



County of San Diego

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Date: December 7, 2016

To: Planning Commission
From: Danny Serrano
Project Manager

RE: **CEQA Guidelines Section 15164 Addendum to the Previously Adopted Program Environmental Impact Report for the County of San Diego General Plan Update (Environmental Review Number 02-ZA-00; Sch. 2002111067) for Purposes of Consideration of the 2017 Housing Element Update and Safety Element Update, PDS2016-GPA-16-003**

Finding that CEQA Section 15164 applies to the 2017 Housing Element Update and Safety Element Update, PDS2016-GPA-16-003. CEQA Section 15164 allows an addendum to a previously certified or adopted environmental document to be prepared when only minor technical changes or changes that would not result in new significant impacts are proposed in a project. The Program Environmental Impact Report (GPU EIR) for the County of San Diego General Plan Update (Environmental Review Number 02-ZA-001; Sch. 2002111067) is hereby amended by this 15164 letter for the 2017 Housing Element Update and Safety Element Update, PDS2016-GPA-16-003.

Location: The project is located within the unincorporated areas of the County of San Diego within the First, Second, Third, Fourth and Fifth Supervisorial Districts.

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 GPU EIR was certified by the Board of Supervisors on August 3, 2011 (Environmental Review Number 02-ZA-00; State Clearinghouse Number 2002111067). The existing Safety Element was a part of the comprehensive General Plan update adopted by the Board of Supervisors on August 3, 2011.

On April 24, 2013, the County of San Diego's Board of Supervisors adopted a revised Housing Element which was certified by the California Department of Housing and Community Development. The 2013 Housing Element Update relied on an Addendum to the General Plan Update GPU EIR.

The revision to the Housing Element of the County of San Diego General Plan is being conducted in accordance with State law (Government Code Section 65583) which requires that the County's Housing Element be updated to include the identification of sites with appropriate zoning, development standards, services and facilities to accommodate the jurisdiction's Regional Housing Needs Assessment (RHNA) for each income level and to assist in the development of adequate housing to meet the needs of lower and moderate income households.

In accordance with State law (Government Code Section 65302), the County of San Diego has prepared an update to its Safety Element upon the revision of the Housing Element.

Changes in project impacts:

The County's Housing Element consists of a Goals and Policies document, as well as an Implementation Plan and a Background Report. This Housing Element update retains the goals, policies and implementation programs previously approved because they were found to be appropriate. Significant revisions have been limited to the Background Report which contains updated statistics and analyses based on data from the 2010 Census and the American Community Survey, and a revised Sites Inventory to meet the current RHNA. The inventory distinguishes between sites retained from the previous inventory of 2013 and additional sites that have been identified due to annexations or other changes. The inventory sites identified by the County include existing possible development opportunities within existing zoning and land use densities adequate to support affordable housing.

The Safety Element update only includes a policy revision to the Fuel Management Program (Policy S-4.1). The revised policy was expanded to include and support plans, such as Strategic Fire Plans, consist with state law.

These modifications would not involve substantial changes in the magnitude of impacts identified in the Program EIR for the County of San Diego General Plan Update (Environmental Review Number 02-ZA-001; State Clearinghouse Number 2002111067) and would not create new potentially significant impacts that would require mitigation. This conclusion is based on the following analysis:

Since the GPU EIR was certified, there are no changes in the project or changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more potential effects. The Housing Element update retains the goals, policies and implementation programs previously approved and does not result in any changes to the General Plan land use map or zoning. The capacity of the County's August 3, 2011 General Plan land use map was found adequate to provide enough housing to meet future RHNA requirements so no change was needed and/or proposed to the County's land use map. The additional inventory sites identified by the County in the Housing Element's revised Background Report are existing possible development opportunities within existing zoning and land use densities. The Safety Element update includes a policy revision to the Fuel Management Program (Policy S-4.1) to include and support plans, such as Strategic Fire Plans, consist with state law.

Finding: It is the finding of Planning & Development Services that the previous environmental document as herein amended may be used to fulfill the environmental review requirements of the current project. Because the current project meets the conditions for the application of State CEQA Guidelines Section 15164, preparation of a new EIR or ND is not required. Discretionary processing of the Housing Element Update and Safety Element Update, PDS2016-GPA-16-003, may now proceed with the understanding that any substantial changes in the proposal may be subject to further environmental review.



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December 7, 2016

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

FOR PURPOSES OF CONSIDERATION OF THE 2017 HOUSING ELEMENT UPDATE AND SAFETY ELEMENT UPDATE; PDS2016-GPA-16- 003; COUNTY OF SAN DIEGO

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

1. Background on the previously certified EIR:

A Program EIR for the County's General Plan Update (GPU EIR; Environmental Review Number 02-ZA-001; State Clearinghouse Number 2002111067) was certified by the Board of Supervisors on August 3, 2011. The certified GPU EIR evaluated potentially significant effects for the following environmental areas of potential concern: (1) Aesthetics; (2) Agricultural Resources; (3) Air Quality; (4) Biological Resources; (5) Cultural and Paleontological Resources; (6) Geology and Soils; (7) Hazards and Hazardous Materials; (8) Hydrology and Water Quality; (9) Land Use and Planning; (10) Mineral Resources; (11) Noise; (12) Population and Housing; (13) Public Services; (14) Recreation; (15) Transportation and Traffic; (16) Utilities and Service Systems, and (17) Climate Change.

Of these 17 environmental subject areas, it was determined that only Geology/Soils and Population/Housing would not involve potentially significant impacts. The remaining environmental issues evaluated included impacts that would be significant and unavoidable with the exception of the following four subject areas in which all impacts would be mitigated below a level of significance: Cultural and Paleontological Resources, Land Use and Planning, Recreation, and Climate Change. For those areas in which environmental impacts will remain significant and unavoidable, even with the implementation of mitigation measures, a Statement of Overriding Considerations was adopted pursuant to CEQA

Sections 15091 and 15093. The previously certified GPU EIR is available at <http://www.sdcounty.ca.gov/pds/gpupdate/environmental.html>.

The Board of Supervisors approved the Meadowood GPA on January 11, 2012 (GPA-04-002). This GPA amended the Land Use Element and Fallbrook Community Plan. No changes were made by this GPA to the Central Mountain or Mountain Empire Subregional Plans. To comply with CEQA, the Meadowood GPA relied on an EIR that was developed specifically for the project (GPA 04-002, SP04-001, R04-004, TM5354, S04-005, S04-006, S04-007, P08-023, Log No. ER 04-02-004).

The Board of Supervisors approved the San Dieguito Community Plan GPA on April 10, 2013 (GPA-12-008). This GPA corrected errors and inconsistencies in the Land Use Map, San Dieguito Community Plan and approved specific plans. The GPA did not result in changes to density, or changes to community plan or specific plan text related to the Rancho Cielo or Cielo Del Norte Specific Plans. In addition, no changes were made by this GPA to the Central Mountain or Mountain Empire Subregional Plans. To comply with CEQA, the GPA relied on the General Plan Update EIR without modification.

The Board of Supervisors approved the Housing Element Update GPA on April 24, 2013 (GPA-12-009). This GPA consisted of a minor update to the Housing Element that was previously updated by the Board with the approval of the General Plan Update in August 2011. The revisions were largely limited to the Background Report of the Housing Element with more recent demographic data and analyses. No changes were made by this GPA to the Land Use Map, Mobility Element Map, or Central Mountain or Mountain Empire Subregional Plans. To comply with CEQA, the Housing Element Update GPA relied on an Addendum to the General Plan Update EIR.

The Board of Supervisors approved the Campus Park West Master Planned Community GPA on June 18, 2014 (GPA-05-003). This GPA amended the Land Use Element map, Mobility Element map, and the Fallbrook Community Plan specifically related to this project located at the northeast corner of SR-76 and I-15. No changes were made by this GPA to the Central Mountain or Mountain Empire Subregional Plans. To comply with CEQA, the Campus Park West project relied on an EIR that was developed specifically for the project (GPA-05-003, SP05-001, R05-005, TM5424, ER 05-02-009).

The Board of Supervisors approved the first “clean-up” amendment to the General Plan Update on June 18, 2014 (GPA-12-007, REZ-13-002 (2013 General Plan Clean-Up)). The 2013 General Plan Clean-Up consisted of changes to the Land Use Map, policy documents, glossary, Mobility Element Network, and community/subregional plans. Land Use Map changes that occurred in Pine Valley area consisted of re-designating three parcels purchased by the County Department of Parks and Recreation from Rural Lands 80 and Office Professional to Open Space Conservation (40.5 acres). Mobility Element changes that occurred in the Central Mountain Subregion consisted of correcting the name of a road segment from “Pine Hills Eagle Peak Road” to “Boulder Creek Road” and revising a segment boundary of Old Highway 80 to be stated as “SR-79 to Mountain Empire Subregion boundary” instead of to “Interstate 8 Sunrise Highway.” All revisions to the General Plan resulting from the 2013 General Plan Clean-Up can be viewed online at http://www.sandiegocounty.gov/content/dam/sdc/pds/advance/2013_GP_Clean-

up/GP_Clean-Up_Staff_Rec.pdf. The “clean up” process is only intended for minor changes or additions to the General Plan that do not result in additional or more severe environmental impacts. To comply with CEQA, the 2013 General Plan Clean-Up relied on an Addendum to the General Plan Update EIR.

The Board of Supervisors approved a Property Specific Requests (PSR) General Plan Amendment (GPA 12-012, REZ 13-003) on June 18, 2014. None of the changes to specific properties that were approved by this GPA were located in the Central Mountain Subregional Plan area. To comply with CEQA, this PSR GPA relied on an Addendum to the General Plan Update EIR.

The Board of Supervisors approved the Quarry Road and Elkelton Place GPA on October 29, 2014 (GPA-14-002). This GPA corrected the Mobility Element classification of Elkelton Place and added Quarry Road to the Mobility Element. The classification of these roads, located in the Spring Valley Community Plan area, was changed to “4.2B – Boulevard” with intermittent turn lanes consistent with existing conditions and use of the roads. No changes were made by this GPA to the Central Mountain or Mountain Empire Subregional Plans. To comply with CEQA, the Quarry Road and Elkelton Place GPA relied on a Negative Declaration.

The Board of Supervisors approved the Otay Business Park GPA on April 22, 2015 (GPA-14-004). This GPA removed the segment of Airway Road between Alta Road and Siempre viva Road from the Mobility Element and East Otay Mesa Specific Plan due to changes in the alignment of SR-11 and the location of the Point of Entry at the United States/Mexico International Border. No changes were made by this GPA to the Central Mountain or Mountain Empire Subregional Plans. To comply with CEQA, the Otay Business Park GPA relied on an Addendum to the previously certified Subsequent EIR for the Otay Business Park project (PDS2006-3100-5505).

The Board of Supervisors approved a second “clean-up” amendment to the General Plan Update on November 18, 2015 (GPA-14-001 and REZ-14-001 (2015 General Plan Clean-Up)). The 2015 General Plan Clean-Up consisted of changes to the General Plan text, Implementation Plan, Mobility Element Network, community/subregional plans, and Land Use Map and zoning. A residential land use policy in the Central Mountain Subregional Plan was revised to state “Prohibit new residential developments on the creation of new lots with lots sizes of less than four acres (or the zoning minimum lot size, if that is less than four acres) outside of Rural Village boundaries, unless specifically exempted in this text.” No changes were made to the Land Use Map, zoning, or Mobility Element Network in the Central Mountain Subregional Plan area. This second amendment updated a minimum lot size policy in the Central Mountain Subregional Plan for consistency with the existing minimum lots sizes allowed by zoning classifications. All revisions to the General Plan resulting from the 2015 General Plan Clean-Up can be viewed online at <http://www.sandiegocounty.gov/content/dam/sdc/pds/advance/2015gpclean-up/bos-attach-b.pdf>. To comply with CEQA, the 2015 General Plan Clean-Up relied on an Addendum to the General Plan Update EIR.

Most recently, the Board of Supervisors approved the Grand Tradition GPA and zoning amendment to the General Plan Update on May 4, 2016 (GPA-15-005 and REZ-15-006).

This GPA changed the Land Use Designation of two of eight parcels and amended the zoning classification of all eight parcels of the Grand Tradition Estate and Gardens property in the Fallbrook Community Plan area. No changes were made by this GPA to the Central Mountain or Mountain Empire Subregional Plans. To comply with CEQA, the Grand Tradition GPA relied on an Addendum to the General Plan Update EIR.

All of the Addenda listed above are on file with Planning & Development Services.

2. Lead agency name and address:

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

- a. Contact Danny Serrano, Project Manager
- b. Phone number: (858) 694-3680
- c. E-mail: Daniel.Serrano@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. Summary of the activities authorized by present permit/entitlement application(s):

The project does not include any permit and/or entitlement applications.

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

YES NO

In accordance with State law (Government Code Sections 65583 and 65302), the County of San Diego has prepared an update to its Housing Element and Safety Element.

The previous Housing Element was adopted by the County of San Diego's Board of Supervisors on April 24, 2013 and was certified by the California Department of Housing and Community Development. The current Housing Element update retains the goals, policies and implementation programs previously approved. This Housing Element update does not result in any changes to the General Plan land use map or zoning. Significant revisions have been limited to the Background Report which contains updated statistics and analyses based on data from the 2010 Census and the American Community Survey and a revised Sites Inventory to meet the current Regional Housing Needs Assessment (RHNA). The additional inventory sites identified by the County are existing possible development opportunities within existing zoning and land use densities.

The existing Safety Element was a part of the comprehensive General Plan update adopted by the Board of Supervisors on August 3, 2011. The current Safety Element update includes a policy revision to the Fuel Management Program (Policy S-4.1). The revised policy was expanded to include and support plans, such as Strategic Fire Plans, consistent with state law.

6. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.** The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

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

DETERMINATION:

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

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR 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, the previously adopted ND or previously certified EIR is adequate
- 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 a 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

Date

Michelle Irace

Printed Name

Environmental Coordinator

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 the lead agency or responsible agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent 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

Since the GPU EIR was certified, there are no changes in the project or 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. Impacts to aesthetics would be consistent with those previously identified in the GPU EIR.

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

Since the GPU EIR was certified, there are no changes in the project or changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture and forestry resources. Impacts to agriculture and forestry resources would be consistent with those previously identified in the GPU EIR.

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

Since the GPU EIR was certified, there are no changes in the project or 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. Impacts to air quality would be consistent with those previously identified in the GPU EIR.

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

Since the GPU EIR was certified, there are no changes in the project or 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. Impacts to biological resources would be consistent with those previously identified in the GPU EIR.

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

Since the GPU EIR was certified, there are no changes in the project or 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. Impacts to cultural resources would be consistent with those previously identified in the GPU EIR.

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

Since the GPU EIR was certified, there are no changes in the project or changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to geology and soils. Impacts to geology and soils would be consistent with those previously identified in the GPU 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

Since the GPU EIR was certified, there are no changes in the project or changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to greenhouse gas emissions. Impacts to greenhouse gas emissions would be consistent with those previously identified in the GPU 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

Since the GPU EIR was certified, there are no changes in the project or changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects from hazards and hazardous materials. Impacts associated with hazards and hazardous materials would be consistent with those previously identified in the GPU 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

Since the GPU EIR was certified, there are no changes in the project or 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. Impacts to hydrology and water quality would be consistent with those previously identified in the GPU 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

Since the GPU EIR was certified, there are no changes in the project or 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. Impacts to land use and planning would be consistent with those previously identified in the GPU 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

Since the GPU EIR was certified, there are no changes in the project or 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. Impacts to mineral resources would be consistent with those previously identified in the GPU 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

Since the GPU EIR was certified, there are no changes in the project or changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects from noise. Impacts from noise would be consistent with those previously identified in the GPU 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

Since the GPU EIR was certified, there are no changes in the project or changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to population and housing. Impacts to population and housing would be consistent with those previously identified in the GPU 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

Since the GPU EIR was certified, there are no changes in the project or changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to public services. Impacts to public services would be consistent with those previously identified in the GPU 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

Since the GPU EIR was certified, there are no changes in the project or changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to recreation. Impacts to recreation would be consistent with those previously identified in the GPU 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

Since the GPU EIR was certified, there are no changes in the project or changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to traffic and transportation. Impacts to traffic and transportation would be consistent with those previously identified in the GPU EIR.

XVII. 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

Since the GPU EIR was certified, there are no changes in the project or changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to utilities and service systems. Impacts to utilities and service systems would be consistent with those previously identified in the GPU EIR.

XVIII. 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

The Housing Element update retains the goals, policies and implementation programs previously approved and does not result in any changes to the General Plan land use map or zoning. The capacity of the County's August 3, 2011 General Plan land use map was found adequate to provide enough housing to meet future RHNA requirements so no change was needed and/or proposed to the County's land use map. The additional inventory sites identified by the County, in the Housing Element's revised Background Report, are existing possible development opportunities within existing zoning and land use densities. The Safety Element update includes a policy revision to the Fuel Management Program (Policy S-4.1) to include and support plans, such as Strategic Fire Plans, consist with state law.

Since the GPU EIR was certified, there are no changes in the project or changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance. The proposed project would not result in additional impacts to biological resources, cumulatively considerable impacts, or direct or indirect environmental impacts to human beings. All impacts associated with the Housing Element update and Safety Element Update would be consistent with those previously identified in the GPU EIR for the General Plan.

Attachments

- The previously certified GPU EIR is available at <http://www.sdcounty.ca.gov/pds/qpupdate/environmental.html>

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

- The County of San Diego Housing Element and Safety Element updates are available at: <http://www.sandiegocounty.gov/content/sdc/pds/advance/2017housingelementupdate.html>