



County of San Diego

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September 13, 2019

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 2019 GENERAL PLAN CLEAN-UP GPA 18-006; REZ 19-003; ER LOG NO. PDS2019-ER-19-00-002

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 fourth to be processed since the adoption of the updated General Plan in 2011.

Project Changes

Similar to the General Plan Update, the proposed 2019 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 designations; text revisions to the Land Use Element, Housing Element, Mobility Element, and Safety Element; corrections to the Mobility Element Network Appendix, and community plan text corrections. 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 2019 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 13, 2019

**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 2019 General Plan Clean-Up; GPA 18-006; REZ 19-003;
ER Log No. PDS2019-ER-19-00-002**

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 2019 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 |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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 fourth 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 designations; text revisions to the Land Use Element, Housing Element, Mobility Element, and Safety Element; corrections to the Mobility Element Network Appendix, and community plan text corrections. The proposed changes are described in more detail below.

Land Use Map and Zoning Changes

Changes to the General Plan's Land Use Map and/or Zoning regulations result primarily from ownership changes, mapping errors, or internal clarifications and inconsistencies. There are a total of 28 Land Use Map and Zoning changes which will result in a net loss of 395 potential dwelling units based on an analysis of the General Plan density calculations.

Seventeen are items that involve ownership changes (5,241 acres total). Of these, eleven involve open space acquisitions by the County's Department of Parks and Recreation (2,297 acres), three involve open space acquisitions by the Endangered Habitats Conservancy (2,013 acres), three involve open space acquisitions by the Center for Natural Land Management (774 acres) and one involves an acquisition for the Cleveland National Forest (157 acres). These ownership changes account for a reduction in 398 dwelling units. The County's Department of Parks and Recreation

acquisitions are located in Alpine (255 acres), Bonsall (63 acres), Hidden Meadows (669 acres), Lakeside (164 acres), North Mountain (831 acres), Pala Pauma (10 acres), Spring Valley (142 acres) and Valley Center (306 acres). The Endangered Habitats Conservancy acquisitions are located in Alpine (12 acres), Crest Dehesa (1760 acres), and Jamul-Dulzura (242 acres). The Center for Nature Lands Management acquisitions are located in Lakeside (338 acres) and San Dieguito (436 acres). The Cleveland National Forest acquisition is located in Pine Valley (157 acres).

There are 10 items that involve the correction of mapping errors. Three of these contain zoning development designator errors, two contain mapping errors related to ownership, and five contain zoning regulations that are inconsistent with their respective General Plan land use designations. These mapping errors are in the communities of Jamul-Dulzura, Lakeside, North County Metro, Pala Pauma, Ramona, San Dieguito, and Spring Valley. 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 JD401 is a mapping error change which would result in an increase of eight dwelling units. Overall, the mapping error corrections would result in an increase of three dwelling units.

There is one item that involves an internal clarification and inconsistency. This item is in Lakeside and would not result in an increase or decrease of any dwelling units.

Thus, given the reduction of 403 units due to ownership changes and increase of 8 units due to mapping error corrections, the overall net reduction is 395 units.

General Plan Text Revisions

The current Clean-Up includes five changes to the Land Use Element, Housing Element, Mobility Element, and Safety Element. Two changes to the Land Use Element involve the removal of a footnote referencing a change that has already occurred and the addition of a clause related to emergency housing during a natural disaster. The change to the Housing Element involves the correction of a mathematical error and update to reflect a Board approved project in one of the housing element tables. The change to the Mobility Element adds a clause clarifying implementation of road and bicycle classifications. Finally, the change to the Safety Element clarifies language regarding the Hazard Mitigation Plan.

Mobility Element Network

The Mobility Element Network Appendix depicts, in map and matrix format, the location and characteristics of the County road and bicycle network. Four corrections are proposed for the Mobility Element Network Appendix. Two involve the revision of text in the Mobility Element Matrix to be consistent with the Mobility Element Map for North County Metro and Sweetwater. The other two involve corrections to road segments on the Mobility Element Map for North County Metro.

Community/Subregional Plans

There is one revision to the Ramona Community Plan that involves the correction of a typographical error.

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.

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 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

September 13, 2019
Date

Josh Menvielle
Printed Name

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 5,241 acres to Open Space-Conservation. This proposed change is associated with the acquisition of land by the County Department of Parks and Recreation, the Endangered Habitats Conservancy, Center for Nature Lands Management, and the Cleveland National Forest. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 395 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 2019 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 5,241 acres to Open Space-Conservation. This proposed change is associated with the acquisition of land by the County Department of Parks and Recreation, the Endangered Habitats Conservancy, Center for Nature Lands Management, and the Cleveland National Forest. 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 5,241 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 395 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 5,241 acres to Open Space-Conservation. This proposed change is associated with the acquisition of land by the County Department of Parks and Recreation, the Endangered Habitats Conservancy, Center for Nature Lands Management, and the Cleveland National Forest. The County's Department of Parks and Recreation acquisitions are located in Alpine (255 acres), Bonsall (63 acres), Hidden Meadows (669 acres), Lakeside (164 acres), North Mountain (831 acres), Pala Pauma (10 acres), Spring Valley (142 acres) and Valley Center (306 acres). The Endangered Habitats Conservancy acquisitions are located in Alpine (12 acres), Crest Dehesa (1760 acres), and Jamul-Dulzura (242 acres). The Center for Nature Lands Management acquisitions are located in Lakeside (338 acres) and San Dieguito (436 acres). The Cleveland National Forest acquisition is located in Pine Valley (157 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 5,241 acres to Open Space-Conservation. The overall estimated potential dwelling units associated with the properties would be reduced by 395 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 5,241 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 net decrease of 395 dwelling units. Of the eight 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 eight dwelling units. Even though one change would increase the potential dwelling units by eight, the overall net change from the Clean-Up would result in a net decrease of 395 dwelling units compared to the existing General Plan. This decrease in potential dwelling units would result in an incremental decrease in GHG emissions. Thus, the proposed General Plan Clean-Up would accommodate less residential development in the unincorporated County, which would result in less GHG emissions. Although, impacts would be lessened due to the reduction in allowable residential density as compared to the existing General Plan, 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 5,241 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 395 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 5,241 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 395 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 5,241 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 395 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.

Due to various acquisitions of land by the County and conservancy groups, the proposed General Plan Clean-Up includes changing the existing General Plan designation of 5,241

acres to Open Space-Conservation. It is not anticipated that mining activities would occur within lands acquired for open space conservation. The General Plan Clean-Up could potentially result in the loss of mineral resources availability. 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 5,241 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 395 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 5,241 acres to Open Space-Conservation; these properties were previously acquired by the County or conservancy groups. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 395 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 5,241 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 395 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 5,241 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 395 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 four corrections. Two involve the revision of text in the Mobility Element Matrix to be consistent with the Mobility Element Map for North County Metro and Sweetwater. The other two involve corrections to road segments on the Mobility Element Map for North County Metro. 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 5,241 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 395 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 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.

Tribal consultation was initiated on April 11, 2019. 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. Responses were received from seven tribes (Agua Caliente, Campo, Pauma, Pechanga, Rincon, San Luis Rey, Santa Ysabel). Agua Caliente identified that the project is not within their Traditional Use Area and deferred to the other tribes. Staff met with Pauma, Pechanga, Rincon, Santa Ysabel, and San Luis Rey. No issues were raised by the tribes during consultation. Requested information has been provided to the tribes and consultation conclusion has been requested. Rincon concluded consultation on August 8, 2019. To date, staff has not received confirmation of consultation conclusion from Pauma, Pechanga, Santa Ysabel or San Luis Rey. In addition, staff have not met with the Campo tribe. Two meetings were scheduled and both were missed by the Campo tribe. Consultation is ongoing and staff will continue consultation with the tribes.

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 5,241 acres to Open Space-Conservation. Overall, the proposed General Plan Clean-Up would reduce the estimated potential dwelling units by 395 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 395 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, 3, and 4)
- 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 AL401	<i>Ownership Change – Department of Parks & Recreation (DPR) acquisition for Peutz Valley.</i> Redesignate four parcels from Semi-Rural-4 (SR-4) to Open Space Conservation (OS-C) and rezone from A70 to S80.
Alpine AL402	<i>Ownership Change – Conservancy group acquisition by Endangered Habits Conservancy (EHC).</i> Redesignate three parcels from Semi-Rural 1 (SR-1) to OS-C and rezone from A70 to S80.
Bonsall BO401	<i>Ownership Change – DPR acquisition for San Luis Rey River Park.</i> Redesignate four parcels from Rural Lands 40 (RL-40), Semi-Rural 2 (SR-2), and Public Agency Lands (PAL) to Open Space– Recreation (OS-R) and rezone from A70, RR, and C36 to S80.
Crest Dehesa CD401	<i>Ownership Change – Conservation group acquisition by EHC.</i> Redesignate 42 parcels to OS-C and rezone to S80.
Hidden Meadows HM401	<i>Ownership Change – DPR acquisition for Open Space.</i> Redesignate 14 parcels from Specific Plan Area (SPA) to OS-C and rezone from S88/A70 to S80.
Jamul Dulzura JD401	<i>Mapping Error – Private parcels are designated as PAL.</i> Redesignate four parcels from PAL to SR-1 and rezone from A72 to RR. Redesignate one parcel from SR-1 and Rural Commercial (RC) to PAL.
Jamul Dulzura JD402	<i>Ownership Change – Conservancy group acquisition by EHC.</i> Redesignate four parcels from RL-40 to OS-C and rezone from A70 to S80.
Lakeside LS401	<i>Ownership Change – DPR acquisition for Sycamore/Goodman Ranch.</i> Redesignate two parcels from RL-40 to OS-C and rezone from A70 to S80.
Lakeside LS403	<i>Ownership Change – DPR acquisition for Lakeside Linkage Preserve.</i> Redesignate one parcel from Village Residential 4.3 (VR-4.3) and SR-4 to OS-C. Rezone from RR and RS to S80.
Lakeside LS404	<i>Internal Clarification and Inconsistency – Zoning inconsistent with historical use of the property</i> Rezone one parcel owned by Veterans of Foreign Wars from RS to C34.

ID	Proposed Change
Lakeside LS405	<i>Mapping Error – Building Type is inconsistent with General Plan designation.</i> Change Building Type “C” to “K” and Special Area Regulations (SAR) from none to “C” for two parcels.
Lakeside LS406	<i>Ownership Change – Conservancy group acquisition by Center for National Land Management (CNLM).</i> Redesignate eight parcels from SPA, VR-4.3, and SR-4 to OS-C and rezone from RS and RR to S80.
Lakeside LS407	<i>Mapping Error – Regional Category not consistent with General Plan.</i> Change the Regional Category from No Jurisdiction to Semi-Rural for 531 parcels.
North County Metro NCM401	<i>Mapping Error – Minimum lot size is inconsistent with General Plan designation.</i> Reduce the minimum lot size from “15,000 sf” to “10,000 sf” for 32 parcels.
North County Metro NCM402	<i>Mapping Error – Zoning is inconsistent with General Plan designation.</i> Rezone five parcels from RR to RV.
North Mountain NM401	<i>Ownership Change – DPR acquisition for Santa Ysabel Preserve.</i> Redesignate five parcels from Rural Lands 80 (RL-80) to OS-C.
Pala Pauma PP401	<i>Ownership Change – DPR acquisition for Wilderness Gardens Preserve.</i> Redesignate one parcel from RL-40 to OS-R and rezone from A70 to S80.
Pala Pauma PP402	<i>Mapping Error – Zoning is inconsistent with General Plan designation.</i> Rezone two parcels from S80 to RS.
Pine Valley PV401	<i>Ownership Change – Federal agency acquisition for Cleveland National Forest.</i> Redesignate one parcel from RL-80 to PAL.
Ramona RM402	<i>Mapping Error – Zoning is inconsistent with General Plan designation.</i> Redesignate one parcel from Village Residential 2.9 (VR- 2.9) to Medium Impact Industrial (I-2).
Ramona RM403	<i>Mapping Error – Zoning is inconsistent with General Plan designation.</i> Rezone a portion of one parcel from RMV1 to RMV4.
San Dieguito SD401	<i>Mapping Error – Parcel is owned by the Olivenhain Water District.</i> Redesignate one parcel from OS-C to Public/Semi-Public Facilities (P/SP) and rezone from S80 to RR.

ID	Proposed Change
San Dieguito SD402	<i>Ownership Change – Conservancy group acquisition by Center for National Land Management (CNLM).</i> Redesignate one parcel from SPA to OS-C and rezone four parcels from RR to S80. Revise development designators for five parcels.
Spring Valley SV401	<i>Mapping Error – Zoning is inconsistent with the General Plan designation.</i> Rezone a portion of one parcel from RS to C36.
Spring Valley SV402	<i>Ownership Change – DPR acquisition for Dictionary Hill Preserve.</i> Redesignate 93 parcels from Semi-Rural 0.5 (SR-0.5) to OS-C and rezone from RS to S80.
Valley Center VC401	<i>Ownership Change – DPR acquisition for Hellhole Canyon Preserve.</i> Redesignate two parcels from RL-40 to OS-C and rezone from A70 to S80.
Valley Center VC402	<i>Ownership Change – DPR acquisition for Keys Creek Preserve.</i> Redesignate one parcel from SR-2 to OS-C and rezone from A70 and RR to S80.
Valley Center VC404	<i>Ownership Change – Acquisition for Star Valley Park.</i> Redesignate three parcels from SR-4 to OS-R and rezone from A70 to S80.

Table 2 - Overview of General Plan Text Changes

Land Use Element	
Table LU-1 Page 3-11	<i>Internal Clarification and Consistency – Remove a footnote in the “Land Use Designations and Compatible Regional Categories” table referencing a change that has already occurred.</i>
Table LU-1 Page 3-11	<i>Internal Clarification and Inconsistency – Add a footnote that addresses land use designations and emergency shelters during declared disasters.</i>
Mobility Element	
Road Classifications Page 4-7	<i>Internal Clarification and Inconsistency – Add language clarifying that Mobility Element road/bicycle classifications are depicted at “full buildout” and the share of improvement for individual projects is evaluated on a project-by-project basis.</i>
Housing Element (Background Report)	
Table 5-7 Page 100	<i>Errors and Omissions – Correct a mathematical error in the “RHNA and Summary of Development Potential” table and update the Lakeside Housing Sites Inventory Map.</i>
Safety Element	
Hazards Mitigation Page 7-3	<i>Internal Clarification and Inconsistency – Add language that identifies where the Hazard Mitigation Plan may be found on the County website.</i>

Table 3 - Overview of Mobility Element Network Changes

Mobility Element Network Appendix	
Hidden Meadows	<i>North Broadway Road: Fix mapping error at the northern segment connection</i>
North County Metro	<i>Smilax Road: Fix mapping error and remove a segment of an infeasible planned road</i>
North County Metro	<i>Mountain View Drive: Fix typographical error with the designation</i>
Sweetwater	<i>San Miguel Road: Fix typographical error with the designation</i>

Table 4 - Overview of Community Plan Changes

Ramona Community Plan	
Policy LU 2.17	<i>Errors and Omissions – Fix typographical error referencing the Ramona Village Plan instead of the Ramona Form Based Code</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	Gain/(Loss)	
AL401	Alpine (D2)	4	254.63	SR-4	OS-C	40	0	(40)	Ownership Change
AL402	Alpine (D2)	3	11.97	SR-1	OS-C	10	0	(10)	Ownership Change
BO401	Bonsall (D5)	4	63.26	RL-40/OS-R/SR-2/PAL	OS-R	4	0	(4)	Ownership Change
CD401	Crest Dehesa (D2)	42	1759.55	SR-1/SR-2/SR-4	OS-C	98	0	(98)	Ownership Change
HM401	Hidden Meadows (D5)	14	669.13	SPA	OS-C	0	0	0	Ownership Change
JD401	Jamul-Dulzura (D2)	5	33.02	SR-1/PAL/RC	SR-1/PAL/RC	8	16	8	Mapping Error
JD402	Jamul-Dulzura (D2)	4	241.97	RL-40	OS-C	5	0	(5)	Ownership Change
LS401	Lakeside (D2)	2	87.72	RL-40	OS-C	2	0	(2)	Ownership Change
LS403	Lakeside (D2)	1	75.81	SR-4/VR-4.3	OS-C	16	0	(16)	Ownership Change
LS404	Lakeside (D2)	1	0.63	VR-7.3	No Change	4	4	0	Internal Inconsistency
LS405	Lakeside (D2)	2	0.42	VR-15	No Change	6	6	0	Mapping Error
LS406	Lakeside (D2)	8	338.17	SPA/VR-4.3/SR-4	OS-C	50	0	(50)	Ownership Change
LS407	Lakeside (D2)	531	792.37	SPA	No Change	0	0	0	Mapping Error
NCM401	North County Metro (D5)	32	18.25	VR-4.3	No Change	78	78	0	Mapping Error
NCM402	North County Metro (D3)	5	7.56	VR-15	No Change	113	113	0	Mapping Error
NM401	North Mountain (D2)	6	830.83	RL-80	OS-C	11	0	(11)	Ownership Change
PP401	Pala Pauma (D5)	1	9.74	RL-40	OS-R	1	0	(1)	Ownership Change
PP402	Pala Pauma (D5)	2	14.84	VR-4.3/SR-2	No Change	9	9	0	Mapping Error
PV401	Pine Valley (D2)	1	156.64	RL-80	PAL	1	0	(1)	Ownership Change
RM402	Ramona (D2)	1	2.02	VR-2.9	I-2	5	0	(5)	Mapping Error
RM403	Ramona (D2)	1	1.30	VR-20/RL-20	No Change	3	3	0	Mapping Error
SD401	San Dieguito (D5)	1	1.30	OS-C	P/SP	0	0	0	Mapping Error
SD402	San Dieguito (D5)	8	436.22	SPA	OS-C	0	0	0	Ownership Change
SV401	Spring Valley (D2)	1	1.33	VR-7.3/GC	No Change	7	7	0	Mapping Error
SV402	Spring Valley (D2)	93	141.76	SR-0.5	OS-C	131	0	(131)	Ownership Change
VC401	Valley Center (D5)	2	78.08	RL-40	OS-C	2	0	(2)	Ownership Change
VC402	Valley Center (D5)	1	42.83	SR-2	OS-C	17	0	(17)	Ownership Change
VC404	Valley Center (D5)	3	43.49	SR-4	OS-R	10	0	(10)	Ownership Change
Totals		779	6,114.84			631	236	(395)	

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

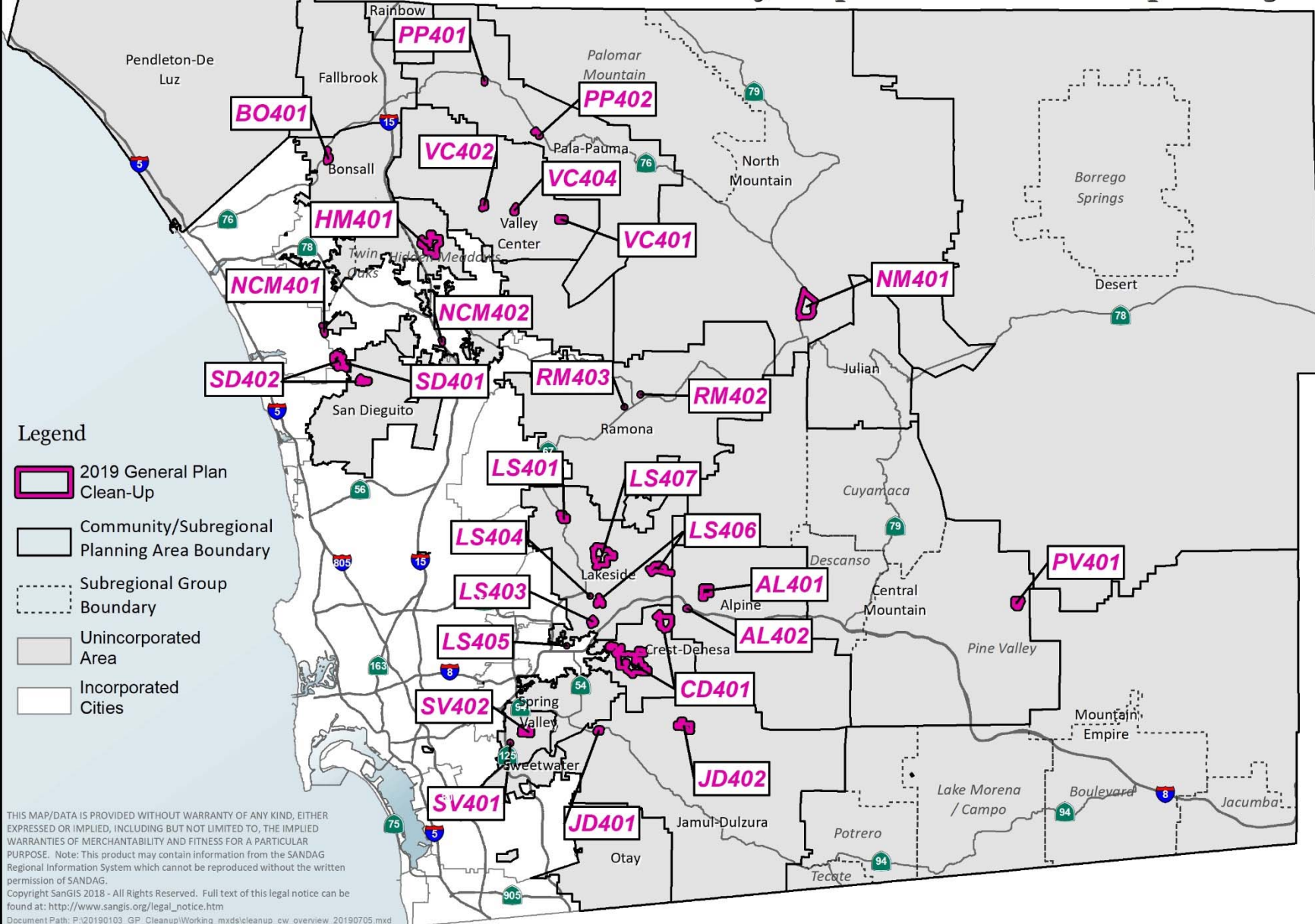
PAL - Public Agency Lands SPA - Specific Plan Area

P/SP -Public/Semi-Public Facilities

OS-C - Open Space - Conservation

OS-R - Open Space - Recreation

2019 General Plan Clean-Up Overview of Proposed Land Use Map Changes



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