

Attachment F – Environmental Findings and Documentation



County of San Diego

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September 18, 2017

AN ADDENDUM TO THE PREVIOUSLY CERTIFIED PROGRAM ENVIRONMENTAL IMPACT REPORT FOR THE COUNTY OF SAN DIEGO GENERAL PLAN UPDATE (SCH 2002111067)

FOR PURPOSES OF CONSIDERATION OF A GENERAL PLAN AMENDMENT AND REZONE FOR THE 2017 GENERAL PLAN CLEAN-UP GPA 16-001; REZ 16-001; ER LOG NO. PDS2016-ER-16-00-005

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 a subsequent or supplemental EIR have occurred.

CEQA Guidelines Section 15164 applies to the 2017 General Plan Clean-Up. There are some changes and additions which need to be included in an Addendum to the previously certified Program EIR for the County of San Diego General Plan Update in accordance with CEQA Guidelines Section 15164. These modifications would not involve a substantial increase in the severity of previously identified significant effects identified in the Program EIR for the County of San Diego General Plan Update and would not create new potentially significant impacts that would require new mitigation. The Final Program EIR for the County of San Diego General Plan Update is hereby amended by this Addendum and the Environmental Checklist as described below.

Background

On August 3, 2011, the County of San Diego Board of Supervisors adopted a comprehensive update to the County of San Diego General Plan. The General Plan provides a framework for land use and development decisions in the unincorporated County, consistent with an established community vision. The General Plan Land Use Maps set the Land Use designations, and corresponding densities, for all of the land in the unincorporated County. A Program EIR for the County's General Plan Update, Environmental Review Number 02-ZA-001, State Clearing House Number 2002111067, was certified by the Board of Supervisors on August 3, 2011.

Staff and the Board of Supervisors anticipated that unforeseen inconsistencies and mapping errors, along with changed circumstances, would emerge during plan implementation that would require correction. For minor changes, efficiencies can be

achieved by grouping the changes and processing them in a batch. By adopting a formal approach to such a review, certainties and assurances can also be achieved in the process. Therefore, at the time of the adoption of the General Plan Update, the Board of Supervisors directed staff to bring forward a General Plan 'clean-up' every two years in the form of a General Plan Amendment. This General Plan Clean-Up is the third to be processed since the adoption of the updated General Plan in 2011.

Project Changes

Similar to the General Plan Update, the proposed 2017 General Plan Clean-Up includes changes that encompass the entire unincorporated County of San Diego. This proposed Clean-Up includes changes to Land Use Map and Zoning ownership changes and corrections of mapping errors; corrections to the Mobility Element Network Appendix, and text revisions to the Mobility and Cultural Resources sections of the Implementation Plan. The proposed changes are described in more detail in the Environmental Checklist. The Clean-Up process is only meant to be used for minor changes or additions to the General Plan that do not result in additional environmental impacts.

Finding

The Final Program EIR for the County of San Diego General Plan Update, as amended by this Addendum and the Environmental Review Checklist, may be used to fulfill the environmental review requirements of the 2017 General Plan Clean-Up. Because the changes to the General Plan meet the conditions for the application of CEQA Guidelines Section 15164, a preparation of a subsequent or supplemental EIR is not required.

September 18, 2017

**Environmental Review Update Checklist Form
For Projects with Previously Approved Environmental Documents**

**For Purposes of Consideration of a General Plan Amendment and
Rezone for the 2017 General Plan Clean-Up; GPA 16-001; REZ 16-001;
ER Log No. PDS2016-ER-16-00-005**

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 2017 General Plan Clean-Up.

1. Background on the previously certified EIR:

A Program Final EIR for the County's General Plan Update, Environmental Review Number 02-ZA-001, State Clearing House Number 2002111067, was certified by the Board of Supervisors on August 3, 2011. The certified Program Final EIR evaluated potentially significant effects for the following environmental areas of potential concern: Aesthetics; Agricultural Resources; Air Quality; Biological Resources; Cultural and Paleontological Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Mineral Resources; Noise; Population and Housing; Public Services; Recreation; Transportation and Traffic; Utilities and Service Systems, and Climate Change.

Of these environmental subject areas, it was determined that only Geology/Soils and Population/Housing would not involve potentially significant impacts. The certified Final Program EIR found that the project would cause significant effects which could be mitigated to a level below significance for the following areas: Cultural and Paleontological Resources, Land Use and Planning, Recreation, and Global Climate Change. Effects to Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Hazards and Hazardous Materials, Hydrology and Water Quality, Mineral Resources, Noise, Public Services, Transportation and Traffic, and Utilities and Service Systems remained significant and unavoidable. A Statement of Overriding Considerations was made in approving the General Plan Update. The previously certified Program Final EIR is available at <http://www.sandiegocounty.gov/pds/gpupdate/environmental.html>

2. Lead agency name and address:

County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123

- a. Contact: Josh Menvielle, Project Manager
- b. Phone number: (858) 495-5451
- c. E-mail: joshua.menvielle@sdcounty.ca.gov

3. Project applicant's name and address:

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

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

YES

NO

As part of the August 3, 2011 adoption of the General Plan Update, the County Board of Supervisors directed staff to bring forward a General Plan 'clean-up' every two years in the form of a GPA. The Clean-Up GPA (project) is intended to provide a mechanism for making changes to the General Plan to allow for corrections discovered during the Plan's implementation or to reflect changing circumstances.

This is the third Clean-Up processed since the adoption of the General Plan Update in 2011. This proposed General Plan Clean-Up includes changes to the following: Land Use Map and Zoning ownership changes and corrections of mapping errors; and text revisions to the Mobility and Cultural Resources sections of the Implementation Plan; and, corrections to the Mobility Element Network Appendix. The proposed changes are described in more detail below.

Land Use Map and Zoning Changes

The proposed Land Use Map/zoning changes involve ownership changes and mapping error corrections. Overall, the proposed ownership changes and mapping corrections would reduce the estimated potential dwelling units by 607 units on the properties associated with the proposed changes.

The proposed General Plan Clean-Up includes eleven items that involve ownership changes. Of these, eight involve open space acquisitions by the County's Department of Parks and Recreation (537 acres total), two involve open space acquisitions by the Endangered Habitats Conservancy (501 acres total), and one involves an acquisition by the Sweetwater Authority (40 acres). These ownership changes account for most of the reduction in dwelling units (586 units). The County's Department of Parks and Recreation acquisitions are located in Bonsall (12 acres), Lakeside (180 acres), North Mountain (178 acres), San Dieguito (14 acres), and Valley Center (148 acres). The Endangered Habitats Conservancy acquisitions are

located in Lakeside (405 acres) and San Dieguito (96 acres). The Sweetwater Authority acquisition is located in Alpine (40 acres).

There are twelve items that involve the correction of mapping errors. Four of these contain zoning development designator errors, four contain mapping errors related to ownership, and four contain zoning regulations that are inconsistent with their respective General Plan land use designations. Only one proposed change would have the potential to result in an increase in density or intensity over the current General Plan Land Use Map. Item SD301 is a mapping error change which would result in an increase of one dwelling unit. Overall, the mapping error corrections would result in the reduction of 21 dwelling units.

Implementation Plan

The Implementation Plan is a set of the principal actions and procedures necessary to achieve the goals and policies set forth in the General Plan. The proposed changes include minor text revisions to the Mobility and Cultural Resources sections. These changes would not result in any changes to development potential.

Mobility Element Network

The Mobility Element Network Appendix depicts, in map and matrix format, the location of road network components. Four corrections are proposed for the Mobility Element Network Appendix. One involves the revision of text in the Mobility Element Matrix to be consistent with the Mobility Element Map for the Desert subregion. The other three involve corrections to road segments on the Mobility Element Maps for Lakeside, San Dieguito, and Valle de Oro.

5. **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.

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> NONE | | |
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forest Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology & Soils |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Haz Materials | <input type="checkbox"/> Hydrology & Water Quality |
| <input type="checkbox"/> Land Use & Planning | <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise |
| <input type="checkbox"/> Population & Housing | <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input type="checkbox"/> Transportation/Traffic | <input type="checkbox"/> Utilities & Service Systems | <input type="checkbox"/> 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 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.

Signature

Josh Menvielle
Printed Name

September 18, 2017

Date

Project Manager
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 ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public 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.
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; or
 - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
 - 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 previous Negative Declaration or 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 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 calling for preparation of a Subsequent or Supplemental EIR have occurred.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

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

The General Plan Program Final EIR identified impacts to scenic vistas, scenic resources, visual character or quality, and light and glare as potentially significant. Impacts to scenic vistas and resources were less than significant with mitigation; however, impacts to visual quality/character and light or glare were significant and unavoidable.

The proposed General Plan Clean-Up includes changing the existing General Plan designation of 1,038 acres to Open Space-Conservation. This proposed change is associated with the acquisition of land by the County Department of Parks and Recreation and the Endangered Habitats Conservancy. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 607 units as compared to the existing yield. This reduction in development potential would reduce impacts to scenic vistas, scenic resources, visual character, light or glare.

When compared to the project analyzed in the General Plan Final Program EIR, the proposed 2017 General Plan Clean-Up changes would result in a reduction in development potential. The changes would not result in additional significant impacts to aesthetics, beyond those analyzed in the General Plan EIR. However, impacts would still be considered potentially significant and the mitigation identified in the Final EIR would be required. Regarding the sub-categories of visual character or quality and light or glare,

although impacts would not be greater than those analyzed in the General Plan EIR, project impacts would not be reduced to below a level of significance; thus, the overall impacts associated with these sub-categories would remain significant and unavoidable.

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 General Plan Program Final EIR identified impacts to agricultural resources as potentially significant. Land use conflicts were less than significant with mitigation; however, direct and indirect conversion of agricultural resources was significant and unavoidable.

The proposed General Plan Clean-Up includes changing the existing General Plan designation of 1,038 acres to Open Space-Conservation. This proposed change is associated with the acquisition of land by the County Department of Parks and Recreation and the Endangered Habitats Conservancy. Although some of the parcels are identified as Important Farmlands pursuant to the Farmland Mapping and Monitoring Program (FMMP), aerial photographs indicate the parcels are not currently used as farmland and do not appear to have been used as farmland in the past. Lands identified as Important Farmlands which have never been used as farmland should not be considered agricultural resources in accordance with the County's CEQA Guidelines for Determining Significance – Agricultural Resources. None of the proposed changes would place conflicting or incompatible General Plan designations or zoning use regulations in areas with Williamson Act contracts or forest lands.

Changes proposed in the proposed General Plan Clean-Up would not result in additional significant impacts or substantially more severe environmental effects to agriculture and forestry resources, beyond those analyzed in the General Plan EIR. Regarding the sub-categories of conversion of agricultural resources and indirect conversion of agricultural resources, although impacts would not be greater than those analyzed in the General Plan EIR, impacts would not be reduced to below a level of significance; thus, the overall impacts associated with these sub-categories would remain significant and unavoidable.

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 General Plan Program Final EIR identified impacts to air quality as potentially significant. Impacts associated with Air Quality Plans and objectionable odors were less than significant with mitigation; however, air quality violations, non-attainment criteria pollutants, and impacts to sensitive receptors were significant and unavoidable.

The proposed General Plan Clean-Up includes changing the existing General Plan designation of 1,038 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 607 units as compared to the existing yield. This reduction in development potential would reduce impacts to air quality. The proposed changes to the Mobility Element Network are minor corrections and would not result in any increase in planned roadway widths or segment lengths. Thus, the proposed General Plan Clean-up would not result in an increase in criteria pollutant emission or potential impacts to air quality, compared to the planned roadways analyzed in the General Plan EIR.

The San Diego Air Pollution Control District (APCD) is responsible for developing and implementing the Regional Air Quality Strategy (RAQS) for attainment and maintenance of the ambient air quality standards in the San Diego Air Basin. The current RAQS and State Implementation Plan (SIP) are based on projections for residential, commercial, industrial, and recreational land uses contained in the previous General Plan. The existing General Plan would accommodate less growth than the previous General Plan. As previously discussed, the project would further reduce the potential growth accommodated in the General Plan. Therefore, the project would be considered consistent with the underlying growth forecasts in the RAQS and SIP.

Changes proposed in the General Plan Clean-Up would not result in additional significant impacts or substantially more severe environmental effects to air quality, beyond those analyzed in the General Plan EIR. However, impacts would still be considered significant and the mitigation identified in the EIR would be required. Regarding the sub-categories of air quality violations, non-attainment criteria pollutants, and sensitive receptors, although impacts would not be greater than those analyzed in the General Plan EIR, impacts would not be reduced to below a level of significance; thus, the overall impacts associated with these sub-categories would remain significant and unavoidable.

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 General Plan Program Final EIR identified impacts to biological resources as potentially significant. Impacts to federal protected wetlands, impacts associated with local policies and ordinances, and Habitat Conservation Plans and Natural Community Conservation Plans were less than significant with mitigation; however, impacts to special status species, riparian habitat and other sensitive natural communities, and wildlife movement corridors were significant and unavoidable.

The proposed General Plan Clean-Up includes changing the existing General Plan designation of a total of 1,038 acres to Open Space-Conservation. This proposed change is associated with the acquisition of land by the County Department of Parks and Recreation (DPR) and the Endangered Habitats Conservancy. The County's Department of Parks and Recreation acquisitions are located in Bonsall (12 acres), Lakeside (180 acres), North Mountain (178 acres), San Dieguito (19 acres), and Valley Center (148 acres). The Endangered Habitats Conservancy acquisitions are located in Lakeside (405 acres) and San Dieguito (96 acres). These properties feature a range of natural vegetation communities, including chaparral, coastal sage scrub, riparian, and grassland.

The potential impacts to sensitive natural communities, including riparian habitat, and special status and sensitive species on these various parcels would be reduced as compared to the impacts that would result if development occurred based on the existing land use designation/zoning. The conservation of these parcels in various areas in the unincorporated County would also potentially reduce impacts to wildlife movement corridors.

Changes proposed in the General Plan Clean-Up would not result in additional significant impacts or substantially more severe environmental effects to biological resources, beyond those analyzed in the General Plan EIR. However, impacts would still be considered significant and the mitigation identified in the EIR would be required. Regarding the sub-categories of special status species, riparian habitat and other sensitive natural communities, and wildlife corridors and nursery sites, although impacts would not be

greater than those analyzed in the General Plan EIR, impacts would not be reduced to below a level of significance; thus, the overall impacts associated with these sub-categories would remain significant and unavoidable.

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 General Plan Program Final EIR identified impacts to cultural and paleontological resources as potentially significant. Impacts to historical resources, archaeological resources, paleontological resources, and human remains were less than significant with mitigation.

The proposed General Plan Clean-Up includes changing the existing General Plan designation of a total of 1,038 acres to Open Space-Conservation. The overall estimated potential dwelling units associated with the properties would be reduced by 607 units under the proposed new designations. Higher density land uses are more likely to result in development that requires extensive excavation or grading activities. Thus, the General Plan Clean-Up would potentially reduce impacts to cultural and paleontological resources as compared to the development that could occur under the existing land use designations.

Changes proposed in the proposed General Plan Clean-Up would not result in additional significant impacts or substantially more severe environmental effects to cultural and paleontological resources, beyond those analyzed in the General Plan EIR. However, impacts would still be considered potentially significant and the mitigation identified in the EIR would be required.

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 General Plan Program Final EIR identified impacts to geology and soils as potentially significant. Seismic-related hazards, soil erosion, soil stability expansive soils, waste water disposal systems, and unique geologic features were less than significant with mitigation.

As discussed previously, when compared to the existing General Plan Land Use Map, the proposed Land Use Map/Zoning changes would reduce overall densities and intensity of allowed uses, resulting in less development and reduced impacts to geology and soils. The General Plan Clean-Up proposes to designate a total of 1,038 acres as Open Space-Conservation which would reduce impacts to geology and soils.

Changes proposed in the proposed General Plan Clean-Up would not result in additional significant impacts or substantially more severe environmental effects to geology and soils, beyond those analyzed in the General Plan EIR.

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 General Plan Program Final EIR identified global climate change impacts as potentially significant. The cumulative impact was determined to be a significant cumulative contribution. Global climate change impacts would be less than significant with mitigation.

When compared to the existing General Plan Land Use Map, the proposed Land Use Map/Zoning changes would result in a decrease of 607 dwelling units. Of the seven proposed Land Use Map and zoning changes that would retain development potential, only one of those would have the potential to result in an increase in density or intensity over the current Land Use Map. The increase would be one dwelling unit. Thus, the proposed General Plan Clean-Up would accommodate less growth and development in the unincorporated County, which would result in less GHG emissions. In addition, the project would result in fewer vehicle miles traveled (VMT), when compared to the existing General Plan. Therefore, impacts would be lessened as compared to the existing General Plan. However, impacts would still be considered potentially significant and the mitigation identified in the EIR would be required.

Changes proposed in the proposed General Plan Clean-Up would not result in additional significant impacts or substantially more severe environmental effects to greenhouse gas emissions, beyond those analyzed in the General Plan EIR.

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 General Plan Program Final EIR identified impacts to hazards and hazardous materials as potentially significant. Impacts associated with public airports, private airports, and emergency response and evacuation plans were less than significant with mitigation; however, impacts associated with wildland fire hazards were significant and unavoidable. All other environmental impacts listed above were determined to be less than significant in the Final EIR and did not require mitigation.

The proposed General Plan Clean-Up includes changing the existing General Plan designation of 1,038 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 607 units as compared to the existing yield. When compared to the existing General Plan Land Use Map, the proposed General Plan Clean Up would reduce overall densities and intensity of allowed uses resulting in less development and potentially reducing impacts associated with public and private airports, emergency response and evacuation plans, and wildland fire hazards. However, impacts would still be considered significant and the mitigation identified in the EIR would be required. Regarding impacts associated with wildland fire hazards, impacts would not be reduced to below a level of significance; thus, the overall impacts to wildland fire hazards would remain significant and unavoidable.

Changes proposed in the proposed General Plan Clean-Up would not result in additional significant impacts or substantially more severe environmental effects to hazards and hazardous material beyond those analyzed in the General Plan EIR.

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 General Plan Program Final EIR identified impacts to hydrology and water quality as potentially significant. Impacts to all of the potential environmental effects listed above were less than significant with mitigation with the exception of the following: water quality standards and requirements; and groundwater supplies and recharge. Impacts to Water quality and groundwater were significant and unavoidable.

The proposed General Plan Clean-Up includes changing the existing General Plan designation of 1,038 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 607 units as compared to the existing yield. This would result in a reduction in the potential expansion of impervious surfaces and potential drainage pattern alterations. When compared to the existing General Plan Land Use Map, the proposed General Plan Clean Up would reduce overall densities and intensity of allowed uses, thus resulting in less development and reducing impacts to hydrology and water quality. However, impacts would still be considered significant and the mitigation identified in the Final EIR would be required. Although impacts to water quality and groundwater would be lessened as compared to the existing General Plan, impacts would not be reduced to below a level of significance; thus, the overall impacts would remain significant and unavoidable.

Changes proposed in the proposed General Plan Clean-Up would not result in additional significant impacts or substantially more severe environmental effects to hydrology and water quality beyond those analyzed in the General Plan EIR.

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 General Plan Program Final EIR identified impacts to physical division of an established community as potentially significant. This impact was reduced to less than significant. Impacts associated with conflicts with land use plans, policies and regulations, and HCPS or NCCPs were less than significant.

The proposed General Plan Clean-Up includes changing the existing General Plan designation of 1,038 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 607 units as compared to the existing yield.

Changes proposed in the proposed General Plan Clean-Up would not result in additional significant impacts or substantially more severe environmental effects to land use and planning beyond those analyzed in the General Plan EIR.

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 General Plan Program Final EIR identified impacts to mineral resources as potentially significant. Impacts to mineral resource availability and resource recovery sites would remain significant and unavoidable.

The proposed General Plan Clean-Up includes changing the existing General Plan designation of 1,038 acres to Open Space-Conservation. Although much of this acreage is identified as being located within a Mineral Resources Zone, existing residential uses are located within approximately 0.25 mile of these parcels. It is not anticipated that mining activities would occur within lands acquired for open space conservation. Thus, the General Plan Clean Up could potentially result in the loss of mineral resources availability; however, it is unlikely these lands would be compatible with future mining activities due to the proximity of existing residential use. The impact to mineral resources would remain significant and unavoidable.

Changes proposed in the proposed General Plan Clean-Up would not result in additional significant impacts or substantially more severe environmental effects to mineral resources beyond those analyzed in the General Plan EIR.

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 General Plan Program Final EIR identified noise impacts as potentially significant. All noise impacts were less than significant with mitigation except permanent increase in ambient noise levels which would remain significant and unavoidable.

The proposed General Plan Clean-Up includes changing the existing General Plan designation of 1,038 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 607 units as compared to the existing yield. When compared to the existing General Plan Land Use Map, the proposed General Plan Clean-Up would reduce overall densities and intensity of allowed uses, resulting in less development and reduced noise impacts. In addition to reduced permanent noise impacts, this overall reduction in potential density would also result in reduced temporary impacts from construction noise.

The proposed General Plan Clean-Up would result in an overall reduction in noise impacts compared to the existing General Plan. However, mitigation identified in the

EIR would still be required. Regarding permanent increases in ambient noise levels, impacts would not be reduced to below a level of significance; thus, the impact would remain significant and unavoidable.

Changes proposed in the proposed General Plan Clean-Up would not result in additional significant impacts or substantially more severe noise impacts beyond those analyzed in the General Plan EIR.

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 General Plan Program Final EIR identified population and housing impacts as less than significant.

The proposed General Plan Clean-Up includes changing the existing General Plan designation of 1,038 acres to Open Space-Conservation; these properties were previously acquired by the County or Endangered Habitats Conservancy. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 607 units as compared to the existing yield. The proposed Clean-Up would not displace existing housing or people. The impacts to population and housing remain less than significant.

Changes proposed in the proposed General Plan Clean-Up would not result in additional significant impacts or substantially more severe population and housing impacts beyond those analyzed in the General Plan EIR.

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 General Plan Program Final EIR identified public service impacts as significant. Fire protection, police protection, and other public services would be less than significant with mitigation. Impacts to school services would remain significant and unavoidable.

When compared to the existing General Plan, the Land Use Map changes proposed with the General Plan Clean-Up would reduce overall densities and intensity of allowed uses. The proposed General Plan Clean-Up includes changing the existing General Plan designation of 1,038 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 607 units as compared to the existing yield.

The proposed General Plan Clean-Up would result in an overall reduction in impacts to public services compared to the existing General Plan. However, mitigation identified in the EIR would still be required. Regarding impacts to school services, impacts would not be reduced to below a level of significance; thus, the impact would remain significant and unavoidable due to the fact that the planning, approval, and construction of such facilities is not within the County's jurisdiction.

Changes proposed in the proposed General Plan Clean-Up would not result in additional significant impacts or substantially more severe public service impacts beyond those analyzed in the General Plan EIR.

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 General Plan Program Final EIR identified recreation impacts as less than significant with mitigation.

When compared to the existing General Plan, the Land Use Map changes proposed with the General Plan Clean-Up would reduce overall densities and intensity of allowed uses. The proposed General Plan Clean-Up includes changing the existing General Plan designation of 1,038 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 607 units as compared to the existing yield.

The proposed General Plan Clean-Up would result in an overall reduction in impacts to recreation compared to the existing General Plan. Due to the decrease in allowable dwelling units, the proposed General Plan Clean-Up would not lead to increased impacts

related to the deterioration of parks and recreation facilities or require the construction of new recreational facilities. In addition, some of the open space areas may include trails which could enhance recreational opportunities. Although impacts to recreation would be decreased, mitigation identified in the EIR would still be required.

Changes proposed in the proposed General Plan Clean-Up would not result in additional significant impacts or substantially more severe recreation impacts beyond those analyzed in the General Plan EIR.

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 General Plan Program Final EIR identified transportation and traffic impacts as significant. Emergency access, parking capacity, and alternative transportation would be less than significant with mitigation. Impacts to unincorporated County traffic and LOS standards, adjacent cities traffic and LOS standards, and rural road safety would remain significant and unavoidable.

The Mobility Element Network Appendix changes proposed in the General Plan Clean-Up include corrections to errors, and an update to reflect a newly constructed road. The proposed change to Mobility 4.1.3B in the Implementation Plan is for internal consistency and clarification; text would be revised to clarify SANDAG has designated a Consolidated Transportation Services Agency. The proposed changes would not result in increased impacts to transportation and traffic.

When compared to the existing General Plan, the Land Use Map changes proposed with the General Plan Clean-Up would reduce overall densities and intensity of allowed uses. The proposed General Plan Clean-Up includes changing the existing General Plan designation of 1,038 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 607 units as compared to the existing yield.

The reduction in overall densities and intensity of allowed uses would result in an overall reduction in impacts to transportation and traffic compared to the existing General Plan. However, mitigation identified in the EIR would still be required. Regarding impacts to traffic, LOS standards, and rural road safety, impacts would not be reduced to below a level of significance; thus, the impacts would remain significant and unavoidable.

Changes proposed in the proposed General Plan Clean-Up would not result in additional significant impacts or substantially more severe transportation and traffic impacts beyond those analyzed in the General Plan EIR.

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 previous EIR for The General Plan Update (PDS2002-3910-02ZA001[ER], SCH#2002111067) 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.

A total of 25 tribes (Agua Caliente, Barona, Campo, Ewiiapaayp, Inaja, Jamul, Kwaaymii, La Jolla, La Posta, Los Coyotes, Manzanita Mesa Grande, Morongo, Pala, Pauma, Pechanga, Ramona, Rincon, San Luis Rey, San Pasqual, Santa Rosa, Santa Ysabel, Soboba, Sycuan and Viejas) were contacted for SB-18 consultation. Viejas responded on June 29, 2017 requesting (1) a site visit, (2) notice of plans and mitigation measures, (3) active participation in developing mitigation measures, (4) that all NEPA/CEQA/NAGPRA laws be followed, (5) that qualified cultural monitors be on site at all time, and (6) that Viejas be notified of any changes or inadvertent discoveries. County staff conducted outreach with Viejas and advised that the project is a policy document, that no earth-disturbing activities are proposed, and that any future projects such as maps and permits would be analyzed for impacts to tribal cultural resources. The County requested concurrence to conclude SB-18 consultation. No response was received.

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 General Plan Program Final EIR identified impacts to utilities and service systems as significant. Wastewater treatment requirements, new water or wastewater treatment facilities, stormwater drainage facilities, wastewater facilities solid waste regulations, and energy would be less than significant with mitigation. Impacts to water supplies and landfill capacity would remain significant and unavoidable.

When compared to the existing General Plan, the Land Use Map changes proposed with the General Plan Clean-Up would reduce overall densities and intensity of allowed uses. The proposed General Plan Clean-Up includes changing the existing General Plan designation of 1,038 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 607 units as compared to the existing yield.

The proposed General Plan Clean-Up would result in an overall reduction in impacts to utilities and service systems compared to the existing General Plan. However, mitigation identified in the EIR would still be required. Regarding impacts to water supplies and landfill capacity, impacts would not be reduced to below a level of significance; thus, the impact would remain significant and unavoidable.

Changes proposed in the proposed General Plan Clean-Up would not result in additional significant impacts or substantially more severe utilities and service system impacts beyond those analyzed in the General Plan EIR.

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 discussed previously, the proposed General Plan Clean Up would result in a reduction in development potential, compared to the existing General Plan. Potential overall density would be reduced by 607 units, compared to current General Plan land use designations. All of the effects associated with mandatory findings of significance have been adequately addressed in the General Plan Program EIR, including cumulative effects. Changes proposed in the proposed General Plan Clean-Up would not result in additional significant impacts or substantially more severe environmental effects. All applicable mitigation from the General Plan EIR shall be carried forward. The General Plan Clean-Up will also rely on the statements of overriding consideration adopted with the General Plan EIR, for significant and unavoidable impacts discussed above.

XX. ATTACHMENTS

- A. Overview of Proposed General Plan Clean-Up Changes (Tables 1, 2 and 3)
- B. General Plan Clean-Up Unit Yield Analysis Table
- C. Overview of Proposed Land Use Map Changes - Map

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, CEQA Guidelines

California Environmental Quality Act. 2001. California Code of Regulations, Title 14, Chapter 3, Section 15382.

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego General Plan, 2011.

County of San Diego General Plan Final Program EIR, certified on August 3, 2011.

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Agricultural Resources, approved March 19, 2007.

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Air Quality, approved March 19, 2007

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Biological Resources, approved September 15, 2010

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Cultural Resources: Archaeological and Historical Resources, approved December 5, 2007

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Geologic Hazards, approved July 30, 2007

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Mineral Resources, approved July 30, 2008

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Noise, approved March 19, 2007

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Transportation and Traffic, approved August 24, 2011

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Vectors, approved January 15, 2009

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Visual Resources, approved July 30, 2007

County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Wildland Fire and Fire Protection, approved August 31, 2010

County of San Diego Zoning Ordinance

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control Board, San Diego Region

Attachment A Overview of General Plan Clean-Up Changes

Table 1 - Overview of Land Use Map and Zoning Changes

ID	Proposed Change
Alpine AL301	<i>Ownership Change – Sweetwater Authority purchased the parcel. Redesignate one parcel from Rural Lands 40 to Public/Semi-Public Facilities.</i>
Borrego B0302	<i>Mapping Error – Zoning is inconsistent with General Plan (GP) designation. Rezone one parcel from RR to C40.</i>
Bonsall BS302	<i>Ownership Change – Department of Parks & Recreation (DPR) acquisition. Redesignate one parcel from Rural Lands 40 to Open Space–Recreation and rezone from A70 to S80.</i>
Bonsall BS303	<i>Ownership Change – DPR acquisition. Redesignate one parcel from Rural Lands 40 to Open Space – Conservation and rezone from A70 to S80.</i>
Desert DT301	<i>Mapping Error – Bureau of Land Management owns the parcels. Redesignate thirteen parcels from Rural Lands 80 to Public Agency Lands and change regional category from Rural to No Jurisdiction.</i>
Hidden Meadows HM301	<i>Mapping Error – No specific plan was ever adopted. Rezone ten parcels from S88 to A70, change setback from “V” to “D,” and remove the “A” Special Area Designator.</i>
Lakeside LS301	<i>Mapping Error – The “K” designator is more appropriate for the GP designation. Change Building Type Designator from “F” to “K” for one parcel.</i>
Lakeside LS302	<i>Ownership Change – Parcels purchased by the Endangered Habitats Conservancy with grant funds that preclude development. Redesignate seven parcels from Semi-Rural 1/Village Residential 7.3 to Open Space – Conservation and rezone from A70 to S80.</i>
Lakeside LS303	<i>Mapping Error – Parcel located in flood plain but has no special area designator. Add “F” Special Area Designator for one parcel.</i>
Lakeside LS305	<i>Ownership Change – DPR acquisition. Redesignate four parcels from Rural Lands 40 to Open Space – Conservation and rezone from A70 to S80.</i>

ID	Proposed Change
Lakeside LS306	<i>Ownership Change – DPR acquisition. Redesignate three parcels from Semi-Rural 4 to Open Space – Conservation and rezone from A70 to S80.</i>
North County Metro NCM301	<i>Mapping Error – Zoning is inconsistent with GP designation. Reduce the minimum lot size for one parcel from “15,000 sf” to “10,000 sf.”</i>
North Mountain NM301	<i>Ownership Change – DPR acquisition. Redesignate three parcels from Rural Lands 80 to Open Space – Conservation and rezone from A72 to S80.</i>
Pala Pauma PP301	<i>Mapping Error – Parcels not located within Indian Reservation. Rezone two parcels from Indian Reservation to A70, add “8 acres” to the minimum lot size, add “G” to the height, and add “C” to the setback.</i>
Pine Valley PV301	<i>Mapping Error – Densities are not attached to zoning. Remove the “0.125” density for three parcels.</i>
San Dieguito SD301	<i>Mapping Error – Privately owned parcel incorrectly designated as open space. Redesignate one parcel from Open Space – Conservation to Semi-Rural 10, rezone from S80 to RR, remove the “0.25” density, and change the regional category from No Jurisdiction to Semi-Rural.</i>
San Dieguito SD302	<i>Ownership Change – DPR acquisition. Redesignate one parcel from Rural Lands 20 to Open Space – Conservation and rezone from A70 to S80.</i>
San Dieguito SD303	<i>Ownership Change – DPR acquisition. Redesignate one parcel from Rural Lands 20 to Open Space – Conservation and rezone from A70 to S80.</i>
San Dieguito SD304	<i>Mapping Error – Parcels are owned by the Olivenhain Water District. Redesignate four parcels from Open Space – Conservation to Public/Semi-Public Facilities, rezone from S80 to RR, remove the “0.25” density, and change the regional category from No Jurisdiction to Semi-Rural.</i>
San Dieguito SD305	<i>Ownership Change – Parcels purchased by EHL with grant funds that preclude development. Redesignate six parcels from Semi-Rural 2 to Open Space – Conservation and rezone from RR to S80.</i>
Twin Oaks TO301	<i>Mapping Error – Parcel owned by the San Diego County Water Authority. Redesignate one parcel from Semi-Rural 10 to Public/Semi Public Facilities.</i>

ID	Proposed Change
Valley Center VC301	<i>Mapping Error – Inconsistent minimum lot size with other C36 zoned parcels. Reduce the minimum lot size from “1 acre” to “6,000 sf” for three parcels.</i>
Valley Center VC304	<i>Ownership Change – DPR acquisition. Redesignate two parcels from Semi-Rural 2 to Open Space – Conservation and rezone from A70 to S80.</i>

Table 2 - Overview of Mobility Element Network Changes

Mobility Element Network Appendix	
Desert	<i>Big Horn Road: Correct a typographical error for the extent of the segment.</i>
Lakeside	<i>Quail Canyon Road: Correct segment boundary.</i>
San Dieguito	<i>Harmony Grove Village Parkway: Update to reflect a newly constructed road.</i>
Valle De Oro	<i>Hillsdale Road: Update to reflect the correct road classification.</i>

Table 3 - Overview of Implementation Plan Changes

Implementation Plan	
Mobility 4.1.3B	<i>Internal Consistency and Clarification – Revise the text to clarify SANDAG has designated a Consolidated Transportation Services Agency.</i>
Cultural Resources 5.7.1.1	<i>Internal Consistency and Clarification – Revise the text to reflect the passage of Assembly Bill 52.</i>

Appendix B General Plan Clean-Up Unit Yield Analysis

ID	Community	Parcels	Acreage	General Plan Designation ¹		# Dwelling Units ²		Category of Change
				Existing	Proposed	Existing	Proposed	
AL301	Alpine	1	40	RL-40	P/SP	1	0	Ownership Change
BO302	Borrego	1	3.4	C-4	No Change	0	0	Mapping Error
BS302	Bonsall	1	6.44	RL-40	OS-R	1	0	Ownership Change
BS303	Bonsall	1	6	RL-40	OS-C	1	0	Ownership Change
DT301	Desert	13	1720	RL-80	PAL	21	0	Mapping Error
HM301	Hidden Meadows	10	308.11	SR-1/RL-20	No Change	143	143	Mapping Error
LS301	Lakeside	1	1.73	VR-15	No Change	25	25	Mapping Error
LS302	Lakeside	7	405	SR-1/VR-7.3	OS-C	491	0	Ownership Change
LS303	Lakeside	1	48.4	SR-4	No Change	11	11	Mapping Error
LS305	Lakeside	4	140	RL-40	OS-C	3	0	Ownership Change
LS306	Lakeside	3	40	SR-4	OS-C	10	0	Ownership Change
NCM301	North County Metro	1	1.8	VR 4.3	No Change	7	7	Mapping Error
NM301	North Mountain	3	178	RL-80	OS-C	2	0	Ownership Change
PP301	Pala Pauma	2	80	RL-40	No Change	2	2	Mapping Error
PV301	Pine Valley	3	18	RL-80/PAL	No Change	3	3	Mapping Error
SD301	San Dieguito	1	5.49	OS-C	SR-10	0	1	Mapping Error
SD302	San Dieguito	1	5	RL-20	OS-C	1	0	Ownership Change
SD303	San Dieguito	1	14.27	RL-20	OS-C	1	0	Ownership Change
SD304	San Dieguito	4	98.3	OS-C	P/SP	0	0	Mapping Error
SD305	San Dieguito	6	96.57	SR-2	OS-C	36	0	Ownership Change
TO301	Twin Oaks	1	0.4	SR-10	P/SP	1	0	Mapping Error
VC301	Valley Center	3	4	C-1	No Change	0	0	Mapping Error
VC304	Valley Center	2	148	SR-2	OS-C	39	0	Ownership Change
Totals		71	3,368.91			799	192	

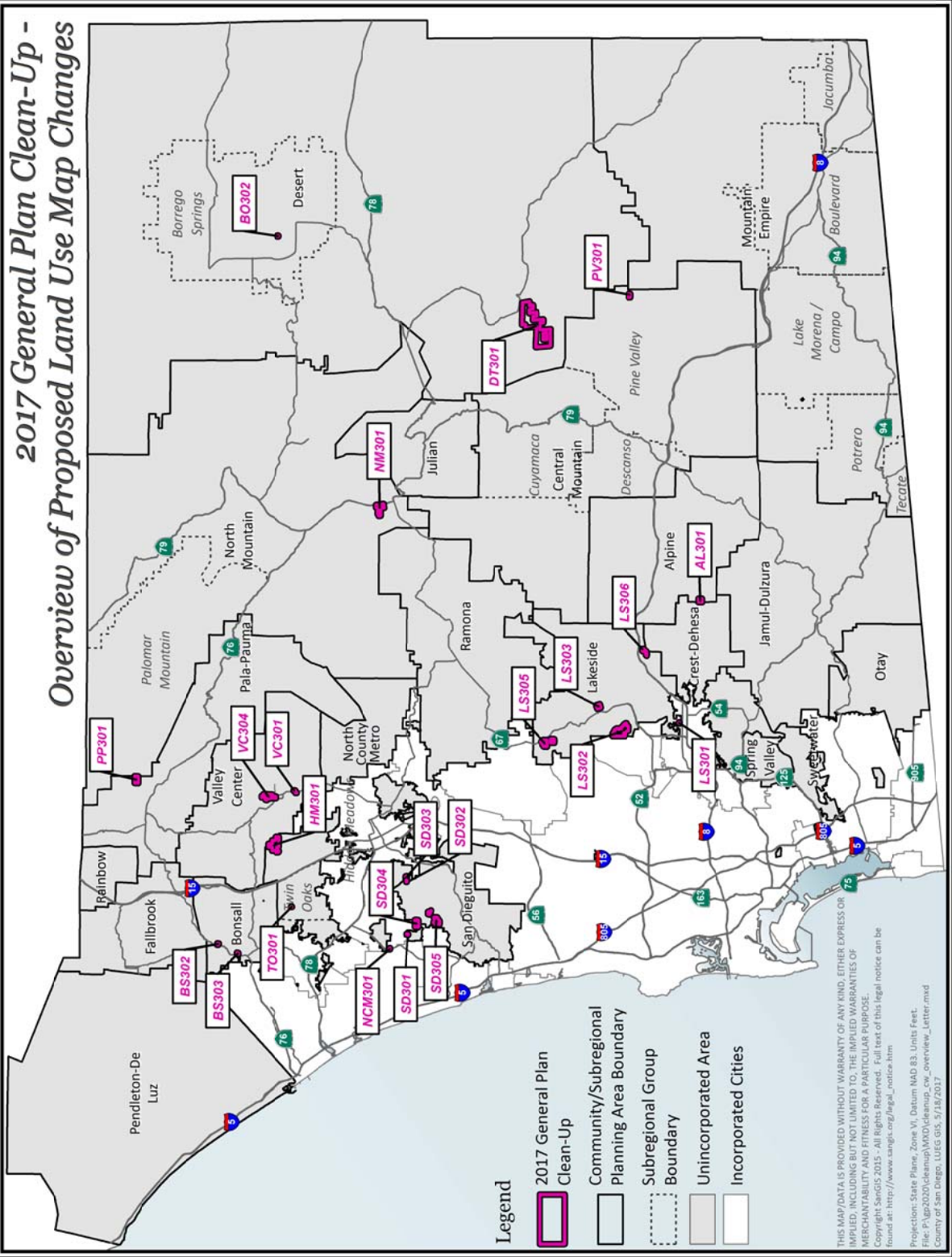
¹ See the next page for Land Use designation legend providing descriptions of General Plan designations

² Existing and proposed *potential*/dwelling units are conservative estimates, based parcel size and slope data for slope dependent designations, and do not consider other planning and environmental constraints that could further reduce the actual unit yield. The numbers in each column represent the total estimated potential units under the existing and proposed designations. The proposed column does not represent a dwelling unit increase/decrease in comparison to the existing column, just the total estimated potential units under the proposed designation.

Land Use Designation Legend

VR-30 - Village Residential 30 (30 units per gross acre)
VR-24 - Village Residential 24 (24 units per gross acre)
VR-20 - Village Residential 20 (20 units per gross acre)
VR-15 - Village Residential 15 (15 units per gross acre)
VR-10.9 - Village Residential 10.9 (10.9 units per gross acre)
VR-7.3 - Village Residential 7.3 (7.3 units per gross acre) VR-4.3 - Village Residential 4.3 (4.3 units per gross acre) VR-2.9 - Village Residential 2.9 (2.9 units per gross acre) VR-2 - Village Residential 2 (2 units per gross acre)
SR-0.5 - Semi-Rural 0.5 (1 unit per 0.5, 1, or 2 gross acres)
SR-1 - Semi-Rural 1 (1 unit per 1, 2, or 4 gross acres) SR-2 - Semi-Rural 2 (1 unit per 2, 4, or 8 gross acres) SR-4 - Semi-Rural 4 (1 unit per 4, 8, or 16 gross acres)
SR-10 - Semi-Rural 10 (1 unit per 10 or 20 gross acres)
RL-20 - Rural Lands 20 (1 unit per 20 gross acres)
RL-40 - Rural Lands 40 (1 unit per 40 gross acres)
RL-80 - Rural Lands 80 (1 unit per 80 gross acres)
C-1 - General Commercial
C-2 - Office Professional
C-3 - Neighborhood Commercial
C-4 - Rural Commercial
C-5 - Village Core Mixed Use
I-1 - Limited Impact Industrial
I-2 - Medium Impact Industrial
I-3 - High Impact Industrial
TL - Tribal Lands
PAL - Public Agency Lands SPA - Specific Plan Area
P/SP - Public/Semi-Public Facilities
OS-C - Open Space - Conservation
OS-R - Open Space - Recreation

2017 General Plan Clean-Up - Overview of Proposed Land Use Map Changes



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Projection: State Plane, Zone VI, Datum NAD 83, Units Feet.
 File: P:\gpr2020\cleanup\MXD\cleanup_cw_overview_letter.mxd
 County of San Diego, LUEG GIS, 5/18/2017

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