



County of San Diego

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AN ADDENDUM TO THE PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT FOR THE POINTE SPECIFIC PLAN (SPA-88-001)

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

CEQA Guidelines, Section 15164 (a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 or 15163 calling for the preparation of subsequent or supplemental EIR have occurred.

CEQA Guidelines Section 15164 applies to the 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; and PDS2015-ER-89-19-015I). CEQA Guidelines Section 15164 allows an addendum to a previously certified environmental document to be prepared if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have occurred. The County of San Diego certified a Final EIR for The Pointe San Diego, GPA90-02; SPA88-001; R88-001; T4828RPL; P89-014; P89-015; P89-016, Log No. 90-GP-3. The Final EIR for the Pointe Specific Plan is hereby amended by this Addendum and the Environmental Review Update Checklist for the Sweetwater Vistas Residential Development Project as described below.

Location: The Sweetwater Vistas 52-acre project site is located on Assessor's Parcel Numbers 505-672-03, 07,09,10,23, and 37, within the boundaries of The Pointe Specific Plan area. The project site is located along Jamacha Boulevard, between the Pointe Parkway and Sweetwater Springs Boulevard, in the Spring Valley Community Planning area, Second Supervisorial District.

Background: The Final EIR for The Pointe San Diego Specific Plan was certified by the County of San Diego on August 1, 1990. The Final EIR identified significant and unavoidable impacts in the following categories: aesthetics, air quality, biological resources, geologic resources, and land use.

Changes in the project and impacts:

The proposed Sweetwater Vistas Residential Development Project is located on a 52-acre site that is part of the 653-acre The Pointe San Diego Specific Plan. The proposed Sweetwater Vistas project would construct multi-family residential units on approximately 23.1 acres and conserve 27.9 acres of open space (Note: approximately 1 acre of the site is impact neutral). Per The Pointe Specific Plan, as approved in 1990 and amended in 2003, the 52-acre site is designated for resort development and corporate offices.

The Sweetwater Vistas Residential Development Project proposes development of 218 multi-family residential units on 3 separate lots. Lots 1 and 2 would be developed with 143 residential condominium units and Lot 3 would be developed with 75 residential condominium units. The Sweetwater Vistas project also proposes the extension of Avenida Bosques to connect to Pointe Parkway. In addition, an eight-foot wide trail would be constructed along Jamacha Boulevard along the property frontage, and a pathway would be constructed along the new segment of Avenida Bosques. The proposed Sweetwater Vistas project would substantially reduce the disturbance on the 52-acre site as compared to the originally approved The Pointe Specific Plan.

The Sweetwater Vistas project proposes a General Plan Amendment to change the land use designation from Specific Plan Area to Village Residential (VR15) for 24.1 acres, and from Specific Plan Area to Open Space Conservation (OS-C) for 27.9 acres. 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., resort development, golf course elements, and corporate offices) from the 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 corporate office uses. A MSCP boundary line adjustment is also proposed to remove 2.1 acres from the existing Hardline Preserve and to add approximately 25 acres (previously designated as Take Authorized area) to the MSCP preserve. State Route 54/Jamacha Blvd. South Right of Way Vacation is also proposed to add land to the abutting property.

The proposed Sweetwater Vistas project and the proposed changes to The Pointe Specific Plan would not result in any new significant environmental impacts or substantially worsen or increase the severity of impacts already identified in The Pointe Specific Plan EIR, based on the analysis provided in this Environmental Review Update Checklist. There are no substantial changes with respect to the circumstances under which the Sweetwater Vistas project is undertaken that require major revisions of the 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 Final EIR was certified that show significant effects or more severe effects than those analyzed in the Final EIR.

Finding: The previous Final EIR for The Pointe Specific Plan, as amended by this Addendum and the Environmental Review Update Checklist may be used to fulfill the environmental review requirements of the Sweetwater Vistas Residential Development Project. Because the changes to the project meet the conditions for the application of CEQA Guidelines Section 15164, preparation of a subsequent or supplemental EIR is not required.