



# County of San Diego

**MARK WARDLAW**  
DIRECTOR  
PHONE (858) 694-2962  
FAX (858) 694-2555

PLANNING & DEVELOPMENT SERVICES  
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123  
[www.sdcounty.ca.gov/pds](http://www.sdcounty.ca.gov/pds)

**July 7, 2017**

## **Environmental Review Update Checklist Form For projects with Previously Approved Environmental Documents**

### **FOR PURPOSES OF CONSIDERATION OF SWEETWATER VISTAS RESIDENTIAL DEVELOPMENT PROJECT**

**PDS2015-GPA-15-006, PDS2015-SPA15-002, PDS2015-REZ-15-008, PDS2015-TM-5608,  
PDS2015-MUP-89-015W4, PDS2015-STP-15-016**

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified environmental impact report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

#### **1. Background on the previously certified EIR:**

A Final Environmental Impact Report for The Pointe San Diego Specific Plan project (referred to as The Pointe hereafter), GPA90-02, SPA88-001, R88-001, T4828RPL, P89-014, P89-015, P89-016, Log No. 90-GP-3 was certified by the County of San Diego Board of Supervisors on August 1, 1990 (SCH No. 88030915). As originally approved, The Pointe is a mixed-use project including residential, office, and resort development on a 653-acre site in the Spring Valley community of unincorporated San Diego County (see Attachment A – Project Vicinity Map). The certified Final EIR found that the project would cause significant effects to aesthetics, air quality, biological resources, cultural resources, geologic resources, hydrologic resources, land use, noise, public services, transportation and circulation, utilities, and socioeconomics. Of these effects, the following were mitigated to a level below significance: cultural resources, hydrologic resources, noise, public services and utilities, transportation and circulation, and socioeconomics. Effects to aesthetics, air quality, biological resources, geologic resources, and land use remained significant and unavoidable. A Statement of Overriding Considerations was made in approving The Pointe San Diego project.

The certified Final EIR for The Pointe project included 619 single family homes, 236 apartments, a resort development, corporate offices (358,300 square feet), an 18-hole golf course, and an office professional park (350,000 square feet) as shown in Table 1 (see item 4 of this Checklist). The proposed resort development included 641 guest suites, a 73,050 square foot convention facility, three restaurants, and an equestrian facility. A complete description of all project components is found in The Pointe EIR. The approved uses under the Specific Plan (1990) are listed in Table 1.

On October 22, 2003 the Board of Supervisors approved changes to The Pointe project with an Addendum to the Final EIR for SPA01-003, MUP89-015W2 (Log No. 89-19-015B), Lake Pointe Luxury Apartments Phase II REZ02-001 (Log No. 89-19-95B), and Pointe Lakeview Phase II TM5296RPL (Log No. 89-19-015F). The Addendum evaluated the differences from the previously approved project, which included revisions to the resort layout and design, increasing the number of guest lodging units, relocating some golf course elements, and replacing a commercial component with a residential complex. A schematic land use map from the 2003 revised Specific Plan is included as Attachment B to this Checklist. The approved land uses for The Pointe, as listed in The Pointe Specific Plan (SPA01-003), are included in Table 1 in this Checklist. These approved land uses include a total of 855 residential units. As of 2017, approximately 557 single family homes and 282 multi-family residential units have been developed within the entire 653-acre Pointe Specific Plan area (see aerial photo in Attachment C to this Checklist).

The Final EIR for The Pointe project and the Addendum described above are on file at the offices of the County Department of Planning & Development Services (PDS). The Addendum to the Final EIR for the proposed Sweetwater Vistas project is also on file with PDS as Environmental Review Number PDS2015-ER-89-19-015I.

2. Lead agency name and address:

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

- a. Contact: Michelle Chan, Project Manager
- b. Phone number: (858) 495-5428
- c. E-mail: michelle.chan@sdcounty.ca.gov

3. Project applicant's name and address:

Sweetwater Vistas, LLC  
1620 Fifth Avenue, Suite 400  
San Diego, CA 92101

- a. Contact: Terry Plowden, Senior Managing Director
- b. Phone number: (619) 906-4352
- c. E-mail: tplowden@douglaswilson.com

4. Summary of the activities authorized by present permit/entitlement application(s):

The Sweetwater Vistas residential development project is proposed within a 52-acre portion of the 653-acre The Pointe Specific Plan area. Under The Pointe Specific Plan, as amended in 2003, this 52-acre portion of the Specific Plan area is designated for resort development, corporate offices, and golf course elements; however, as of 2017 this portion of the Specific Plan area remains undeveloped. The 52-acre site also includes approximately 5 acres of Hardline Preserve designated under the Multiple Species Conservation Program (MSCP) Plan and the MSCP County Subarea Plan.

Table 1  
 The Pointe San Diego Specific Plan Land Uses (653 acres)

Approved Land Uses Under the 1990 The Pointe Specific Plan	Uses Allowed Under The Pointe Specific Plan (as Amended in 2003)
<b>52-acre portion of Specific Plan Area</b>	
<ul style="list-style-type: none"> <li>▪ Resort Development (641 guest suites, restaurants, equestrian center, 7 tennis courts, and other recreational amenities)</li> <li>▪ Corporate Offices (358,300 sq. ft.)</li> </ul>	<ul style="list-style-type: none"> <li>▪ Resort Development (710 guest suites, convention space restaurants, equestrian center, 2 tennis courts, and other recreational amenities)</li> <li>▪ Corporate Offices (358,300 sq. ft.)</li> <li>▪ Golf Course elements</li> </ul>
<b>Remainder of Specific Plan Area (601 acres)</b>	
619 single family residences	572 single family residences
236 multi-family residential units	283 multi-family residential units
Office Professional (350,000 sq. ft.)	Office Professional (350,000 sq. ft.)
Golf Course	Golf Course

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

YES

NO

The Sweetwater Vistas residential development project proposes 218 multi-family condominium residential units and 27.9 acres of biological open space on a 52-acre portion of the 653-acre The Pointe Specific Plan area. The following discretionary actions are required: General Plan Amendment (PDS2015-GPA-15-006), Specific Plan Amendment (PDS2015-SPA15-002), Rezone (PDS2015-REZ-15-008), Tentative Map (PDS2015-TM-

5608), Major Use Permit (PDS2015-MUP-89-015W4), and Site Plan (PDS2015-STP-15-01).

Under The Pointe Specific Plan, as amended in 2003, the 52-acre site is approved for resort development, golf course elements, and corporate offices as shown in Attachment D to this Checklist. The approved resort development included guest lodging, a convention facility, restaurants, an equestrian center, and other recreational amenities. While the schematic map included as Attachment D shows development over most of the site, 5 acres of MSCP Hardline Preserve exists within the 52-acre site and would need to be avoided.

The Sweetwater Vistas project proposes to change the General Plan land use designation from Specific Plan to Village Residential (VR-15) and Open Space Conservation (OS-C) within the 52-acre site, as shown in Attachment E to this Checklist. The Sweetwater Vistas project proposes development of 218 condominium units in 3 separate lots. The proposed Sweetwater Vistas site plan is included as Attachment F. Lots 1 and 2 would be developed with 143 residential condominium units and Lot 3 would be developed with 75 residential condominium units. The proposed project also includes the extension of Avenida Bosques to connect to Pointe Parkway. In addition, an eight-foot wide trail is proposed along Jamacha Boulevard along the property frontage, and a pathway is proposed along the new segment of Avenida Bosques.

The Sweetwater Vistas project also proposes to increase the acreage of land within the 52-acre site to be conserved as MSCP Preserve. Currently 5 acres within the 52-acre project site is designated as Hardline Preserve. A MSCP boundary line adjustment is proposed to remove 2.1 acres from the existing 5-acre Hardline Preserve and to add approximately 25 acres of land currently designated as Take Authorized area to the Hardline Preserve (see map in Attachment G). Thus, the Sweetwater Vistas project proposes to conserve a total of 27.9 acres of biological open space, which represents an increase of 22.9 acres of biological open space as compared to the approved The Pointe project.

The proposed Sweetwater Vistas project would also decrease the amount of grading within the 52-acre site as compared to the approved The Pointe project. The Pointe project would require grading of approximately 880,000 cubic yards of material within the 52-acre site. Earthwork for the proposed Sweetwater Vistas project would consist of 129,000 cubic yards of cut and 129,000 cubic yards of fill, balanced on site.

The proposed Sweetwater Vistas project requires several discretionary actions, as follows. The proposed General Plan Amendment would change the land use designation for 24.1 acres from Specific Plan Area to Village Residential (VR-15), and 27.9 acres from Specific Plan Area to Open Space Conservation (OS-C). A Specific Plan Amendment is proposed to remove the 52-acre property and all references to the originally planned development for the project site (i.e., The Pointe Resort, restaurants, and other related commercial office uses) from The Pointe Specific Plan. A Rezone is proposed to change the zoning for the project site from

Open space (S80), Specific Plan (S88), Office Professional (C30), and Single Family (RS) to Urban Residential (RU) and Open Space (S80). The proposed changes also include a Tentative Map to create three residential lots (Lots 1, 2 and 3) and four open space lots (A, B, C and D) and to allow condominium units. A Major Use Permit Modification is proposed to remove the site from The Pointe Residential Development boundary and eliminate the resort and commercial office uses. The State Route 54/Jamacha Blvd. South Right of Way Vacation is also proposed to add land to the abutting property.

As explained in this Environmental Checklist, none of the proposed changes associated with the Sweetwater Vistas project require major revisions of The Pointe Final EIR due to new significant effects or the substantial increase in the severity of previously identified effects. There are no substantial changes with respect to the circumstances under which the proposed Sweetwater Vistas project is undertaken that require major revisions of the The Pointe Final EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Likewise, there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time The Pointe Final EIR was certified that show significant effects or more severe effects than those analyzed in The Pointe Final EIR.

Table 2  
 Proposed Changes to 52-acre Portion of  
 The Pointe San Diego Specific Plan Project

The Pointe San Diego Specific Plan	Proposed Sweetwater Vistas Project
<b>Land Use Designation</b>	
Specific Plan Area (52 acres)	Village Residential (VR-15) – 24.1 acres Open Space Conservation (OS-C) – 27.9 acres
<b>Development</b>	
<ul style="list-style-type: none"> <li>▪ 710 guest suites</li> <li>▪ Convention space</li> <li>▪ Restaurants (36,500 sq. ft. total)</li> <li>▪ Corporate offices (358,300 sq. ft.)</li> <li>▪ Equestrian center</li> <li>▪ Golf course elements</li> </ul>	<ul style="list-style-type: none"> <li>▪ 218 condominiums</li> </ul>
<b>Preserve</b>	
5 acres MSCP Preserve	27.9 acres MSCP Preserve

6. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.** The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in

circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

NONE

Aesthetics

Agriculture and  
Forest Resources

Air Quality

Biological Resources

Cultural Resources

Geology & Soils

Greenhouse Gas  
Emissions

Hazards & Haz  
Materials

Hydrology & Water  
Quality

Land Use & Planning

Mineral Resources

Noise

Population & Housing

Public Services

Recreation

Transportation/Traffic

Utilities & Service  
Systems

Mandatory Findings  
of Significance

**DETERMINATION:**

On the basis of this analysis, Planning & Development Services has determined that:

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or MND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously certified EIR is adequate upon completion of an ADDENDUM.
- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with an EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.

- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

	<b>July 7, 2017</b>
Signature	Date
<b>Darin Neufeld</b>	<b>Planning Manager</b>
Printed Name	Title

## INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an EIR has been certified or a ND has been adopted for a project, no Subsequent or Supplemental EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
  - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration;
  - b. Significant effects previously examined will be substantially more severe than shown in the previously certified EIR;
  - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d. Mitigation measures or alternatives which are considerably different from those analyzed in the EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(a) states that the lead agency or responsible agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent EIR have occurred.



If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

**The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The responses support the "Determination," above, as to the type of environmental documentation required, if any.**

### ENVIRONMENTAL REVIEW UPDATE CHECKLIST

**I. AESTHETICS** – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES

NO

At the time The Pointe Final EIR was certified in 1990, the 653-acre Specific Plan area was primarily undisturbed and featured a rural atmosphere. The Specific Plan area was bordered by urban development to the north, northeast, west and southwest. The Final EIR identified impacts to aesthetics as significant and unmitigable. As originally approved, the 653-acre Pointe project was determined to result in a long-term unavoidable adverse impact on the visual and natural character of the site. The residential units proposed along both hills on the site and the resort, office and commercial uses proposed in the valley area would transform the site from a rural open space area to a more urban area (see Section 3.10 of the Final EIR for a full analysis).

Since certification of the Final EIR for The Pointe project, most of the previously approved The Pointe residential development has been constructed. A total of approximately 557 single family homes and 282 multi-family residential units have been constructed within the 653-acre Specific Plan area, as shown in Attachment C to this Checklist. The southern portion of the Specific Plan area, which was approved for a golf course and office professional park, remains undeveloped. The 52-acre portion of The Pointe Specific Plan area, which is the subject of this Environmental Checklist, is also undeveloped.

The Sweetwater Vistas project proposes 218 condominium units in 3 separate lots, and 27.9 acres of biological open space within a 52-acre portion of The Pointe Specific Plan area. Existing residential development within The Pointe Specific Plan area is located to the west, south, and east of the 52-acre project site, as shown in Attachment C. To the north outside of the Specific

Plan area boundaries, existing development includes residential, commercial, and an industrial park.

The proposed Sweetwater Vistas residential project would reduce the development footprint as compared to the footprint previously approved under The Pointe Specific Plan, as amended in 2003. The Sweetwater Vistas project proposes 27.9 acres of biological open space to be included as part of the MSCP Preserve. Under the approved The Pointe project, a total of 5 acres is designated as MSCP Preserve.

The proposed Sweetwater Vistas project would reduce the landform modification as compared to the approved The Pointe resort development. As originally approved, the resort development, golf elements, and corporate offices would require grading of approximately 880,000 cubic yards of material within the 52-acre project site. The proposed Sweetwater Vistas project would require 129,000 cubic yards of cut/129,000 cubic yards fill, balanced on site.

A Visual Impact Analysis (2017) was prepared for the Sweetwater Vistas project (see Attachment H to this Checklist). The analysis found that the Sweetwater Vistas project has been designed to be visually consistent with the existing and planned character of the area. The biological open space would include notable visual elements, including creek corridors, associated riparian vegetation, and steep slopes. The analysis also found that although implementation of the Sweetwater Vistas project would represent a notable change from existing conditions on the 52-acre site, the combination of all project elements and its compatibility with the surrounding development would result in less than significant impacts. Construction-period visual impacts would be short-term in nature and would be less than significant.

The proposed Sweetwater Vistas project would result in reduced impacts to aesthetics as compared to the originally approved The Pointe resort development based on the reduced development footprint, reduced grading, and increase in conserved biological open space. Therefore, the Sweetwater Vistas Project does not propose any changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to aesthetic resources. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources.

**II. AGRICULTURE AND FORESTRY RESOURCES** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing zoning for agricultural use or Williamson Act contract, or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES

NO

The Pointe Final EIR did not identify significant impacts to agricultural resources for the development of Specific Plan area. The Sweetwater Vistas project proposed for a 52-acre portion of Specific Plan area would not result in new significant impacts. There are no agricultural uses on the 52-acre site.

Since the Final EIR for The Pointe Specific Plan project was certified in 1990, there has been a change in circumstances in that forestry resources are now required to be evaluated under CEQA. There are no forestry resources on the 52-acre site, thus there would be no impacts.

The proposed Sweetwater Vistas project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to agricultural or forestry resources. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agricultural and forestry resources

**III. AIR QUALITY** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES

NO

The Pointe Final EIR identified significant short-term construction impacts and significant long-term impacts to air quality for the Specific Plan project. Long-term impacts from The Pointe project would contribute carbon monoxide, hydrocarbons, and nitrogen oxides each day at a level that was determined to be significant and unmitigable. These long-term impacts included air quality impacts from guest lodging, restaurants, and corporate offices on the 52-acre portion of The Pointe project designated for resort development.

The Sweetwater Vistas project, proposed for a 52-acre portion of The Pointe Specific Plan area, would change the land use from resort development, golf course elements, and corporate offices to 218 residential units and 27.9 acres of biological open space. Conservation of 27.9 acres would reduce the amount of disturbance and grading on the 52-acre site as discussed below. The decreased intensity in use would also decrease the long-term impacts to air quality as discussed below.

An Air Quality Analysis (2016) was prepared for the proposed Sweetwater Vistas project on the 52-acre site (see Attachment I to this Checklist). The analysis addresses the air quality emissions during construction and the full buildout of the Sweetwater Vistas project. The 218 residential units would be constructed within 3 separate lots. Grading of all 3 lots would overlap for 2 weeks, with grading on Lots 1 and 2 continuing through another month. Blasting may be required at the site during the initial grading activity. Blasting operations would be conducted through the use of drilling and blasting to fracture rocks. It is assumed that a total of 3 blasting events may occur during construction. Not more than one blast would occur on any given day.

The Sweetwater Vistas project would result in reduced grading quantities within the 52-acre site as compared to the approved The Pointe resort development. The resort development, golf course elements, and corporate offices approved for the 52-acre site under The Pointe Specific Plan project, as amended in 2003, would require approximately 880,000 cubic yards of grading. By comparison, the currently proposed Sweetwater Vistas project would require grading of 129,000 cubic yards of material. This substantial reduction in grading quantity would decrease the short-term impacts from fugitive dust during construction. With inclusion of the BMPs described below, emissions of all criteria pollutants would be below the daily thresholds during construction, and short-term construction impacts would be less than significant for the proposed Sweetwater Vistas residential project.

As described in the Air Quality Analysis, the proposed Sweetwater Vistas project would incorporate best management practices (BMPs) during construction to reduce emissions of fugitive dust and will comply with the San Diego County Air Pollution Control District (SDAPCD) Rule 55 that states that no dust and/or dirt shall leave the property line. The project will also incorporate use of low-volatile organic (VOC) coatings in accordance with, or exceeding SDAPCD Rule 67.

Specifically the Sweetwater Vistas project would implement the following construction BMP control measures:

- The project applicant will require the contractor(s) to implement paving, chip sealing, or chemical stabilization of internal roadways after completion of grading.
- Dirt storage piles will be stabilized by chemical binders, tarps, fencing or other erosion control.
- A 15-mile per hour (mph) speed limit will be enforced on unpaved surfaces.
- On dry days, dirt and debris spilled onto paved surfaces shall be swept up immediately to reduce resuspension of particulate matter caused by vehicle movement. Approach routes to construction sites shall be cleaned daily of construction-related dirt in dry weather.
- Haul trucks hauling dirt, sand, soil, or other loose materials will be covered or 2 feet of freeboard will be maintained.
- Grading will be terminated if winds exceed 25 mph.
- Any blasting areas would be wetted down prior to initiating the blast.
- The project will require the construction fleet to use any combination of diesel catalytic converters, diesel oxidation catalysts, diesel particulate filters and utilize California Air

Resources Board (CARB)/U.S. Environmental Protection Agency (USEPA) Engine Certification 4, or other equivalent methods approved by CARB.

In regard to long-term operational impacts to air quality, the Final EIR for The Pointe project used trip generation rates of 10 trips per dwelling unit for single family residential, 10 trips for resort/convention facilities per suite, 20 trips for office per 1,000 square feet, and 100 trips for restaurants per 1,000 square feet. The Pointe Specific Plan, as amended in 2003, includes 710 guest suites, 36,500 square feet of restaurant use, 358,000 square feet of office use, and elements of the golf course located within the 52-acre portion of the Specific Plan area.

A trip generation comparison between the originally approved resort development/ corporate office uses and the proposed Sweetwater Vistas residential project was prepared by LLG (2016). The ADT generated by the proposed 218 residential units total 1,744. The ADT estimated for the 52-acre portion of The Pointe project, as amended in 2003, is 17,985. Thus, the proposed Sweetwater Vistas residential project would generate approximately 10% of the trips that would be generated by resort development and corporate offices. Because the Sweetwater Vistas project proposes development that is less intense than the development anticipated by the County's General Plan, the project would be consistent with the San Diego County Regional Air Quality Strategy (RAQS) and the California State Implementation Plan (SIP). The Sweetwater Vistas project also incorporates requirements under Title 24 and proposes design features which would reduce the operational emissions of criteria air pollutants. The Sweetwater Vistas residential development would include:

- Electric car re-charging outlets in garages,
- Installation of programmable thermostat times,
- Installation of energy efficient appliances, and
- Installation of high efficiency water heaters.

Thus, the proposed Sweetwater Vistas project would not cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to air quality. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality.

**IV. BIOLOGICAL RESOURCES** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES

NO

The EIR for The Pointe project evaluated impacts to biological resources for the entire Specific Plan area. The Pointe EIR determined that The Pointe project would result in the loss of vegetation and wildlife. Two types of impacts were identified: (1) the primary impacts of habitat loss and (2) secondary impacts of increased human presence and activity in and adjacent to natural areas. Impacts to the coastal California gnatcatcher and Otay tarplant were considered significant and not mitigable. Existing riparian habitat onsite would also be removed. The identified impacts to biological resources for the entire Specific Plan area were determined to be significant and unmitigable. The full analysis of impacts to biological resources is included in Section 3.5 of the Final EIR.

Subsequent to certification of The Pointe Final EIR, the Multiple Species Conservation Program (MSCP) Plan and the MSCP County of San Diego Subarea Plan were approved. The entire 653-acre Pointe Specific Plan area is located within the boundaries of the adopted MSCP County of San Diego Subarea Plan. A portion of the 52-acre Sweetwater Vistas project site is located within the South County Segment of the County Subarea Plan, with the remaining portion located within the Metro-Lakeside-Jamul Segment. The MSCP Subarea Plan includes areas designated as "Take Authorized" and areas designated as "No Take Authorized/Preserved," which are also referred to as Hardline Preserve." The Specific Plan area included preservation of 312 acres of open space, which is identified in the County Subarea Plan as Hardline Preserve. Within the 52-acre portion of The Pointe Specific Plan, which is the subject of this Environmental Checklist, 5 acres are designated as Hardline Preserve and 47 acres are designated as "Take Authorized." Thus, in accordance with the MSCP County Subarea Plan, 47 acres could potentially be developed. (Note: The schematic maps of the Specific Plan area in Attachments C and D show most of the 52-acre site as developed; however, to be consistent with the existing MSCP designations, the 5 acres designated as "No Take Authorized" would be preserved).

The Sweetwater Vistas project proposes to increase the acreage of land to be preserved within the 52-acre site from 5 acres to 27.9 acres. As compared to the approved The Pointe project, the proposed Sweetwater Vistas project would result in reduced impacts to vegetation communities classified by the County as Tier I, II and III vegetation. The Biological Technical Report (2017) prepared for the proposed Sweetwater Vistas project (see Attachment J) provides a detailed analysis of impacts to biological resources. Based on the analysis in the Biological Technical Report, Table 3 was prepared to present a comparison of impacts to vegetation communities between the approved The Pointe project and the proposed Sweetwater Vistas project within the 52-acre site.

As summarized in Table 3, and presented in detail in the Sweetwater Vistas Biological Technical Report (Attachment J), the proposed Sweetwater Vistas project would result in impacts to 0.11 acre of tamarisk scrub (not associated with riparian or wetland habitat), 14.9 acres of Diegan coastal sage scrub, and 0.9 acres of non-native grassland. The remaining impacts would occur to disturbed habitat, eucalyptus woodland, non-native vegetation, and

urban/developed areas. The total impact of the Sweetwater Vistas project to the 52-acre site would be approximately 23 acres.

Table 3  
 Vegetation Community/Habitat Impacts

Vegetation Community/Habitat Type	Existing Acres	The Pointe Impacts (as amended in 2003) within 52-acre site <sup>2</sup>	Proposed Sweetwater Vistas Project Impacts within 52-acre site
<b>County Tier I Vegetation</b>			
Disturbed wetland (11200)	0.02	0.02	-
Cismontane alkali marsh (52310)	1.17	1.17	-
Freshwater marsh (52400)	0.02	0.02	-
Mule fat scrub (63310)	0.33	0.33	-
Southern willow scrub (63320)	3.76	3.76	-
Tamarisk Scrub (63810)	0.41	0.39	0.11 <sup>1</sup>
Non-native riparian (65000)	0.32	0.32	-
Arundo-dominated riparian (65100)	0.49	0.49	-
<b>Subtotal</b>	<b>6.52</b>	<b>6.50</b>	<b>0.11</b>
<b>County Tier II Vegetation</b>			
Diegan Coastal Sage Scrub (32500)	25.5	23.0	13.3
Diegan Coastal Sage Scrub – disturbed (32500)	2.1	0.3	1.6
<b>Subtotal</b>	<b>27.6</b>	<b>23.3</b>	<b>14.9</b>
<b>County Tier III Vegetation</b>			
Non-native Grassland (42200)	3.6	3.6	0.9
<b>Subtotal</b>	<b>3.6</b>	<b>3.6</b>	<b>0.9</b>
<b>County Tier IV Vegetation</b>			
Disturbed Habitat	9.1	9.0	4.8
Eucalyptus Woodland	0.7	0.7	0.1
Non-native Vegetation	3.0	2.8	1.1
<b>Subtotal</b>	<b>12.8</b>	<b>12.5</b>	<b>6.0</b>
<b>N/A</b>			
Urban/Developed	1.3	0.9	1.1
<b>TOTAL</b>			
Total Vegetation Community/Habitat Types	<b>51.91</b>	<b>46.8</b>	<b>23.01<sup>3</sup></b>

- 1 Impacts to tamarisk scrub at this location are within upland landscape and not associated with streambed, riparian or wetlands.
- 2 These acreages are calculated starting with the Existing Habitat acreages in the Sweetwater Vistas Biological Technical Report, assuming that the following vegetation communities would be conserved within the 5-acre Hardline Preserve and not impacted: tamarisk scrub 0.02 acre, 2.5 acres Diegan coastal sage scrub, 1.8 acres disturbed coastal sage scrub, 0.1 acre disturbed habitat, 0.2 acre non-native vegetation, and 0.4 acre urban/developed.
- 3 Totals reflect rounding errors. This total does not include impact neutral areas. Approximately 1 acre is considered impact neutral.

The Sweetwater Vistas project proposes to place a total of 27.9 acres within biological open space to be managed in perpetuity for conservation purposes. A total of 14 vegetation communities occur within the biological open space as described in the Sweetwater Vistas Biological Technical Report (2017). A Conceptual Resource Management Plan has been prepared for the proposed 27.9-acre Biological Open Space and is included in Attachment J. The proposed biological open space includes a total of 15.9 acres of Diegan coastal sage scrub, of which 3.7 acres of which would be restored Diegan coastal sage scrub and 0.4 acre would be enhanced Diegan coastal sage scrub. A Conceptual Coastal Sage Scrub Restoration and Enhancement Plan is included in Attachment J.

The Biological Technical Report (2017) for the proposed Sweetwater Vistas project includes a review of the potential impacts to special status-plant species that would result from the proposed Sweetwater Vistas project. Six special status plant species were confirmed as occurring within the 52-acre project site during the 2015 rare plant surveys: southwestern spiny rush (*Juncus acutus ssp. leopoldii*), graceful tarplant (*Holocarpha virgata ssp. elongata*), Munz's sage (*Salvia munzii*), San Diego County sunflower (*Bahiopsis laciniata*), San Diego marsh-elder (*Iva hayesiana*), and ashy spike-moss (*Selaginella cinerascens*). On-site populations of these species would be impacted under the approved The Pointe project. Under the proposed Sweetwater Vistas project, the entirety of the on-site populations of graceful tarplant, San Diego marsh-elder, and ashy spike-moss would be preserved within the biological open space. Relative low numbers of the other species would be impacted, with most of the on-site populations preserved in the biological open space. The population of Otay tarplant discussed in the Final EIR for The Pointe project was located along the southern portion of the Specific Plan area (east of Jamacha Boulevard) outside of the 52-acre Sweetwater Vistas project site.

In 2015, HELIX Environmental Planning Inc. conducted protocol-level surveys for coastal California gnatcatcher (*Poliioptila californica californica*) within the 52-acre Sweetwater Vistas project site. Gnatcatchers were observed in two locations: one observation was located within the 52-acre site and the other observation was located just outside the boundary of the site. The observation within the proposed Sweetwater Vistas project site is located within the 27.9-acre proposed biological open space.

Under the originally approved The Pointe project, 23.3 acres of Diegan coastal sage scrub would be impacted within the 52-acre site. Coastal sage scrub is a Tier II vegetation community which provides habitat for coastal California gnatcatcher. Under the proposed Sweetwater Vistas project, 14.9 acres of Diegan coastal sage scrub would be impacted by the project. A total of 15.9 acres of existing, restored, and enhanced Diegan coastal sage scrub would be preserved within the biological open space within the 52-acre site. Refer to mitigation measure BIO-2 for mitigation for impacts to coastal sage scrub.

Hansen's Creek and Little Hansen's Creek are located within the 52-acre project site. The approved The Pointe project would result in grading of the Hansen's Creek corridor and the loss of riparian vegetation along the creek. Under the proposed Sweetwater Vistas project,



both Hansen's Creek and Little Hansen's Creek would be preserved in the 27.9-acre biological open space.

Hansen's Creek is considered occupied habitat for least Bell's vireo. Under the approved The Pointe project, the least Bell's vireo habitat along Hansen's Creek would be lost. Habitat loss for least Bell's vireo would be avoided for the proposed Sweetwater Vistas project; the riparian habitat would be conserved in the biological open space. Adequate setbacks and project design features have also been incorporated into the Sweetwater Vistas project to ensure least Bell's vireo sites are buffered and protected from potential indirect effects.

The proposed Sweetwater Vistas project would impact 2.1 acres of the existing 5-acre Hardline Preserve. The Sweetwater Vistas project proposes an MSCP boundary line adjustment to change the designation of the 2.1 acres from Hardline Preserve to Take Authorized. The other 2.9 acres of existing Hardline Preserve would remain as Hardline Preserve. The Sweetwater Vistas project also proposes to conserve an additional 25 acres of land as biological open space, which is currently designated as "Take Authorized" and is located within the development footprint of the approved The Pointe project. This would result in a total preserve of 27.9 acres within the 52-acre site. Thus, the proposed Sweetwater Vistas project would result in a net increase of 22.9 acres to the preserve as compared to the existing Hardline Preserve of 5 acres. The MSCP findings for the proposed Sweetwater Vistas project are included as Attachment K.

While the proposed Sweetwater Vistas project reduces impacts to biological resources as compared to the approved The Pointe project, the Biological Technical Report (2017) found that the proposed Sweetwater Vistas project does have the potential to cause significant impacts on certain biological resources. However, these impacts would be mitigated to less than significant as discussed below. The specific mitigation measures for the Sweetwater Vistas project are consistent with mitigation in the certified Final EIR, and are consistent with the MSCP and current regulations.

The proposed Sweetwater Vistas project could result in potentially significant impacts to species listed as federally or state endangered or threatened (coastal California gnatcatcher and least Bell's vireo), County Group 1 animals (red-shouldered hawk, Cooper's hawk), County Group 2 animals (yellow warbler), and raptors with the potential to nest and/or forage over the site and immediate vicinity. Such impacts could result from direct disturbance, loss of foraging habitat, and noise. Implementation of mitigation measures BIO-1 through BIO-4, listed below, would reduce these impacts to less than significant.

Project construction could result in adverse noise impacts to breeding habitat for coastal California gnatcatcher, least Bell's vireo and nesting raptors. Noise impacts may result from the operation of construction dozers, excavators, rock crushers, pile drivers, or cast-in-drilled hole equipment. The Sweetwater Vistas project may also require blasting. These potential noise impacts to coastal California gnatcatcher, least Bell's vireo, and nesting raptors would be considered significant. Mitigation measure BIO-3 would reduce impacts to less than significant.

The proposed Sweetwater Vistas project would also result in potentially significant impacts to sensitive natural communities, including 14.9 acres of Diegan coastal sage scrub (Tier II) and 0.9 acre of non-native grassland (Tier III). Impacts to sensitive natural communities would be considered significant. Impacts to the 14.9 acres of Diegan coastal sage would be mitigated at a 1.5:1 ratio (see mitigation measure BIO-2 below). The mitigation would include conservation of 12.8 acres of coastal sage scrub on site, restoration of 3.7 acres of disturbed habitat to Diegan coastal sage scrub, and conservation of Tier I vegetation within the 52-acre site. Tier I riparian habitat adjacent to the coastal sage scrub can serve as summer/fall foraging habitat for gnatcatcher. Mitigation to non-native grassland would occur at a 0.5:1 ratio through preservation of Tier III habitat on site within the biological open space (see mitigation measure BIO-4 below).

The proposed Sweetwater Vistas project would avoid and permanently preserve all riparian habitat on site; therefore, no impacts to riparian habitat would occur. By comparison, under the approved The Pointe project all riparian habitat within the 52-acre site would be impacted. Although impacts to riparian habitat would be avoided, the Sweetwater Vistas project would result in impacts to 0.03 acre of non-wetland waters of the U.S. subject to US Army Corps of Engineers jurisdiction. This impact would occur at a nuisance-fed, unnamed tributary to Hansen's Creek. This same tributary constitutes non-wetland waters of the State subject to Regional Water Quality Control Board jurisdiction. In addition, a total of 0.04 acre of unvegetated streambed subject to the California Department of Fish and Wildlife jurisdiction would be impacted within the same unnamed tributary. Mitigation measures BIO-5 and BIO-6, listed below, would reduce these impacts to less than significant.

Implementation of the proposed Sweetwater Vistas project could potentially impact bird species protected under the Migratory Bird Treaty Act. Project construction could directly impact individuals or cause breeding birds to temporarily or permanently leave their territories, which could lead to reduced reproductive success and increased mortality. These impacts would be potentially significant; however, mitigation measure BIO-7 would reduce impacts to less than significant.

The Sweetwater Vistas Biological Technical Report (2017) included a cumulative biological impact analysis based on an approximate two-mile radius from the project site, which included a total of 25 projects. The proposed Sweetwater Vistas project would contribute to significant impacts to coastal California gnatcatcher and foraging raptors; however, the project's contribution is considered less than cumulatively considerable as discussed in the Attachment J. In addition, the project would mitigate for its impacts through on site preservation of coastal California gnatcatcher and raptor foraging habitat.

The Final EIR for The Pointe Specific Plan project analyzed the impacts to vegetation and wildlife for the entire Specific Plan area. Mitigation was included to address impacts to vegetation and to offset the potential diminishment of wildlife habitat values. As discussed previously, the proposed Sweetwater Vistas project would result in reduced impacts to

vegetation and wildlife as compared to the approved resort and corporate office development for the 52-acre site.

The following biological mitigation measures are consistent with the mitigation in the Final EIR for The Pointe Specific Plan. The biological mitigation measures listed below provide more specific information and ensure mitigation is consistent with the requirements of the MSCP Plan and the County of San Diego Subarea Plan, and current applicable regulations. The following biological mitigation measures would reduce the impacts to biological resources discussed above to less than significant.

**BIO-1:** No grading or clearing of Diegan coastal sage scrub shall occur during the breeding season of the coastal California gnatcatcher (February 15 to August 31). All grading permits, improvement plans, and the final map shall state the same. If clearing or grading would occur during the breeding season for the coastal California gnatcatcher, a pre-construction survey shall be conducted to determine whether gnatcatchers occur within the impact area(s). Impacts to occupied habitat shall be avoided. If there are no coastal California gnatcatchers nesting (includes nest building or other breeding/nesting behavior) within that area, grading and clearing shall be allowed to proceed. If, however, any coastal California gnatcatchers are observed nesting or displaying breeding/nesting behavior within the area, construction in that area shall be postponed until all nesting (or breeding/nesting behavior) has ceased or until after August 31.

**BIO-2:** Mitigation for 14.9 acres of impacts to Diegan coastal sage scrub, a Tier II habitat, shall occur at a 1.5:1 ratio, in accordance with the County Biological Mitigation Ordinance. The mitigation is proposed to occur through a combination of Tier II and Tier I preservation (18.7 acres) and 3.7 acres of Diegan coastal sage scrub restoration totaling 22.4 acres, all on site within the biological open space easement.

**BIO-3** If operation of construction dozers, excavators, rock crushers, pile drivers, or cast-in-drilled-hole equipment occurs during the breeding seasons for the coastal California gnatcatcher (February 15 to August 31), least Bell's vireo (March 15 to September 15), or nesting raptors (January 15 to July 15), pre-construction survey(s) shall be conducted by a qualified biologist as appropriate to determine whether these species occur within the areas potentially impacted by noise. If it is determined at the completion of pre-construction surveys that active nests belonging to these sensitive species are absent from the potential impact area, construction shall be allowed to proceed. If pre-construction surveys determine the presence of active nests belonging to these sensitive species, then operation of the following equipment shall not occur within the specified distances from an active nest during the respective breeding seasons: a dozer within 400 feet; an excavator within 350 feet; rock crusher equipment within 1,350 feet; a breaker within 500 feet; a pile driver within 2,600 feet; and cast-in-drilled holes equipment within 350 feet. All grading permits, improvement plans, and the final map shall state the same. If active nests for coastal California gnatcatcher, least Bell's vireo or nesting raptors are present, construction shall: (1) be postponed until a qualified biologist determines the nest(s) is no longer active or until

after the respective breeding season; or (2) not occur until a temporary noise barrier or berm is constructed at the edge of the development footprint and/or around the piece of equipment to ensure that noise levels are reduced to below 60 dBA or ambient. Decibel output will be confirmed by a County-approved noise specialist and intermittent monitoring by a qualified biologist to ensure that conditions have not changed will be required. If pre-construction surveys identify coastal California gnatcatcher, least Bell's vireo, or nesting raptors, any necessary blasting will be restricted to the non-breeding season for the identified birds (September 1 to February 14 for coastal California gnatcatcher; July 16 to January 14 for nesting raptors; and September 16 to March 14 for least Bell's vireo) or will be completed using wholly chemical means

**BIO-4:** Mitigation for impacts to 0.5 acre of non-native grassland, a Tier III habitat on site that may serve as foraging habitat for raptor species, shall occur at a 0.5:1 ratio in accordance with the County Biological Mitigation Ordinance through the preservation of 0.5 acre of Tier III habitat on site within the biological open space easement.

**BIO-5:** Impacts to 0.03 acre of USACE and RWQCB jurisdictional non-wetland waters of the U.S./State shall be mitigated at a 1:1 ratio through one or a combination of the following: 0.03 acre of establishment, re-establishment, rehabilitation, and/or preservation mitigation on site within biological open space easement; 0.03 acre of establishment, re-establishment, rehabilitation, and/or preservation mitigation off site within biological open space easement; purchase of mitigation credits at the San Luis Rey Mitigation Bank or other location deemed acceptable by the County, USACE, and RWQCB.

**BIO-6:** Impacts to 0.04 acre of CDFW-jurisdictional unvegetated streambed shall be mitigated at a 1:1 ratio through 0.04 acre of preservation mitigation on-site within the biological open space easement, or through mitigation off-site within a biological open space easement or purchase of mitigation credits within a location deemed acceptable by the County and CDFW.

**BIO-7:** No grubbing, clearing, or grading shall occur during the general avian breeding season (February 15 to August 31), and breeding seasons for coastal California gnatcatcher (February 15 to August 31), least Bell's vireo (March 15 to September 15) and nesting raptors breeding season (February 15 to August 31). If grubbing, clearing, or grading would occur during these breeding seasons, a pre-construction survey shall be conducted by a qualified biologist to determine if active bird nests are present in the affected areas. If there are no nesting birds (includes nest building or other breeding/nesting behavior) within this area, clearing, grubbing, and grading shall be allowed to proceed. If active nests or nesting birds are observed within the area, the biologist shall flag a buffer around active nests and construction activities shall avoid active nests until nesting behavior has ceased, nests have failed, or young have fledged. Buffer sizes shall be determined in consultation with the project biologist from County Planning & Development Services. All grading permits, improvement plans, and the final map shall state the same.

The certified Final EIR analyzed impacts to biological resources and included mitigation for impacts to habitat and wildlife. As discussed above, the proposed Sweetwater Vistas project would reduce impacts to biological resources as compared to the approved The Pointe Specific Plan analyzed in the Final EIR. The proposed Sweetwater Vistas project would result in less than significant impacts with implementation of the mitigation measures listed above. These mitigation measures are consistent with mitigation in the certified Final EIR, the MSCP, and current regulations. The proposed project would not result in a cumulatively considerable contribution to any significant cumulative impacts.

Therefore, the Sweetwater Vistas project does not propose any changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to biological resources. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources.

**V. CULTURAL RESOURCES** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES

NO

The Final EIR for The Pointe project identified impacts to cultural resources that were determined to be less-than-significant with implementation of mitigation measures (see Section 3.3 of the Final EIR for a full analysis). The proposed Sweetwater Vistas project reduces the development footprint and would not result in any new or more severe impacts to cultural resources.

A cultural resources study was prepared for the proposed Sweetwater Vistas project. Two previously recorded sites (CA-SDI-185 and CA-SDI-19654) were identified within the 52-acre project site during the background research. The portion of site CA-SDI-185 located within the project site was not relocated during the cultural study and was found to have been destroyed. The remaining intact portion of this site is located within open space outside of the Sweetwater Vistas project boundaries. CA-SDI-19654 was determined to be modern and is not considered a cultural resource. Therefore, there are no identified historical or archaeological resources within the 52-acre project site. The cultural study is on file at the South Coastal Information Center, San Diego State University.

Although no archeological or historical resources were identified within the 52-acre project site, the general area of the project is sensitive for cultural resources and there is a potential for

subsurface cultural deposits. As such, monitoring of any ground-disturbing activities will be a condition of approval.

The Final EIR for The Pointe project did not address paleontological resources. Subsequent to certification of the Final EIR, assessment of potential impacts to unique paleontological resources has been included the Environmental Checklist. In 2017, County records and maps were reviewed and it has been determined that the 52-acre project site is located on geologic formations that contain high sensitivity for paleontological resources. Under the approved The Pointe project, the development footprint was substantially larger than the proposed Sweetwater Vistas project; therefore the Sweetwater Vistas project would not result in any new or more severe impacts to potential paleontological resources. Based on the high sensitivity for paleontological resources within the 52-acre project site, the proposed Sweetwater Vistas project will be conditioned to require implementation of a monitoring program by a Qualified Paleontologist.

The proposed Sweetwater Vistas project does not propose any changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to cultural resources. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources.

**VI. GEOLOGY AND SOILS** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES

NO

The Final EIR for the 653-acre The Pointe project identified impacts to geologic resources as significant and unmitigable for grading. Other impacts to geology and soils could be mitigated to less than significant. Refer to Section 3.1 of the Final EIR for a full analysis.

A Soil and Geologic Reconnaissance (April 2017) was prepared for the Sweetwater Vistas 52-acre project site (see Attachment L to this Checklist). The report identified the Newport-Inglewood/Rose Canyon Fault Zone, located approximately 11 miles west of the site, as the closest known active fault. The California Geologic Survey (CGS) includes portions of the Newport-Inglewood/Rose Canyon Fault Zone within the State of California Earthquake Fault Zone. Based upon a review of

available geologic data and published reports, the Soil and Geologic Reconnaissance states the site is not located within a special study zone or State of California Earthquake Fault Zone.

The proposed Sweetwater Vistas project must conform to the Seismic Requirements as outlined within the California Building Code to ensure the structural integrity of all buildings and structures. The County Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit. Therefore, compliance with the California Building Code and the County Code ensures the Sweetwater Vistas project will not result in a potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking.

The Soil and Geologic Reconnaissance (April 2017) prepared for the Sweetwater Vistas project concluded that due to the expected dense nature of the proposed fills, the dense soil of the Sweetwater formation, the hard rock of the metamorphic rock, and the lack of a permanent near-surface groundwater within the proposed development, the risk associated with liquefaction hazard is low. The 2017 report also states that no landslides were encountered during the reconnaissance and none are known to exist on the property or at any location that would impact development of the property. The report further states that bentonitic clay layers within the Sweetwater Formation can be a source of slope instability if exposed in cut slopes, and should be evaluated during a geotechnical investigation.

The proposed Sweetwater Vistas project would reduce the amount of grading on the 52-acre site from approximately 880,000 cubic yards to 129,000 cubic yards, as compared to the resort development and corporate offices previously approved for a portion of The Pointe project.

Although grading would be substantially reduced, the proposed Sweetwater Vistas project would result in the creation of areas of cut and areas underlain by fill. In order to assure that any proposed buildings are adequately supported (whether on native soils, cut or fill), a Soils Engineering Report is required as part of the Building Permit process. This Report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the California Building Code. The report must be approved by the County prior to the issuance of a Building Permit. With this standard requirement, impacts would be less than significant for the Sweetwater Vistas project.

The Sweetwater Vistas project would rely on public sewer for disposal of wastewater. A service availability letter dated July 14, 2015 has been received from the San Diego County Sanitation District indicating that the facility has adequate capacity for the project's wastewater disposal needed. No septic tanks or alternative wastewater disposal systems are proposed.

The Sweetwater Vistas project does not propose any changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to geologic resources. There are no changes in circumstances under which the project is

undertaken and/or "new information of substantial importance" that cause one or more effects to geologic resources.

**VII. GREENHOUSE GAS EMISSIONS** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES

NO

The Final EIR for The Pointe Specific Plan, certified in 1990, did not include a greenhouse gas emissions analysis as it was not required by CEQA at that time. Although The Pointe Final EIR does not include a GHG analysis, the air quality section of The Pointe Final EIR does include an analysis of short-term construction impacts and operational impacts to air quality for the entire 653-acre residential, office, and resort development project.

The Sweetwater Vistas project, proposed for a 52-acre portion of The Pointe Specific Plan area, would change the land use from resort development and corporate offices to 218 residential units and 27.9 acres of biological open space. As discussed in the Section XVI, Transportation/Traffic, of this Addendum, the proposed Sweetwater Vistas project would result in a substantial decrease in Average Daily Trips (ADT) as compared to the previously approved resort development and corporate offices. The Traffic Impact Analysis (2017) estimated that the previously approved resort development and corporate office uses would generate 17,985 ADT. By comparison, the proposed Sweetwater Vistas project would generate 1,744 ADT. This reduction in ADT would result in a reduction in vehicle-related operational GHG emissions.

A Greenhouse Gas Analyses Report (May 2017) was prepared for the proposed Sweetwater Vistas project (see Attachment M). The report includes an assessment to estimate the total GHG emissions that would be emitted as a result of construction and operation of the proposed Sweetwater Vistas project.

Construction sources of GHG emissions include heavy construction equipment, worker vehicle miles traveled (VMT), and water use. The Sweetwater Vistas construction activities are estimated to generate approximately 2,077 metric tons (MT) of carbon dioxide equivalent (CO<sub>2</sub>e).

Operational sources of GHG emissions include transportation, energy demand, and solid waste disposal associated with residential units. The Sweetwater Vistas project buildout is anticipated to be completed in 2022; therefore, it would be required to comply with the 2016 Title 24 Energy Code; the 2016 CALGreen Building Code; reduction of potable water use by 20 percent; low-flow water and bathroom fixtures; reduction of wastewater generation by 20 percent; weather-based irrigation systems; provide areas for storage and collection of



recyclables and yard waste; roof anchors and pre-wiring to allow for the installation of photovoltaic (PV) systems; and preparation of a Construction and Demolition Debris Management Plan that requires 90 percent of inerts and 70 percent of all other materials to be recycled.

The Sweetwater Vistas project would incorporate design features and best management practices to reduce operational GHG emissions. The sustainability and efficiency features would include, but are not limited to, electric car re-charging outlets in garages, installation of programmable thermostat timers, energy efficient appliances, and high efficiency water heaters. In addition, the project is expected to exceed the 2016 Title 24 Energy Code and achieve zero net energy as is currently being considered for the 2019 update to the Title 24 Energy Code. Renewable energy would supply 100 percent of the Sweetwater Vistas project needs through rooftop solar to the extent feasible and supplemented with mandatory enrollment in SDG&E's EcoChoice, or equivalent, renewables program. These design features are listed in the Greenhouse Gas Analyses Report (Attachment M to this Checklist). With the design features, the operational emissions are estimated to generate approximately 1,712 MT CO<sub>2</sub>e per year. Refer to the Greenhouse Gas Analyses Report (Attachment M) for calculation of the estimated operational emissions.

The significance determination for the GHG emissions utilized in this analysis is based on CEQA Guidelines 15064.4(b) which states that a lead agency should consider "The extent to which the project may increase or reduce greenhouse gas emissions as compared to the existing environmental setting." CEQA Guidelines 15064.4(a) further states, "[t]he determination of the significance of greenhouse gas emissions calls for a *careful judgment by the lead agency consistent with the provisions in section 15064*. A lead agency should make a good-faith effort, based to the extent possible on scientific and factual data, to describe, calculate or estimate the amount of greenhouse gas emissions resulting from a project. A lead agency shall have discretion to determine, *in the context of a particular project*, whether to ... [use a quantitative model or qualitative model]" (emphasis added). In turn, CEQA Guidelines 15064.4(b) clarifies that a lead agency should consider "The extent to which the project may increase or reduce greenhouse gas emission as compared to the existing environmental setting."

The existing GHG emissions setting for the Sweetwater Vistas project site is determined to be zero MT CO<sub>2</sub>e emitted per year. The proposed Sweetwater Vistas project's construction and operational GHG emissions would result in an increase over the existing setting; however, the approved The Pointe project would also result in an increase over the existing setting (greater than the proposed Sweetwater Vistas project). Thus, it is not new information that the proposed Sweetwater Vistas project would increase GHG emissions over the existing setting.

The proposed Sweetwater Vistas project has analyzed and incorporated all reasonable and feasible on-site measures to avoid or reduce GHG emissions, as discussed above. Based on an abundance of caution, the applicant has voluntarily agreed to condition the proposed

Sweetwater Vistas project to achieve a net-zero level of GHG emissions (i.e., carbon neutrality) through the purchase of carbon offset credits.

### **Voluntary Conditions:**

#### **Construction-Related Emissions Carbon Credit Purchase**

- Prior to issuance of the first grading permit, the applicant or its designee shall provide evidence to the County of San Diego (County) Planning & Development Services (PDS) that they have obtained a one-time purchase of carbon credits in the amount of 2,077 MT CO<sub>2e</sub>, which would reduce the entire contribution of construction-related GHG emissions to zero. Construction emissions include all grading, site preparation, building construction, and architectural coatings related emissions (see Table 6 Estimated Construction Emissions in the Greenhouse Gas Analyses Report for the Sweetwater Vistas Project, May 2017).
- The carbon credits shall be purchased through either i) a California Air Resources Board (CARB)-approved registry, such as the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard; ii) through the California Air Pollution Control Officers (CAPCOA) GHG Rx; or, iii) if no registry is in existence as identified above, then any other reputable registry or entity that issues carbon offsets, to the satisfaction of the Director of Planning & Development Services (PDS). Evidence that offset credits sufficient to offset all GHG emissions from construction shall be provided to PDS to the satisfaction of the Director of PDS.

#### **Operational Emissions Carbon Credit Purchase**

- Prior to the issuance of the first building permit, the applicant shall provide evidence to County PDS that they have obtained, or entered into an agreement to obtain, carbon credits in the amount of 51,360 MT CO<sub>2e</sub> (1,712 MT CO<sub>2e</sub> per year for a minimum of 30 years<sup>1</sup>). Evidence that offset credits sufficient to offset all GHG emissions from construction shall be provided to PDS to the satisfaction of the Director of PDS and shall consist of documentation from the issuing registry or a County approved third party verifier that the carbon credits have been obtained and meet the requirements stated herein.
- The carbon credits shall be purchased through either i) a California Air Resources Board (CARB)-approved registry, such as the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard; ii) through the California Air Pollution Control Officers (CAPCOA) GHG Rx; or, iii) if no registry is in existence as identified above, then any other reputable registry or entity that issues carbon offsets, to the satisfaction of the Director of Planning & Development Services (PDS).

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<sup>1</sup> A "project life" is 30 years. This methodology is consistent with the 30-year project life time frame used by the South Coast Air Quality Management District's GHG guidance (SCAQMD 2008).

Off-site measures, including offsets that are not otherwise required, to mitigate a project's GHG emissions are expressly authorized by CEQA Guidelines 15126.4(c)(3). The purchase of carbon offsets to reduce GHG emissions shall achieve real, permanent, quantifiable, verifiable, and enforceable reductions (Cal. Health & Saf. Code section 38562(d)(1)).

The County of San Diego PDS requires that all feasible project design features are provided prior to off-site mitigation to reduce GHG emissions. All of the project design features described above will be conditions of approval for the project.

Through incorporation of all reasonable and feasible on-site measures to avoid or reduce GHG emissions and purchase of carbon offsets as described above in the voluntary conditions, construction and operation of the Sweetwater Vistas project would result in a net-zero increase in GHG emissions. Construction and operational related GHG emissions from the proposed Sweetwater Vistas project would be reduced to zero and GHG emission impacts would be less than significant.

The Sweetwater Vistas project does not propose any changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects associated with greenhouse gas emissions. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects associated with greenhouse gas emissions.

**VIII. HAZARDS AND HAZARDOUS MATERIALS** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES

NO

The Final EIR for the 653-acre The Pointe project, certified in 1990, did not include an analysis of hazards and hazardous materials.

A Phase I Environmental Site Assessment (ESA) (2014) was conducted for the Sweetwater Vistas project site (see Attachment N). The purpose of a Phase I ESA is to identify recognized environmental conditions (RECs). The assessment identified stockpiles of various non-hazardous waste materials on the site which are unlikely to adversely impact the environmental condition of the site. Surficial soil staining was observed in the area of a previous equipment storage yard. Due to the extent of staining the former equipment yard was identified as a REC. Undocumented fill in various areas of the site was also identified as a REC. A review of historical aerial photographs, conducted as part of the Phase I Assessment, indicated a portion of the site may have been used for agricultural purposes from as early as 1953 to sometime after 1966. Prior agricultural uses may have included the use of pesticides, which could be present in onsite soils. A REC exists on the 52-acre project site based on historic agricultural use.

A Phase II Environmental Site Assessment (2015) was also conducted to evaluate the recognized environmental conditions (see Attachment O). Soil samplings and laboratory analyses were conducted. The perceived surface stain was found to be the result of broken-up asphalt in surface soil. Analytical results for soil samples for metal parameters indicated reuse or disposal of soil should not be restricted. Pesticides were not reported at concentrations exceeding their respective regional screening level (RSL) values and PCBs were not detected at or above laboratory reporting limits. Thus, the Phase I and Phase II Environmental Site Assessments did not identify new information of substantial importance that would result in effects from hazards and hazardous materials.

The proposed Sweetwater Vistas residential development would not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of hazardous substances in excess of regulatory reporting requirements. Nor are hazardous substances proposed or currently in use in the immediate vicinity.

The Sweetwater Vistas project site is not located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation Administration Height Notification Surface. Also, the proposed project does not propose construction of any structure equal or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. The project site is also not within one mile of a private airstrip. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

The following sections summarize the proposed Sweetwater Vistas project's consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN

The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego, including all cities and the County unincorporated areas. The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

The Oil Spill Contingency Element will not be interfered with because the project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

The Dam Evacuation Plan will not be interfered with because the project is not located within a dam inundation zone

The proposed Sweetwater Vistas project site is adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant

risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 16 Fire Protection Districts in San Diego County. Implementation of these fire safety standards will occur during the Tentative Map, or building permit process. Also, a Fire Service Availability Letter and conditions, dated July 15, 2015 (Attachment U), has been received from the San Miguel Consolidated Fire Protection District (SMCFPD). The conditions from the SMCFPD are included in Attachment U. The Fire Service Availability Letter indicates the expected emergency travel time to the project site to be two minutes. The Maximum Travel Time allowed pursuant to the Safety Element is five minutes. A Fire Protection Plan (2016) was also prepared for the proposed Sweetwater Vistas project (see Attachment P). The project complies with the Fire Code standards for private and public road widths and dead end streets. The Sweetwater Vistas project would provide on-site 100-foot wide fuel modification zones. The project would be constructed to the 2013 California Fire Code and Building Code (Chapter 7A), as adopted by the SMCFPD. Therefore, based on the review of the project by County staff, through compliance with the Consolidated Fire Code and through compliance with the Fire Protection Plan, the project is not anticipated to expose people or structures to a significant risk of loss, injury or death involving hazardous wildland fires. Moreover, the project will not contribute to a cumulatively considerable impact, because all past, present and future projects in the surrounding area are required to comply with the Consolidated Fire Code.

The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g., artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Moreover, there are none of these uses on adjacent properties. Therefore, the project would not substantially increase exposure of current or future residents to vectors, including mosquitoes, rats or flies.

The Sweetwater Vistas project does not propose any changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects from hazard and hazardous materials. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects from hazards and hazardous materials.

**IX. HYDROLOGY AND WATER QUALITY** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing

drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES

NO

The Final EIR for the 653-acre The Pointe project identified impacts to hydrologic resources as significant for the originally proposed project (see Section 3.2 of the Final EIR for a full analysis). The Pointe project would create impervious surfaces, thereby reducing the absorption rate and increasing the existing runoff potential of the site. As a result of urban activities on the project site, storm water runoff would increase and the quality of surface water would decrease potentially affecting the quality of water in Sweetwater Reservoir. With mitigation measures, the potential impacts from The Pointe project would be reduced to less than significant.

The Sweetwater Vistas project is proposed for a 52-acre portion of The Pointe project, which is currently undeveloped. The 52-acre site includes Hansen's Creek and Little Hansen's Creek. The previously approved The Pointe project would result in grading of Hansen's Creek and Little Hansen's Creek. The proposed Sweetwater Vista's project would conserve both Hansen's Creek and Little Hansen's Creek within a 27.9-acre biological open space.

The proposed Sweetwater Vistas project would reduce impacts to hydrology and water quality by decreasing the amount of impervious surfaces by approximately 22.9 acres, which would be preserved in a biological open space. A Drainage Report (2016) was prepared for the proposed Sweetwater Vistas project (see Attachment Q). The storm drain system has been designed for the 100 year storm event. The project would not result in a significant increase in 100 year storm event flows leaving the site.

Since certification of the Final EIR for The Pointe project in 1990, there has been a change in circumstances regarding municipal stormwater regulations. The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES) on discharges from municipal separate storm water sewer systems (MS4). The new MS4 Permit was adopted by the Regional Board on May 8, 2013 and amended on November 18, 2015.

In order to comply with all applicable stormwater regulations, the activities proposed under this project are subject to enforcement under permits from the San Diego Regional Water Quality Control Board (RWQCB) and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance No. 10410 and all other

applicable ordinances and standards for the life of this permit. The project site shall be in compliance with all applicable stormwater regulations referenced above and all other applicable ordinances and standards. A Stormwater Quality Management Plan (SWQMP) must be approved by the County for the currently proposed project.

The Sweetwater Vistas project does not propose any changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to hydrology and water quality. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality.

**X. LAND USE AND PLANNING** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES

NO

The Final EIR for The Pointe project identified less than significant impacts with mitigation incorporated for land use and planning (see Section 3.4 of the Final EIR for a full analysis). Since certification of The Pointe Final EIR in 1990, the County adopted an update to the San Diego County General Plan on August 3, 2011. The document is the first comprehensive update of the General Plan since 1978. The 52-acre project site is located within an area identified as Village on the General Plan Regional Categories Map and has a Land Use Designation of Specific Plan Area. The project site is located within the Spring Valley Community Planning area.

The proposed Sweetwater Vistas project requires a General Plan Amendment to change the land use designation from Specific Plan Area to Village Residential (VR15) and to Open Space Conservation (OS-C). The Specific Plan Amendment is required to remove the project site from the Specific Plan and to remove references pertaining to the originally planned development for the project site (i.e., the resort, restaurants, and other related commercial office uses).

While the proposed Sweetwater Vistas project would eliminate the resort uses originally proposed in the Specific Plan and would not be a mixed use project, the proposed Sweetwater Vistas project would not conflict with an applicable land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The proposed residential use is consistent with the goals and policies as set forth in the General Plan and would not physically divide an established community. Further, the project would not introduce a new use to the Specific Plan area as residential and open space uses are uses contained within the Specific Plan.

The Sweetwater Vistas applicant submitted feasibility analyses to the County which indicated that the 52-acre project site is no longer economically viable for a luxury resort development and office



development. In 2015, a feasibility analysis of the resort was prepared which concluded that The Pointe project site is not a viable location for development of a five-star destination resort (Bruce Baltin, PKF Consulting USA, letter to Terry Plowden, Douglas Wilson Companies, dated December 7, 2015). In 2016, a site analysis of the commercial uses was prepared which concluded that any new commercial office development in the Spring Valley submarket, and specifically the Sweetwater Vista development, would not be viable due to access, location, supporting infrastructure and amenities, population growth, tenant demand, and rental rates achievable to justify the expense of such development (Derek Hulse, Colliers International, letter to Terry Plowden, Douglas Wilson Companies, dated February 15, 2016).

The proposed Sweetwater Vistas project would not result in changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to land use and planning.

**XI. MINERAL RESOURCES** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES

NO

The Final EIR for The Pointe Specific Plan project did not identify impacts to mineral resources, including the 52-acre portion of the Specific Plan area proposed for the Sweetwater Vistas project. There are no changes in circumstances under which the Sweetwater Vistas project is undertaken and/or "new information that cause one or more effects to mineral resources.

**XII. NOISE** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES

NO

The Final EIR for The Pointe project identified short term and long term noise impacts. Short term noise impacts were associated with construction activities. The Final EIR determined that grading operations may include blasting and other activities that could significantly affect surrounding residences. Long term noise impacts were also identified associated with residential units and resort lodging that would be impacted by noise from vehicular traffic. Short term and long term impacts from noise for the entire The Pointe project would be less than significant with mitigation incorporated. Noise mitigation required designation of a Noise Protection Easement, preparation of a complete acoustical analysis, and demonstration that traffic noise impacts would not exceed allowable limits for residential areas, outdoor noise sensitive living areas, and habitable rooms of residences (see Section D.8 of the Final EIR for a full analysis).

The proposed Sweetwater Vistas residential development project would be located within a 52-acre portion of the Specific Plan area that is adjacent to surrounding residences and Jamacha Boulevard. The proposed project would change the land use within the 52-acre site from resort development, golf course elements and corporate offices to residential use and open space.

An Acoustical Site Assessment Report (February 2017) was prepared for the proposed Sweetwater Vistas project (see Attachment R). The report determined that general construction activities associated within the Sweetwater Vistas project attributed to a hydraulically operated impact hammer, commonly known as a breaker, would cause potentially significant noise impacts to surrounding residences. These impacts would be reduced to less than significant levels if placed at least 125 feet from nearby residences. Furthermore, blasting could potentially impact surrounding residences. Blasting may be performed to assist with grading given the underlying geology of portions of residential Lot 2 (refer to Attachment F for location of Lot 2). The necessity and extent of blasting would not be known until surface clearing is completed. The approved The Pointe project would also potentially require blasting, thus the Sweetwater Vistas project would not result in new or more severe noise impacts. The proposed Sweetwater Vistas project will include a condition of approval to prepare a Blasting Plan.

The Sweetwater Vistas residential project would be subject to the County Noise Element which allows exterior noise exposure levels to 65 dBA CNEL and 45 dBA interior. The primary noise source is comprised of vehicle traffic along Jamacha Boulevard and Sweetwater Springs Boulevard. The Acoustical Site Assessment prepared for the Sweetwater Vistas project determined that residential units within Lots 1 and 2 (see Attachment F) would be below the 65 dBA CNEL requirement. In Lot 3, the exterior noise levels would exceed the 65 dBA CNEL maximum allowable noise level for multi-family residences for 14 of the 18 exterior use area receivers modeled. The proposed Sweetwater Vistas project will incorporate design features in Lot 3 to reduce the exterior noise levels to below 65 dBA Community Noise Equivalent Level (CNEL). The proposed project will be conditioned to provide noise control design measures, including 5-foot sound walls for exterior use areas exceeding 65 CNEL, and a 5-foot high sound barrier around each balcony area that exceeds 65 dBA CNEL.

The acoustical analysis for the proposed Sweetwater Vistas project also determined that exterior noise levels may exceed 60 CNEL at the proposed Sweetwater Vistas residences in Lot 3

adjacent to Sweetwater Springs Boulevard and/or Jamacha Boulevard. Traditional architectural materials would not be expected to attenuate interior noise to a level of 45 dBA CNEL. The proposed Sweetwater Vistas project will be conditioned to prepare an acoustical analysis and incorporate design features to ensure interior noise levels do not exceed the allowable CNEL of 45 dBA for interior noise.

With incorporation of noise attenuation design features, the Sweetwater Vistas project does not propose any changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant noise impacts. There are no changes in circumstances under which the project is undertaken and/or "new information that cause one or more noise impacts.

**XIII. POPULATION AND HOUSING** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES

NO

The Final EIR for The Pointe project did not identify significant impacts for population and housing. The EIR evaluated extension of infrastructure and public facilities such as water, sewer and roadways within the Specific Plan area.

The Sweetwater Vistas project proposes 218 residential condominium units. The proposed change from resort development, golf elements, and corporate offices to residential use would provide increased permanent housing in the area; however, this change would not induce substantial population growth in the area. The project would not displace any existing housing or substantial numbers of people because the project site is currently vacant.

The proposed project would not result in changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing.

**XIV. PUBLIC SERVICES** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES

NO

The Final EIR for The Pointe Specific Plan project identified less than significant impacts with mitigation incorporated for police services and schools. The police services mitigation measure required two additional 24-hour patrol units for the entire The Pointe project. The schools mitigation measure requires that the project proponent provide funding to the Grossmont Union High School District and the La-Mesa Spring Valley Elementary School District. The Final EIR identified less-than-significant impacts for fire services (see Section 3.9 of the Final EIR for a full analysis).

The proposed Sweetwater Vistas residential development project would result in an increase in demand for school services as compared to the resort and commercial uses previously approved for the 52-acre site, as part of the Specific Plan. A service availability form dated July 21, 2015 has been provided which indicates existing elementary and middle school services are available from the La Mesa-Spring Valley School District (see Attachment S) to serve the proposed 218 residential condominium units. A service availability form dated August 25, 2015 has been provided which indicates existing services are available from the Grossmont Union High School District (see Attachment S) to serve the proposed 218 residential units. The project proponent would be required to provide funding to the school districts at the current rate for school fees.

Police services would be obtained from the County Sheriff's Department and fire services from San Miguel Consolidated Fire Protection District (SMCFPD). A service availability form dated July 15, 2015 has been provided which indicates existing services are available from the SMCFPD (see Attachment T). Based on the capacity and capability of the District's existing and planned facilities, fire protection facilities are currently adequate to serve the proposed project. The expected emergency travel time to the proposed Sweetwater Vistas project is two minutes.

The proposed Sweetwater Vistas project would not result in changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to public services.

**XV. RECREATION** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES

NO

The Final EIR for The Pointe Specific Plan project identified less than significant impacts to recreation within incorporation of mitigation (see Section 3.9 of the Final EIR for a full

analysis). The Final EIR stated the proposed resort will include a variety of recreational facilities on the project site which will be open to the public as well as guests.

The proposed Sweetwater Vistas residential development project would not include the resort-related recreational facilities included in the originally approved project, such as the equestrian center and golf course elements. The 27.9 acres of open space proposed for the Sweetwater Vistas project are for biological conservation and not recreational open space.

The proposed Sweetwater Vistas project involves 218 residential condominium units that would increase use of existing public neighborhood and regional parks or other recreational facilities. To avoid substantial physical deterioration of local recreational facilities the project will be required to pay fees or dedicate land for local parks pursuant to the Park Land Dedication Ordinance (PLDO). The PLDO is the mechanism that enables the funding or dedication of local parkland in the County. The PLDO establishes several methods by which developers may satisfy their park requirements. Options include the payment of park fees, the dedication of a public park, the provision of private recreational facilities, or a combination of these methods. With payment of fees, the impact would be less than significant.

The proposed Sweetwater Vistas project would include private recreational facilities within the three residential lots. Each of the three residential lots would include a private swimming pool area and tot lot. Scenic overlooks and turf areas would also be provided within the residential lots. In addition to the private recreational facilities, the developer will pay PLDO fees. Therefore, the project meets the requirements set forth by the PLDO for adequate parkland dedication and thereby reducing impacts, including cumulative impacts to local recreational facilities.

In addition to the private recreation facilities, the proposed Sweetwater project would include two trails along roadways. An eight-foot wide trail would be provided along Jamacha Boulevard and a pathway would be constructed along the new segment of Avenida Bosques.

With regard to regional recreational facilities, there are over 21,765 acres of regional parkland owned by the County, which exceeds the General Plan standards of 15 acres per 1,000 population. In addition, there are over one million acres of publicly owned land in San Diego County dedicated to parks or open space including Federal lands, State Parks, special districts, and regional river parks. Due to the extensive acreage of existing publicly owned lands that can be used for recreation, the Sweetwater Vistas project would not result in substantial deterioration of regional recreational facilities or accelerate the deterioration of regional parkland.

The proposed Sweetwater Vistas project would not result in changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more significant effects on recreation.

**XVI. TRANSPORTATION/TRAFFIC** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES

NO

The Final EIR for the Pointe project identified less than significant impacts on traffic and transportation with mitigation incorporated (see Section 3.6 of the Final EIR for a full analysis). The Final EIR estimated that the total project (653-acre site) would generate an average of 32,507 average trips per day.

Under the original The Pointe Specific Plan, Jamacha Boulevard was envisioned as a major road and State Route 54 (SR54) as an expressway running parallel through the project site in conformance with the County General Plan Circulation Element at that time. The Specific Plan describes a proposed dedication of right-of-way for the expressway and a modified frontage road and interchange system. Subsequent to certification of the Final EIR, it was determined that a new expressway or freeway between SR-125 and I-8 is not warranted and thus an expressway or freeway would not be constructed through The Pointe project site.

Access to the proposed Sweetwater Vistas residential Lots 1 and 2 would be off of Pointe Parkway and Avenida Bosques. The project proposes an extension of Avenida Bosques to the south that would connect to Pointe Parkway, as shown on the Sweetwater Vistas Site Plan in Attachment F. The extension of Avenida Bosques would be constructed to County standards and would be 40 feet wide with curbside parking on both sides. Access to Lot 3 is proposed via a new driveway located on Sweetwater Springs Boulevard, north of Jamacha Boulevard. The driveway would provide full access to inbound traffic and right only outbound egress. The project proposes improvements to the intersection of Jamacha Boulevard/Sweetwater Springs Boulevard which would allow for southbound traffic to make U-turns at this intersection.

A Traffic Impact Analysis (April 2017) was prepared for the proposed Sweetwater Vistas project (see Attachment U). The analysis estimated that the proposed Sweetwater Vistas project would generate 1,744 ADT. The analysis also estimated that the resort and corporate offices previously approved for the 52-acre portion of The Pointe Specific Plan would generate approximately 17,985 ADT. Thus, the proposed Sweetwater Vistas project would produce significantly less project trips.

The Traffic Impact Analysis (April 2017) determined that proposed Sweetwater Vistas project would not result in significant direct impacts at the study area intersections or street segments. The Traffic Impact Analysis also included a cumulative project analysis. Cumulative projects are other projects in the study area that will add traffic to the local circulation system in the near future. No significant cumulative impacts were identified on the study area street segments. The analysis determined that the project would contribute to a cumulative impact at one intersection, Jamacha Boulevard/Campo Road.

Subsequent to certification of the Final EIR for The Pointe project, the County Board of Supervisors adopted the Transportation Impact Fee (TIF) ordinance for the unincorporated area of San Diego County. The purpose of this fee program is to comply with State law and to provide funding for the construction of transportation facilities that are needed to support the increase of traffic generated by new development. The proposed Sweetwater Vistas project will be required to pay the appropriate Transportation Impact Fee to address the contribution of vehicular trips to the intersection of Jamacha Boulevard/Campo Road.

The proposed Sweetwater Vistas project does not propose any changes in the project that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to transportation/traffic. There are no changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to transportation/traffic.

**XVII. TRIBAL CULTURAL RESOURCES** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to tribal cultural resources including: causing a change in the significance of a tribal cultural resource as defined in Public Resource Code §21074?

YES

NO

Since the Final EIR for the 653-acre The Pointe Specific Plan project was certified, there has been a change in circumstances. Assembly Bill 52 (AB-52) became effective on July 1, 2015. AB-52 requires that tribal cultural resources (TCR) be evaluated under CEQA. The proposed project was evaluated for tribal cultural resources as follows; however, AB-52 consultation does not apply since the environmental document is not a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report.

The Native American Heritage Commission (NAHC) was contacted on April 4, 2016 for a Senate Bill 18 (SB-18)/Sacred Lands check. The NAHC identified that there are tribal cultural resources present within the Jamul Mountains USGS quadrangle. The NAHC recommended that Carmen Lucas of the Kwaaymii Band be contacted. In addition, the NAHC provided a list of nine tribes (Campo, Ewiiapaayp, Jamul, Kwaaymii, La Posta, Manzanita, Santa Ysabel, Sycuan and Viejas) who may have information related to the subject project site. Carmen

Lucas of the Kwaaymii Band, as well as the other eight tribes were contacted on April 4, 2016. The only tribe to respond was Viejas who requested a copy of the cultural study and Native American monitoring. A copy of the cultural study was provided to Viejas on July 28, 2016. In addition, Viejas was advised that the proposed project will be conditioned with cultural monitoring that will include a Kumeyaay Native American monitor. The County requested concurrence to conclude SB-18 consultation. No response was received.

A cultural resource study (April 2017) was prepared for the proposed Sweetwater Vistas project. One cultural resource was identified (CA-SDI-185) within the project footprint during the background research; however, it was not relocated during the cultural survey. The remaining intact portion of this site is located outside of the Sweetwater Vistas project site. A Kumeyaay Native American monitor (Red Tail Monitoring and Research) was involved in the survey. No issues were identified by the Native American monitor.

Based on the cultural study, SB-18/Sacred Lands check and tribal outreach, it has been determined that tribal cultural resources are not present within the project site. As such, it has been determined that although cultural resources were present within the project site, they are not considered "tribal cultural resources". As such, with the implementation of the proposed Sweetwater Vistas project, there will be no impacts to significant tribal cultural resources.

**XVIII. UTILITIES AND SERVICE SYSTEMS** -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES

NO

The Final EIR for The Pointe Specific Plan project identified less-than-significant impacts for sewer, water, and solid waste (see Section 3.9 of the Final EIR for a full analysis).

The proposed Sweetwater Vistas residential development project would include 218 residential units. The estimated water use for the proposed project is 55,590 gallons per day. The estimated sewer use for the proposed residential development is 0.46 MGD per day.



The proposed Sweetwater Vistas project would result in decreased demand for water and sewer service as compared to the resort and corporate office development previously approved for the 52-acre project site as part of The Pointe Specific Plan. It is estimated that the water use for the resort and corporate offices originally approved for the 52-acre site would be approximately 82,760 gallons per day and the estimated sewer use would be approximately 0.86 MGD.

Water service for the proposed Sweetwater Vistas residential project would be provided by the Otay Water District and sewer service would be provided by the San Diego County Sanitation District. A service availability form dated August 16, 2017 has been provided which indicates that facility capacity is available from the Otay Water District (see Attachment V). A service availability form dated July 14, 2015 has been provided which indicates sewer facilities are available from the San Diego County Sanitation District (see Attachment W).

The proposed Sweetwater Vistas project would not result in changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to utilities and service systems.

**XIX. MANDATORY FINDINGS OF SIGNIFICANCE:** Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

*Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?*

*Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?*

*Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?*

YES

NO

As described in this Addendum, there are no changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any of the mandatory findings of significance. Section IV, Biological Resources, details the proposed changes on biological resources and Section V discussed cultural resources.

The Sweetwater Vistas Biological Technical Report (see Attachment G) included cumulative impact analyses for biological resources. The report determined that the currently proposed project would reduce the acreage of impacts to federally-protected wetlands as compared to the originally approved project. The proposed project would also improve wildlife movement potential relative to the originally approved project.

The project as proposed would contribute to significant impacts to coastal sage scrub, non-native grassland, and CDFW jurisdictional streambed; however, the contribution is less than cumulatively considerable and impacts would be mitigated to less than significant. The project would also contribute to significant cumulative impacts to coastal California gnatcatcher habitat, and raptor foraging habitat; however, the contribution is less than cumulatively considerable and would be mitigated through habitat preservation and restoration on site. Refer to Section IV Biological Resources of this checklist for mitigation measures.

Cumulative impacts are less than significant, with incorporation of project design features and conditions of approval, and do not require mitigation measures, as presented in this checklist, technical reports, and service availability forms (see Attachments H thru W).

The proposed Sweetwater Vistas project would not have environmental effects which will cause substantial adverse effects on human beings.

## **XX. ATTACHMENTS**

- A Project Vicinity Map
- B The Pointe Specific Plan Area (as Amended in 2003)
- C Existing Land Uses in The Pointe Specific Plan Area (2017)
- D The Pointe Specific Plan Area (52-acre Project Site)
- E Proposed Sweetwater Vistas Project
- F Proposed Sweetwater Vistas Site Plan
- G Proposed MSCP Boundary Line Adjustment
- H Sweetwater Vistas Project Visual Impact Analysis (2017)
- I Sweetwater Vistas Project Air Quality Analysis Report (2017)
- J Sweetwater Vistas Project Biological Technical Report (2017)
- K MSCP Findings
- L Sweetwater Vistas Soil and Geologic Reconnaissance (2017)
- M Sweetwater Vistas Project Greenhouse Gas Analyses Report (2017)
- N Phase I Environmental Site Assessment (2014)
- O Phase II Environmental Site Assessment (2015)
- P Sweetwater Vistas Fire Protection Plan (2016)
- Q Sweetwater Vistas Drainage Report (2017)
- R Sweetwater Vistas Project Acoustical Site Assessment Report (2017)
- S Project Facility Availability - School (July 21, 2015 and August 25, 2015)
- T Project Facility Availability - Fire (July 15, 2015)

- U Traffic Impact Analysis Sweetwater Vistas (2017)
- V Project Facility Availability - Water (August 18, 2015)
- W Project Facility Availability - Sewer (July 14, 2015)

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

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

California Environmental Quality Act, 2017 CEQA Guidelines

California Public Resources Code, CPRC, Sections 40000-41956

County of San Diego. November 21, 1996. Addendum to the Final Environmental Impact Report for The Pointe San Diego for HLP96-002. On file with the County of San Diego Planning & Development Services.

County of San Diego. 1991. Resource Protection Ordinance, Article II (16-17).  
[http://www.sandiegocounty.gov/content/dam/sdc/pds/docs/res\\_prot\\_ord.pdf](http://www.sandiegocounty.gov/content/dam/sdc/pds/docs/res_prot_ord.pdf)

County of San Diego. August 5, 2003. Addendum to the Final Environmental Impact Report for The Pointe San Diego for SPA01-003, MUP89-015W2 (Log No. 89-19-015B), Lake Pointe Luxury Apartments Phase II REZ02-001 (Log No. 89-19-95B), and Pointe Lakeview Phase II TM5296RPL (Log No. 89-19-015F). On file with the County of San Diego Planning & Development Services.

County of San Diego. 2010. County of San Diego Guidelines for Determining Significance – Biological Resources. Fourth Revision.  
[http://www.sandiegocounty.gov/content/dam/sdc/pds/ProjectPlanning/docs/Biological\\_Guidelines.pdf](http://www.sandiegocounty.gov/content/dam/sdc/pds/ProjectPlanning/docs/Biological_Guidelines.pdf)

Dudek. 2016 Sweetwater Vistas Fire Protection Plan.

Fusco Engineering. 2017. Drainage Report Sweetwater Vistas.

Geocon. 2014. Phase I Environmental Site Assessment, The Pointe, Spring Valley, CA.

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Multiple Species Conservation Program County of San Diego Subarea Plan. 1997

Multiple Species Conservation Program MSCP Plan. 1998.

Robbins-Wade, Mary. 2016. Sweetwater Vistas Project Cultural Resources Inventory. Helix Environmental Planning, Inc., San Diego. Report submitted to the County of San Diego, Planning & Development Services Department. Report on file at the South Coastal Information Center, San Diego State University.