Update
Section 2.3 (Table 2.3-8)	Addition of purchase of carbon off-set credits mitigation to Table 2.3-9. Project emissions mitigation to net zero.	Update
Section 2.3 (Table 2.3-8)	Delete “and Level 2 Drought Alert conservation measures to ensure that potable water use is reduced by 20 percent”	Update
Section 2.3 (Table 2.3-8)	Added “between one and five other buildings on the project site (total of 5% of the combined rooftop area of the five buildings)”	Clarification
Section 2.3 (Table 2.3-8)	Changed “16” to “24”.	Update
Section 2.4 (page 2.4-9)	Added text clarifying that the two residences were demolished in the summer of 2015.	Clarification
Section 2.4 (page 2.4-11)	“City of Lakeside Fire Department” was	Correction

## Summary of EIR Reorganization and Text Changes

Chapter/Section (page)	Change	Reason for Change
	changed to “Lakeside Fire District”	
Section 2.4 (page 2.4-13)	“where” was changed to “were”	Correction
Section 2.4 (page 2.4-13)	Added the source of the significance thresholds.	Clarification
Section 2.4 (page 2.4-26)	Added text describing the Evergreen Nursery’s vector impacts and Vector Control Management Plan requirements.	Update and clarification
Section 2.5 (page 2.5-1)	Deleted “Draft”.	Update
Section 2.5 (page 2.5-4)	“where” was changed to “were”	Correction
Section 2.7 (page 2.7-9)	Added text regarding existing traffic hazard at western spur of Pecan Park Lane between Olde Highway 80 and Rios Canyon Road.	Clarification
Section 2.7 (page 2.7-10)	Added text clarifying that the proposed center turning island at Olde Highway 80 would not result in a significant traffic hazard.	Clarification
Section 2.7 (pages 2.7-11 and 2.7-12)	Added full descriptions of Policies M-9.1 through M-9.4 of the Mobility Element.	Clarification
Section 2.7 (pages 2.7-12 and 2.7-13)	Added text clarifying the project’s conformance with Mobility Element policies.	Clarification
Section 2.7 (page 2.7-14)	Added text clarifying that the traffic volumes for the Peter Rios Estates Apartment Complex Project is already included in the SANDAG Series 12 traffic forecast model.	Clarification
Section 2.7 (page 2.7-15 and 2.7-16)	Updated discussion on Lakeside Tractor Supply’s compliance with driveway and sight distance requirements on Olde Highway 80.	Update and clarification
Section 2.7 (page 2.7-19)	Updated Mitigation Measures TR-6 and TR-7 per changes in response to comments	Update and clarification
Section 2.7 (page 2.7-21)	Deleted “constitutes a substantial proportional contribution to the project’s effects through this area.”	Clarification
Section 2.7 (Table 2.7-12, pages 2.7-51 through 2.7-52)	Updated Mitigation Measures TR-6 and TR-7 per changes in response to comments	Update and clarification
Section 2.7 (Table 2.7-13, page 2.7-53)	Added footnote.	Clarification
Section 2.7 (Table 2.7-14, page 2.7-54)	Added footnote.	Clarification
Section 2.7 (Table 2.7-15, page 2.7-55)	Added footnote.	Clarification
Section 2.7 (Table 2.7-16, page 2.7-56)	Added footnote.	Clarification
Chapter 3.0 (page 3-2)	Added sentence indicating that the Lakeside Tractor Supply is identified as a cumulative project.	Clarification
Chapter 3.0 (page 3-4)	Corrected citation to Light Pollution Code.	Correction
Chapter 3.0 (page 3-8)	Added “with the exception of the”.	Correction
Chapter 3.0 (page 3-17)	Added “All components of the proposed project, including proposed roadway	Clarification

## Summary of EIR Reorganization and Text Changes

Chapter/Section (page)	Change	Reason for Change
	improvements, were considered and evaluated in the air quality analysis for the proposed project. Project emissions from construction vehicles, fugitive dust, blasting, and architectural coating are discussed in detail below.”	
Chapter 3.0 (pages 3-24 and 3-27)	Added citation to project’s geotechnical report.	Clarification
Chapter 3.0 (page 3-42)	Added “and recently constructed Lakeside Tractor Supply building.”	Clarification
Chapter 3.0 (pages 3-49 through 3-51)	Text updated to reflect that Padre Dam Municipal Water District’s drought status has moved from Level 2 to Level 1. Accordingly, Level 2 Drought Alert conservation measures are not applicable and have been deleted.	Update
Chapter 3.0 (page 3-51)	Added text under Section 3.1.6.3.	Clarification
Chapter 3.0 (pages 3-55 and 3-57)	Updated annual CO <sub>2</sub> e emissions.	Update
Chapter 3.0 (Table 3.1-9, pages 3-91, and 3-94 through 3-96)	Added General Plan policies related to GHG.	Clarification
Chapter 4.0 (page 4-1)	Added a bullet list of the four alternatives considered in the EIR and explained how they comprise a reasonable range of alternatives.	Clarification
Chapter 4.0 (page 4-1)	Deleted “Impacts to greenhouse gas emissions are also considered significant and unmitigable.”	Update and clarification
Chapter 4.0 (page 4-3)	Updated the description of the Evergreen Nursery.	Update and clarification
Chapter 4.0 (pages 4-4, 4-8, 4-16)	Updated greenhouse gas emissions analysis.	Update and clarification
Chapter 4.0 (pages 4-8 and 4-9)	Deleted text regarding the use of the efficiency threshold.	Update
Chapter 4.0 (page 4-9)	Added “for the purpose of reducing GHG emissions in the long-term.”	Clarification
Chapter 4.0 (pages 4-11 through 4-13)	Updated traffic analysis.	Clarification
Chapter 4.0 (page 4-14)	Added “GHG.”	Clarification
Chapter 4.0 (pages 4-16 and 4-17)	Deleted text regarding the use of the efficiency threshold.	Update
Chapter 4.0 (page 4-21)	Added “The purpose of this alternative would be to avoid or reduce, the significant traffic, noise, and GHG impacts associated with the proposed project by reducing the vehicular trips generated by the project.”	Clarification
Chapter 4.0 (page 4-24)	Deleted text regarding the use of the efficiency threshold.	Update
Chapter 4.0 (page 4-29)	Added text to expand discussion as to why Reduced Commercial Alternative 1 is the environmentally superior alternative.	Clarification
Chapter 4.0 (Table 4-2)	Updated Table 4-2.	Update and clarification

## Summary of EIR Reorganization and Text Changes

Chapter/Section (page)	Change	Reason for Change
Chapter 5.0 (pages 5-1 and 5-2)	Added geotechnical investigation report and County's RPO.	Update
Chapter 5.0 (page 5-4)	Added Padre Dam Municipal Water District's Rules and Regulations.	Update
Chapter 6.0 (page 6-1)	Added County of San Diego and HDR staff names under EIR Preparers.	Update
Chapter 7.0 (page 7-1)	Added the following text to Mitigation Measure BIO-2: "If least Bell's vireos are not detected by June 30, weekly surveys may be suspended, as nesting is unlikely after that date."	Update
Chapter 7.0 (page 7-1)	Deleted "Only use of low sodium lighting shall be permitted" from Mitigation Measure M-BIO-3.	Update
Chapter 7.0 (page 7-1)	Added the following text to Mitigation Measure BIO-3: "or until the County concurs that a reduced buffer would not impact nesting activities, such as where a natural topographic feature shields the work site from the nest."	Update
Chapter 7.0 (pages 7-8 through 7-12)	Added Mitigation Measures M-GHG-1 through M-GHG-18.	Update
Chapter 7.0 (page 7-18)	Updated Mitigation Measures TR-6 and TR-7 per changes in response to comments	Update and clarification
Chapter 7.0 (page 7-19)	Added "with the exception of the."	Correction
Chapter 7.0 (page 7-23)	Deleted "and Level 2 Drought Alert conservation measures to ensure that potable water is reduced by 20 percent."	Update