

CHAPTER 2.0 SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT

2.1 Aesthetics

This section evaluates existing conditions for scenic vistas, scenic resources (e.g., natural landforms, scenic highways), visual character, and dark skies/light/glare within the County, relative to the Project areas addressed in this SEIR, and the potential effects that implementation of the proposed Project may have on these visual resources. Aesthetics, as addressed in CEQA, refers to visual considerations in the physical environment. Because a person's reaction and attachment to a given viewshed are subjective, visual changes inherently affect viewers differently. Accordingly, this visual resource analysis is a systematic process to logically assess visible change in the physical environment and the anticipated viewer response to that change.

2.1.1 Existing Conditions

The adequacy of the existing conditions information for this environmental topic as provided in the General Plan Update EIR has been confirmed through re-checking of the references pertaining to this section in Chapter 5.0 of the General Plan Update EIR, including all relevant listed persons, plans, policies, and websites. In addition, this information has been confirmed through consultation/interviews with appropriate County or other agency staff, as available, that were involved in the preparation/review of this section of the General Plan Update EIR and/or supporting technical studies. All of these sources are listed in Chapter 6.0 of the General Plan Update EIR. Therefore, the existing conditions information for this environmental topic as provided in the General Plan Update Program EIR applies equally to the Project areas addressed in this SEIR, and is therefore not repeated here.

2.1.2 Regulatory Framework

The regulatory framework discussion in the General Plan Update EIR as pertains to aesthetics has not changed since adoption of the General Plan Update in August 2011, applies equally to the Project areas addressed in this SEIR, and is therefore not repeated here.

2.1.3 Analysis of Project Effects and Cumulative Impacts

For the cumulative impact analyses, the geographic scope for each of the issues below would be the same as described and evaluated in the General Plan Update Program EIR, and as updated in Section 1.9 of this SEIR (Cumulative Project Assessment Overview). The geographic scope of the cumulative impact analysis for aesthetic resources includes the immediate vicinity of view corridors, viewsheds, or scenic resources in the County, as well as areas in the vicinity of existing community development and areas surrounding the County's Palomar and Mount Laguna observatories.

2.1.3.1 *Scenic Vistas*

This section describes potential direct and cumulative impacts on scenic vistas as it pertains to the Project areas addressed in this SEIR.

Guidelines for the Determination of Significance

Based on Appendix G of the CEQA Guidelines and the County of San Diego Guidelines for Determining Significance, Visual Resources, the proposed Project would have a significant impact if it would obstruct, interrupt, or detract from a scenic vista that is visible from a:

- Public road;
- Trail within an adopted County or State trail system;
- Scenic vista or highway; or,
- Recreational area.

Analysis

The General Plan Update Program EIR determined that buildout under the General Plan Update would result in potentially significant direct and cumulative impacts on scenic vistas in the unincorporated County lands. These impacts would be reduced to below a level of significance through the implementation of a combination of federal, State, and local regulations (e.g., County Zoning Ordinance, Resource Protection Ordinance, design review guidelines); existing County regulatory processes; the adopted General Plan Update goals and policies; and, specific mitigation measures/implementation programs identified in the General Plan Update Program EIR.

Similar direct and cumulative impacts related to scenic vistas would occur with the proposed Project. For example, future development under the proposed Project could affect views from designated County scenic roadways and County public trails; views of bays, lagoons, canyons, established native vegetation, historic or unique structures, or agricultural lands in the Coastal Plain region; views of water resources (e.g. reservoirs) and extensive open space including County reserves and parks in the Peninsular Ranges; and, views supporting unique or memorable landforms, native habitat, and desert valleys. Refer also to Figure 2.1-1, San Diego County State Scenic Highways. Due to the number of scenic roadways/highways potentially affected by the proposed Project, and similar to the approach taken in the General Plan Update EIR, potential impacts from future development are not evaluated herein on a roadway by roadway basis, but are assessed at the program level. Future development allowed under this GPA would have the potential to obstruct or detract from existing scenic vistas. Therefore, Project impacts on scenic vistas would be significant.

Such impacts would also be cumulative in nature as they would contribute to the loss or impairment of scenic vistas in the unincorporated County lands. The direct and cumulative impacts resulting from implementation of the proposed Project would be reduced to below a

level of significance by the same regulations, implementation programs (General Plan Update goals/policies) and mitigation measures from the General Plan Update Program EIR and repeated in Section 2.1.4.1 (Mitigation for Scenic Vistas) below. No additional measures would be required.

2.1.3.2 *Scenic Resources*

This section describes potential direct and cumulative impacts on scenic resources as pertains to the Project areas addressed in this SEIR.

Guidelines for the Determination of Significance

Based on Appendix G of the CEQA Guidelines and the County of San Diego Guidelines for Determining Significance, Visual Resources, the proposed Project would have a significant impact if it would result in the removal or substantial adverse change in one or more features that contribute to the valued scenic resources in the unincorporated County lands including, but not limited to, landmarks (designated), historic resources, trees, and rock outcroppings.

Analysis

The General Plan Update Program EIR determined that buildout under the General Plan Update would result in potentially significant direct and cumulative impacts on scenic resources in the unincorporated County lands. These impacts would be reduced to below a level of significance through the implementation of a combination of federal, State, and local regulations (e.g., County Zoning Ordinance, Resource Protection Ordinance, design review guidelines); existing County regulatory processes; the adopted General Plan Update goals and policies; and, specific mitigation measures/ implementation programs identified in the General Plan Update Program EIR.

Similar direct and cumulative impacts related to scenic resources would occur with the proposed Project. For example, the proposed Project would result in future development in or near areas that are designated scenic resources, including several Resource Conservation Areas (RCAs), and natural visual resources (e.g., mountains, watersheds, geologic features, undeveloped open space) within the unincorporated County. As future development would have the potential to affect the scenic value or quality of such resources through degradation or alteration of a site or its surroundings, significant impacts on the County's scenic resources may occur. Therefore, Project impacts on scenic resources would be significant.

Such impacts would also be cumulative in nature as they would contribute to the loss or impairment of scenic resources in the unincorporated County lands. The direct and cumulative impacts resulting from implementation of the proposed Project would be reduced to below a level of significance by the same regulations, implementation programs (General Plan Update goals/policies) and mitigation measures from the General Plan Update Program EIR and repeated

in Section 2.1.4.2 (Mitigation for Scenic Resources) below. No additional measures would be required.

2.1.3.3 *Visual Character or Quality*

This section describes potential direct and cumulative impacts on visual character or quality as pertains to the Project areas addressed in this SEIR.

Guidelines for the Determination of Significance

Based on Appendix G of the CEQA Guidelines and the County of San Diego Guidelines for Determining Significance, Visual Resources, the proposed Project would have a significant impact if it would substantially degrade the existing visual character or quality of the site and its surroundings by introducing features that would detract from or contrast with the existing visual character and/or quality of a neighborhood, community, or localized area by conflicting with important visual elements or the quality of the area (such as theme, style, setbacks, density, size, massing, coverage, scale, color, architecture, building materials, etc.) or by being inconsistent with applicable design guidelines.

Analysis

The General Plan Update Program EIR determined that buildout under the General Plan Update would result in potentially significant direct and cumulative impacts on visual character or quality. These impacts would be reduced through the implementation of a combination of federal, State and local regulations; existing County regulatory processes; the adopted General Plan Update goals and policies; and, specific mitigation measures/ implementation programs identified in the General Plan Update Program EIR; however, even with these programs in place, the impacts would not be reduced to below a level of significance because the full suite of these and other mitigation measures considered and addressed in the General Plan Update EIR were found to be infeasible by the County for the reasons given in Section 2.1.4.3 of that EIR (and repeated in Section 2.1.4.3 below).

Similar direct and cumulative impacts related to visual character would occur with the proposed Project. Due to the extent of former FCI lands affected by the proposed Project, and similar to the approach taken in the General Plan Update Program EIR, potential impacts from future development are considered at the program level for the potential to adversely impact the existing character or quality of an area. The proposed Project would result in future development that may conflict with existing land uses, scale, size, massing, coverage, density, bulk, height, architecture, style, color, setbacks, building materials, and/or other such design elements, including site grading, retaining walls, and landscaping. The construction of future buildings, infrastructure, or other improvements within the Project areas addressed in this SEIR would have the potential to adversely affect the unique character in some of the County's CPAs and Subregions. As the types and character of these visual resources vary throughout the unincorporated County, some proposed land use designations would result in increased

development densities in certain rural areas that could in turn adversely affect or degrade the existing visual character or quality of a community due to: incompatibility, substantial change to community character, or alteration or loss of a community's visual resources.

In addition, future development under the proposed Project may change the existing visual character of the landscape through incompatible development or degradation of unique or special visual features (e.g., ridgelines). Future development could also significantly alter resources that contribute to the visual quality or character of a community through removal, destruction, alteration, or relocation activities.

Such impacts would also be cumulative in nature as they would contribute to the degradation of the existing visual character or quality of a community, when combined with other development allowed under the General Plan Update. The potential significant impacts on visual character or quality resulting from implementation of the proposed Project would be reduced by the same regulations, implementation programs (General Plan Update goals/policies), and mitigation measures from the General Plan Update EIR and repeated in Section 2.1.4.3, below; however, even with these programs in place, the impacts would not be reduced to below a level of significance due to the infeasibility of mitigation measures as discussed in Section 2.1.4.3. As such, implementation of the proposed Project would result in significant and unavoidable direct and cumulative impacts related to visual character or quality.

2.1.3.4 *Light or Glare*

This section describes potential direct and cumulative impacts resulting from light or glare effects as pertains to the Project areas addressed in this SEIR.

Guidelines for the Determination of Significance

Based on Appendix G of the CEQA Guidelines and the County of San Diego Guidelines for Determining Significance, Dark Skies and Glare, the proposed Project would have a significant impact if it would create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

Analysis

The General Plan Update Program EIR determined that buildout under the General Plan Update would result in potentially significant direct and cumulative impacts resulting from light or glare effects. These impacts would be reduced through the implementation of a combination of federal, State and local regulations; existing County regulatory processes; the adopted General Plan Update goals and policies; and, specific mitigation measures/ implementation programs identified in the General Plan Update Program EIR; however, even with these programs in place, the impacts would not be reduced to below a level of significance because the full suite of these and other mitigation measures considered and addressed in the General Plan Update EIR were

found to be infeasible by the County for the reasons given in Section 2.1.4.4 of that EIR (and repeated in Section 2.1.4.4 below).

Similar direct and cumulative impacts related to light or glare effects would occur with the proposed Project. For example, future development under the proposed Project has the potential to result in substantial new sources of light or glare from exterior night lighting and building materials that cause glare (e.g., expanses of glass in commercial buildings).

New sources of night lighting would also have the potential to result in light trespass and light pollution that could adversely affect the Palomar Mountain and Mount Laguna Observatories; refer to Figure 2.1-2, Zone A Surrounding Palomar and Mount Laguna Observatories. Table 2.1-1. Proposed Land Uses within Light Pollution Zone A (in Acres), identifies the acreage of the former FCI lands (by proposed land use) located within the Light Pollution Zone A for each of the observatories.

Such impacts would also be cumulative in nature as they would contribute to the degradation of dark skies within the County, when combined with other development allowed under the General Plan Update. As impacts from glare are localized and not cumulative in nature, a significant cumulative impact related to glare would not occur.

The potential significant impacts resulting from light or glare effects, and on dark skies, resulting from implementation of the proposed Project would be reduced by the same regulations, implementation programs (General Plan Update goals/policies), and mitigation measures from the General Plan Update EIR and repeated in Section 2.1.4.4, below; however, even with these programs in place, the impacts would not be reduced to below a level of significance due to the infeasibility of mitigation measures as discussed in Section 2.1.4.4. As such, implementation of the proposed Project would result in significant and unavoidable direct and cumulative impacts related to light/glare effects and dark skies.

2.1.4 Mitigation

2.1.4.1 *Scenic Vistas*

Direct and cumulative impacts associated with the deterioration of scenic vistas as a result of the proposed Project would be reduced to below a level of significance with implementation of the same applicable General Plan Update policies and mitigation measures identified in the General Plan Update Program EIR, and repeated below.

Adopted General Plan Update Policies

Policy LU-6.2: Reducing Development Pressures. Assign lowest density or lowest intensity land use designations to areas with sensitive natural resources.

Policy LU-6.3: Conservation Oriented Project Design. Support conservation-oriented project design. This can be achieved with mechanisms such as, but not limited to, Specific Plans, lot area averaging, and reductions in lot size with corresponding requirements for preserved open space

(Planned Residential Developments). Projects that rely on lot size reductions should incorporate specific design techniques, perimeter lot sizes, or buffers, to achieve compatibility with community character. [See applicable community plan for possible relevant policies.]

Policy LU-6.4: Sustainable Subdivision Design. Require that residential subdivisions be planned to conserve open space and natural resources, protect agricultural operations including grazing, increase fire safety and defensibility, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities. [See applicable community plan for possible relevant policies.]

Policy LU-6.6: Integration of Natural Features into Project Design. Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.

Policy LU-6.7: Open Space Network. Require projects with open space to design contiguous open space areas that protect wildlife habitat and corridors; preserve scenic vistas and areas; and connect with existing or planned recreational opportunities.

Policy LU-6.9: Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.

Policy LU-10.1: Residential Connectivity. Require residential development in Semi-Rural areas to be integrated with existing neighborhoods by providing connected and continuous street, pathway/trail, and recreational open space networks.

Policy LU-10.2: Development Environmental Resource Relationship. Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.

Policy M-2.3: Environmentally Sensitive Road Design. Locate and design public and private roads to minimize impacts to significant biological and other environmental and visual resources. Avoid road alignments through floodplains to minimize impacts on floodplain habitats and limit the need for constructing flood control measures. Design new roads to maintain wildlife movement and retrofit existing roads for that purpose. Utilize fencing to reduce road kill and to direct animals to under crossings.

Policy COS-11.1: Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.

Policy COS-11.2: Scenic Resource Connections. Promote the connection of regionally significant natural features, designated historic landmarks, and points of regional historic, visual, and cultural interest via designated scenic corridors, such as scenic highways and regional trails.

Policy COS-11.3: Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following:

- Creative site planning
- Integration of natural features into the project
- Appropriate scale, materials, and design to complement the surrounding natural landscape
- Minimal disturbance of topography
- Clustering of development so as to preserve a balance of open space vistas, natural features, and community character
- Creation of contiguous open space networks

Policy COS-11.4: Collaboration with Agencies and Jurisdictions. Coordinate with adjacent federal and State agencies, local jurisdictions, and tribal governments to protect scenic resources and corridors that extend beyond the County's land use authority, but are important to the welfare of County residents.

Policy COS-11.5: Collaboration with Private and Public Agencies. Coordinate with the California Public Utilities Commission, power companies, and other public agencies to avoid siting energy generation, transmission facilities, and other public improvements in locations that impact visually sensitive areas, whenever feasible. Require the design of public improvements within visually sensitive areas to blend into the landscape.

Policy COS-11.6: Billboards. Prohibit new billboards and other forms of large-scale advertising and signage within scenic corridors. Encourage the removal of existing billboards and other forms of large-scale advertising and signage along State and County scenic highway corridors.

Policy COS-11.7: Underground Utilities. Require new development to place utilities underground and encourage "undergrounding" in existing development to maintain viewsheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies.

Mitigation Measures

Aes-1.1 Adopt the General Plan Regional Category Map and Land Use Maps which locate land uses of less density or intensity on lands that contribute to scenic vistas.

Aes-1.2 Protect sensitive biological habitats and species through regulations that require avoidance and mitigation of impacts. Existing programs include the County MSCP and associated BMOs, RPO, and CEQA Guidelines. While protecting biological resources, these programs also preserve natural open space that contributes to the quality of many of the County's scenic vistas.

- Aes-1.3** Amend community plans with improved vision and community character statements to ensure that new development reflects the character and visions for each individual unincorporated community. Community plans are used to review development projects (including General Plan Amendments). These reviews are implemented by State law, County policy and procedures, the Subdivision Ordinance, Zoning Ordinance findings for certain permits, CEQA compliance, etc. The Community Plans also serve as the foundation for more detailed implementing regulations such as design review guidelines, Zoning box regulations, etc. Community Plans are also used for the inter-jurisdictional review and coordination on project conducted by other agencies.
- Aes-1.4** Revise the Design Review process to streamline the process, improve consistency in implementation, and update design criteria as necessary. Current components of that process include Special Area Designators, Design Review Guidelines, and the Site Plan review and approval process.
- Aes-1.5** Create a Conservation Subdivision Program that facilitates conservation-oriented project design.
- Aes-1.6** Require that project approvals with significant potential to adversely affect the scenic quality of a community require community review and specific findings of community compatibility. Examples can be found in the Zoning Ordinance with the numerous special uses or exceptions allowed pursuant to Administrative and Use Permits, and Site Plans. This practice has been proven useful for reducing impacts to aesthetic resources and their usefulness will increase as community plans and design guidelines are updated pursuant to Aes-1.3 and Aes-1.4.
- Aes-1.7** Develop and implement programs and regulations that preserve agricultural lands (such as the County's CEQA guidelines and the Farm Program). Most existing agricultural lands are key components of scenic vistas and community character and the preservation of these resources is critical to minimizing impacts to these resources.
- Aes-1.8** Continue to develop and implement programs and regulations that minimize landform alteration and preserve ridgelines and steep slopes where appropriate. Examples include the County's Grading Ordinance, RPO, and CEQA Guidelines.
- Aes-1.9** Work with communities and other stakeholders to identify key scenic vistas, viewsheds of County scenic road and highways, and other areas of specific scenic value. Apply Resource Conservation Area designations or other special area designators, guidelines, and tools to guide future development of parcels within these viewsheds to avoid impacts to the scenic vistas.

Aes-1.10 Participate in regional planning and planning by agencies operating within or adjacent to the County to the extent practicable. This includes participation in SANDAG and other regional planning forums, reviewing and commenting on planning and environmental documents issued by other agencies, and ongoing collaboration with Native American tribes and adjacent jurisdictions.

Aes-1.11 Implement the Wireless Communications Ordinance and Board of Supervisors (BOS) Policies I-92 and J-17 to encourage the undergrounding of utilities.

2.1.4.2 Scenic Resources

Direct and cumulative impacts on scenic resources would be reduced to below a level of significance with implementation of the same applicable General Plan Update policies and mitigation measures identified in the General Plan Update Program EIR, and as stated in Section 2.12.4.1 (Mitigation for Scenic Vistas) above.

2.1.4.3 Visual Character or Quality

Direct and cumulative impacts on visual character or quality as a result of the proposed Project would be reduced to below a level of significance with implementation of the same applicable General Plan Update policies and mitigation measures identified in the General Plan Update Program EIR, and repeated below; however, the County determined that implementation of the additional measures listed below would be infeasible for the following reasons:

- Require revised goals and policies to be prepared and incorporated into community plans that would severely limit the potential for development growth in order to maintain the existing visual character or quality of each community. Restrictions on the type or amount of development within a community would conflict with areas identified for increased growth under the proposed Project. Therefore, this measure would be infeasible because community plans are required to be consistent with the adopted General Plan. The measure would also conflict with goals of the Housing Element to provide sufficient housing stock and would not achieve one of the primary objectives of the Project which is to accommodate a reasonable amount of growth.
- Comprehensively expand the Zoning Ordinance to specifically dictate the exact development type and design allowed in the various areas of the County to avoid impacts to community character. This measure would be the equivalent of preparing detailed land development master plans for the entire County and would be infeasible because of the extent and diversity of communities that exist within the County. While the County intends to improve the Zoning Ordinance and associated Design Review Guidelines for some areas, as well as prepare town center plans where appropriate, comprehensive coverage of all unincorporated areas in this manner is not feasible.

- Approve only development that is comparable in size, scope, and use as existing development in order to avoid impacts to the visual character and quality of the County's communities. This measure would be infeasible because it would result in restrictions on future development in areas identified for increased growth under the proposed Project and/or areas where existing land uses are not the same as the land uses proposed by the Project. Therefore, this measure would also conflict with goals of the Housing Element to provide sufficient housing stock and would not achieve one of the primary objectives of the Project which is to accommodate a reasonable share of regional growth.

Because the measures listed above have been found to be infeasible by the County and would not be implemented, impacts would be significant and unavoidable.

Adopted General Plan Update Policies

Implementation of the General Plan policies listed below would reduce impacts on visual character or quality, although not to below a level of significance:

Policy LU-1.4: Village Expansion. Permit new Village Regional Category designated land uses only where contiguous with an existing or planned Village and where all of the following criteria are met:

- Potential Village development would be compatible with environmental conditions and constraints, such as topography and flooding
- Potential Village development would be accommodated by the General Plan road network
- Public facilities and services can support the expansion without a reduction of services to other County residents
- The expansion is consistent with community character, the scale, and the orderly and contiguous growth of a Village area

Policy LU-2.1: Community Plans. Maintain updated community plans, as part of the General Plan, to guide development to reflect the character and vision for each individual unincorporated community, consistent with the General Plan.

Policy LU-2.2: Relationship of Community Plans to the General Plan. Community Plans are part of the General Plan. These plans focus on a particular region or community within the overall General Plan area. They are meant to refine the policies of the General Plan as they apply to a smaller geographic region and provide a forum for resolving local conflicts. As legally required by State law, Community Plans must be internally consistent with General Plan goals and policies of which they are a part. They cannot undermine the policies of the General Plan. Community Plans are subject to adoption, review and amendment by the Board of Supervisors in the same manner as the General Plan.

Policy LU-2.3: Development Densities and Lot Sizes. Assign densities and minimum lot sizes in a manner that is compatible with the character of each unincorporated community.

Policy LU-2.5: Greenbelts to Define Communities. Identify and maintain greenbelts between communities to reinforce the identity of individual communities.

Policy LU-4.1: Regional Planning. Participate in regional planning to ensure that the unique communities, assets, and challenges of the unincorporated lands are appropriately addressed with the implementation of the planning principles and land use requirements of SB 375.

Policy LU-4.2: Review of Impacts of Projects in Adjoining Jurisdictions. Review, comment, and coordinate when appropriate on plans, projects, and proposals of overlapping or neighboring agencies to ensure compatibility with the County's General Plan, and ensure that adjacent communities are not adversely impacted.

Policy LU-4.3: Relationship of Plans in Adjoining Jurisdictions. Consider the plans and projects of overlapping or neighboring agencies in the planning of unincorporated lands, and invite comments and coordination when appropriate.

Policy LU-4.4: Development Compatibility with Military Facilities. Ensure compatibility of new development with the current and planned mission and operations of U.S. government military installations.

Policy LU-11.2: Compatibility with Community Character. Require that commercial, office, and industrial development be located, scaled, and designed to be compatible with the unique character of the community.

Policy LU-12.4: Planning for Compatibility. Plan and site infrastructure for public utilities and public facilities in a manner compatible with community character, minimize visual and environmental impacts, and whenever feasible, locate any facilities and supporting infrastructure outside preserve areas. Require context sensitive Mobility Element road design that is compatible with community character and minimizes visual and environmental impacts.

Policy M-10.6: On-Street Parking. Minimize on-street vehicular parking outside Villages and Rural Villages where on-street parking is not needed, to reduce the width of paved shoulders and provide an opportunity for bicycle lanes to retain rural character in low-intensity areas. Where on-street parking occurs outside Villages and Rural Villages, require the design to be consistent with the rural character. [See applicable community plan for possible relevant policies.]

Policy H-2.1: Development That Respects Community Character. Require that development in existing residential neighborhoods be well designed so as not to degrade or detract from the character of surrounding development consistent with the Land Use Element. [See applicable community plan for possible relevant policies.]

Mitigation Measures

In addition to the mitigation measures listed in Section 2.12.4.1 above, implementation of the following measures would further reduce direct and cumulative Project impacts associated with visual character or quality, although not to below a level of significance for the reasons stated above:

- Aes-3.1** Improve upon the County road standards or other right of way design guidelines to provide standards related to road design, parking, landscaping, and elements of the public realm that to are critical to the character of a community.
- Aes-3.2** Implement existing and prepare new community right-of-way development standards, as appropriate, that supplement the County road standards in order to recognize the unique constraints and character of different communities.

2.1.4.4 *Light or Glare*

Direct and cumulative impacts associated with light, glare and dark skies as a result of the proposed Project would be reduced to below a level of significance with implementation of the same applicable General Plan Update policies and mitigation measures identified in the General Plan Update Program EIR, and repeated below; however, the County determined that implementation of the additional measures listed below would be infeasible for the following reasons:

- Expand the Light Pollution Code (LPC) Zone A designation to encompass all of the unincorporated areas and create more stringent standards, including, but not limited to:
 - Nighttime lighting curfew of 10:00 p.m. for certain areas
 - Prohibit development requiring any night lighting within certain areas

This measure would result in restrictions on future development in areas identified for increased growth under the proposed Project because night lighting is required for safety or other reasons for development accommodated within Zone A areas such as commercial or residential development. The resulting restrictions could pose safety concerns, increase development costs, and in some cases, pose restrictions so great that a particular use may not be possible. Therefore, this measure could conflict with goals of the Housing Element to provide sufficient housing stock and would not achieve one of the primary objectives of the Project which is to accommodate a reasonable amount of regional growth. This measure could also impede attainment of other objectives such as minimizing public costs of infrastructure and services and reinforcing the vitality and local economy of communities.

Because the measure listed above has been found to be infeasible by the County and would not be implemented, impacts would be significant and unavoidable.

Adopted General Plan Update Policies

Implementation of the General Plan policies listed below would reduce impacts associated with light, glare and dark skies, although not to below a level of significance:

Policy COS-13.1: Restrict Light and Glare. Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.

Policy COS-13.2: Palomar and Mount Laguna. Minimize, to the maximum extent feasible, the impact of development on the dark skies surrounding Palomar and Mount Laguna observatories to maintain dark skies which are vital to these two world-class observatories by restricting exterior light sources within the impact areas of the observatories.

Policy COS-13.3: Collaboration to Retain Night Skies. Coordinate with adjacent federal and State agencies, local jurisdictions, and tribal governments to retain the quality of night skies by minimizing light pollution.

Mitigation Measures

Implementation of the mitigation measures listed below would reduce impacts associated with light, glare and dark skies, although not to below a level of significance:

Aes-4.1 Coordinate with communities and stakeholders to review light pollution controls and consider amendments or expansions to those controls as determined necessary to reduce impacts to dark skies that are important to community character.

Aes-4.2 Maintain light and glare regulations that minimize impacts to adjacent properties, sensitive areas, community character, observatories, and dark skies. These regulations are currently found in the Light Pollution Code and Zoning Ordinance. Additional reviews are implemented on discretionary projects in accordance with CEQA and the County's CEQA guidelines.

Aes-4.3 Participate in regional planning and planning by agencies operating within or adjacent to the County to the extent practicable. This includes participation in SANDAG and other regional planning forums, reviewing and commenting on planning and environmental documents issued by other agencies, and ongoing collaboration with Native American tribes and adjacent jurisdictions.

SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT

TABLE 2.1-1. PROPOSED LAND USES WITHIN LIGHT POLLUTION ZONE A (IN ACRES)

Land Use Designation	Zone A - Mount Laguna Observatory	Zone A - Palomar Mountain Observatory
Commercial	8.97	28.61
Industrial	0	0
Military Installations	0	0
National Forest and State Parks	0	0
Office Professional	0	0
Open Space	0	0
Public/Semi-Public Facilities	3.34	0
Rural Lands	21,280.69	16,744.84
Semi-rural Residential	2,763.19	789.01
Specific Planning Area	0	20.71
Tribal Lands	0	8.02
Village Core Mixed Use	0	0
Village Residential	6.78	0
Public Agency Lands	162.74	3.98
Total	24,225.71	17,595.17

Note: Data has been rounded to nearest whole number.

Source: County of San Diego, Planning & Development Services (Geographic Information Systems), 2013.

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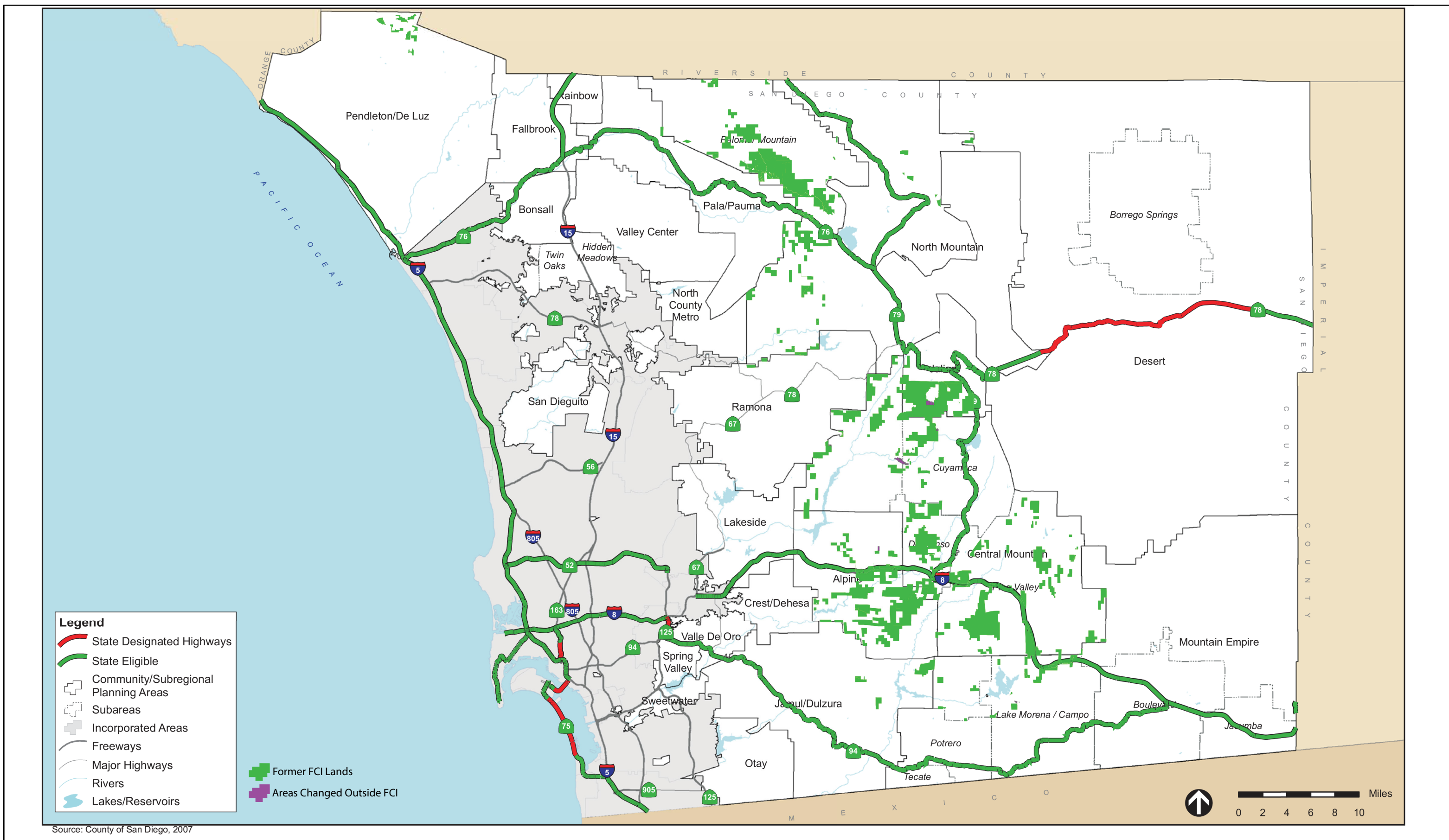
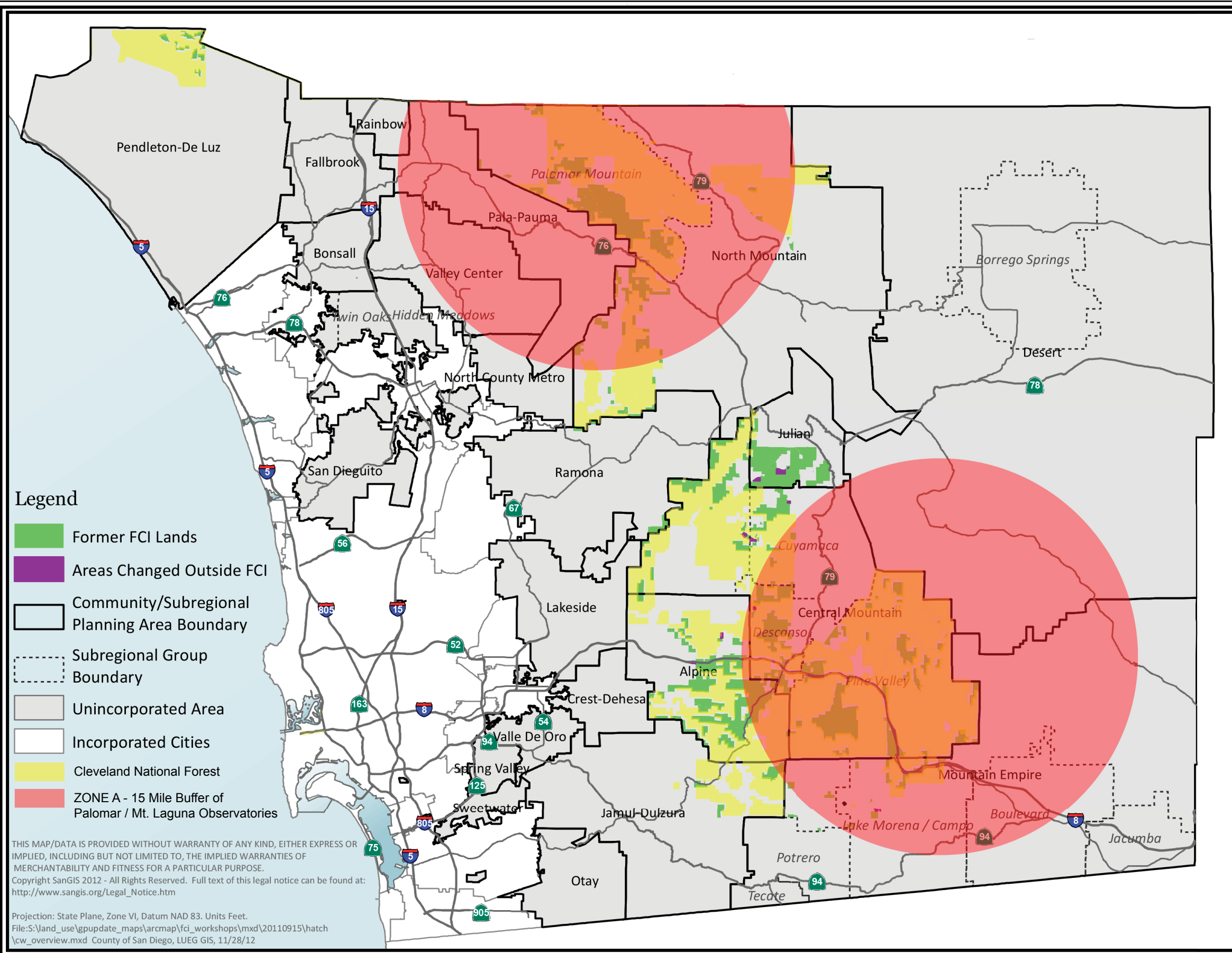


FIGURE 2.1-1

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Source: SanGIS
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ZONE A SURROUNDING PALOMAR AND MOUNT LAGUNA OBSERVATORIES

FIGURE 2.1-2

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