
CHAPTER 7.0 MITIGATION MEASURES

The following adopted General Plan policies and mitigation measures were developed during the preparation and environmental analysis of the 2011 San Diego County General Plan and General Plan Update PEIR and are applicable to the Proposed Project. Not all 2011 General Plan Policies are listed, as some were not deemed applicable to the Proposed Project. Additional mitigation measures specific to the Proposed Project are also included below. These additional mitigation measures include: M-Air-1.1 and M-Air-1.2 (Ch. 2.3 and 2.9) for Air Quality Plans and Conflicts with Land Use Plans; M-Air-1.2 for Air Quality Violations and Non-Attainment Criteria Pollutants; M-Cul-5.1 through M-Cul-5.4 (Ch. 2.5) for Tribal Cultural Resources; M-Pop-1.1 (Ch. 2.12 and 2.9) for Population Growth and Conflicts with Land Use Plans; and M-GHG-1 (Ch. 2.17) for Generation of Greenhouse Gas Emissions and Conflict with Applicable Plan, Policy or Regulation. These policies and mitigation measures listed below would minimize potentially significant environmental impacts resulting from implementation of the Proposed Project. The significance of impacts following implementation of the adopted 2011 General Plan policies and mitigation measures plus additional mitigation measures specific to the Proposed Project are discussed at the end of each section in Chapter 2.0.

7.1 2011 General Plan Policies

7.1.1 Aesthetics

7.1.1.1 *Issue 1: Scenic Vistas*

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.

7.1.1.2 Issue 2: Scenic Resources

The policies identified above in Section 7.1.1.1, Issue 1: Scenic Vistas, would also apply to scenic resources.

7.1.1.3 Issue 3: Visual Character or Quality

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; and
- 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-2.3: 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 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.]

7.1.1.4 Issue 4: Light or Glare

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.

7.1.2 Agricultural and Forestry Resources

7.1.2.1 Issue 1: Direct Conversion of Agricultural Resources

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-7.1: Agricultural Land Development. Protect agricultural lands with lower-density land use designations that support continued agricultural operations.

Policy LU-7.2: Parcel Size Reduction as Incentive for Agriculture. Allow for reductions in lot size for compatible development when tracts of existing historically agricultural land are preserved in conservation easements for continued agricultural use.

Policy COS-6.4: Conservation Easements. Support the acquisition or voluntary dedication of agriculture conservation easements and programs that preserve agricultural lands.

7.1.2.2 Issue 2: Conflicts with Agricultural or Forest Lands

Impacts associated with conflicts with agricultural or forest lands were determined to be less than significant and no policies are identified; however, the following policies are applicable to this issue.

Policy LU-7.1: Agricultural Land Development. Protect agricultural lands with lower density land use designations that will support continued agricultural operations.

Policy COS-6.3: Compatibility with Recreation and Open Space. Encourage siting recreational and open space uses and multi-use trails that are compatible with agriculture adjacent to the agricultural lands when planning for development adjacent to agricultural land uses.

7.1.2.3 Issue 3: Indirect Conversion of Agricultural Resources

Policy COS-6.2: Protection of Agricultural Operations. Protect existing agricultural operations from encroachment of incompatible land uses by doing the following:

- Limiting the ability of new development to take actions to limit existing agricultural uses by informing and educating new projects as to the potential impacts from agricultural operations.
- Encouraging new or expanded agricultural land uses to provide a buffer of non-intensive agriculture or other appropriate uses (e.g., landscape screening) between intensive uses and adjacent non-agricultural land uses.
- Allowing for agricultural uses in agricultural areas and designing development and lots in a manner that facilitates continued agricultural use within the development.
- Requiring development to minimize potential conflicts with adjacent agricultural operations through the incorporation of adequate buffers, setbacks, and project design measures to protect surrounding agriculture.
- Supporting local and State right-to-farm regulations.
- Retain or facilitate large and contiguous agricultural operations by consolidation of development during the subdivision process.

Policy COS-6.3: Compatibility with Recreation and Open Space. Encourage siting recreational and open space uses and multi-use trails that are compatible with agriculture adjacent to the agricultural lands when planning for development adjacent to agricultural land uses.

7.1.2.4 Issue 4: Direct and Indirect Loss or Conversion of Forestry Resources

Policy COS-2.1: Protection, Restoration and Enhancement. Protect and enhance natural wildlife habitat outside of preserves as development occurs according to the underlying land use designation. Limit the degradation of regionally important natural habitats within the Semi-Rural and Rural Lands regional categories, as well as within Village lands where appropriate.

Policy COS-2.2: Habitat Protection through Site Design. Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.

Policy COS-3.1: Wetland Protection. Require development to preserve existing natural wetland areas and associated transitional riparian and upland buffers and retain opportunities for enhancement.

Policy LU-5.3: Rural Land Preservation. Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi-Rural Land Use Designations.

Policy LU-6.1: Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.

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-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.

7.1.3 Air Quality

7.1.3.1 Issue 1: Air Quality Plans

Policy COS-14.1: Land Use Development Form. Require that development be located and designed to reduce vehicular trips (and associated air pollution) by utilizing compact regional and community-level development patterns while maintaining community character.

Policy COS-14.2: Villages and Rural Villages. Incorporate a mixture of uses within Villages and Rural Villages that encourage people to walk, bicycle, or use public transit to reduce air pollution and GHG emissions.

Policy COS-14.8: Minimize Air Pollution. Minimize land use conflicts that expose people to significant amounts of air pollutants.

Policy COS-14.9: Significant Producers of Air Pollutants. Require projects that generate potentially significant levels of air pollutants and/or GHGs such as quarries, landfill operations, or large land development projects to incorporate renewable energy, and the best available control technologies and practices into the project design.

Policy COS-14.10: Low-Emission Construction Vehicles and Equipment. Require County contractors and encourage other developers to use low-emission construction vehicles and equipment to improve air quality and reduce GHG emissions.

Policy COS-15.1: Design and Construction of New Buildings. Require that new buildings be designed and constructed in accordance with “green building” programs that incorporate techniques and materials that maximize energy efficiency, incorporate the use of sustainable resources and recycled materials, and reduce emissions of GHGs and toxic air contaminants.

Policy COS-15.4: Title 24 Energy Standards. Require development to minimize energy impacts from new buildings in accordance with or exceeding Title 24 energy standards.

Policy COS-15.5: Energy Efficiency Audits. Encourage energy conservation and efficiency in existing development through energy efficiency audits and adoption of energy saving measures resulting from the audits.

Policy COS-16.2: Single-Occupancy Vehicles. Support transportation management programs that reduce the use of single-occupancy vehicles.

Policy COS-16.3: Low-Emissions Vehicles and Equipment. Require County operations and encourage private development to provide incentives (such as priority parking) for the use of low- and zero-emission vehicles and equipment to improve air quality and reduce GHG emissions. [Refer also to Policy M-9.3 (Preferred Parking) in the Mobility Element.]

Policy COS-20.3: Regional Collaboration. Coordinate air quality planning efforts with federal and State agencies, SANDAG, and other jurisdictions.

7.1.3.2 Issue 2: Air Quality Violations

The policies identified above in Section 7.1.3.1, Issue 1: Air Quality Plans, would also apply to air quality violations.

7.1.3.3 Issue 3: Non-Attainment Criteria Pollutants

The policies identified above in Section 7.1.3.1, Issue 1: Air Quality Plans, would also apply to non-attainment of criteria pollutants.

7.1.3.4 Issue 4: Sensitive Receptors

The General Plan does not include policies relating specifically to sensitive receptors.

7.1.3.5 Issue 5: Objectionable Odors

The Proposed Project would not result in a significant direct or cumulative impact associated with objectionable odors; therefore, no policies are identified.

7.1.4 Biological Resources

7.1.4.1 Issue 1: Special Status Species

Policy COS-1.3: Management. Monitor, manage and maintain the regional preserve system facilitating the survival of native species and the preservation of healthy populations of rare, threatened, or endangered species.

Policy COS-1.6: Assemblage of Preserve Systems. Support the proactive assemblage of a biological preserve system to protect biological resources and to facilitate development through mitigation banking opportunities.

Policy COS-1.7: Preserve System Funding. Provide adequate funding for assemblage, management, maintenance, and monitoring through coordination with other jurisdictions and agencies.

Policy COS-1.8: Preserve Assemblage. Support the acquisition of large tracts of land that have multiple resource preservation benefits, such as biology, hydrology, cultural, aesthetics, and community character. Establish funding mechanisms to serve as an alternative when mitigation requirements would not result in the acquisition of large tracts of land.

Policy COS-1.9: Invasive Species. Require new development adjacent to biological preserves to use non-invasive plants in landscaping. Encourage the removal of invasive plants within preserves.

Policy COS-1.10: Public Involvement. Ensure an open, transparent, and inclusive decision-making process by involving the public throughout the course of planning and implementation of habitat conservation plans and resource management plans.

Policy COS-1.11: Volunteer Preserve Monitor. Encourage the formation of volunteer preserve managers that are incorporated into each community planning group to supplement professional enforcement staff.

Policy COS-2.1: Protection, Restoration and Enhancement. Protect and enhance natural wildlife habitat outside of preserves as development occurs according to the underlying land use designation. Limit the degradation of regionally important natural habitats within the Semi-Rural and Rural Lands regional categories, as well as within Village lands where appropriate.

Policy COS-2.2: Habitat Protection through Site Design. Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.

Policy LU-6.1: Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.

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-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.

7.1.4.2 Issue 2: Riparian Habitat and Other Sensitive Natural Communities

In addition to the following policy, the policies listed under Section 7.1.4.1, Issue 1: Special Status Species, would also apply to riparian habitat and other sensitive natural communities.

Policy COS-3.1: Wetland Protection. Require development to preserve existing natural wetland areas and associated transitional riparian and upland buffers and retain opportunities for enhancement.

7.1.4.3 Issue 3: Federally Protected Wetlands

Policy COS-3.1: Wetland Protection. Require development to preserve existing natural wetland areas and associated transitional riparian and upland buffers and retain opportunities for enhancement.

Policy COS-3.2: Minimize Impacts of Development. Require development projects to:

- Mitigate any unavoidable losses of wetlands, including its habitat functions and values; and
- Protect wetlands, including vernal pools, from a variety of discharges and activities, such as dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing, and the introduction of invasive species.

7.1.4.4 Issue 4: Wildlife Movement Corridors and Nursery Sites

Policy COS-1.1: Coordinated Preserve System. Identify and develop a coordinated biological preserve system that includes Pre Approved Mitigation Areas, Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges.

Policy COS-1.2: Minimize Impacts. Prohibit private development within established preserves. Minimize impacts within established preserves when the construction of public infrastructure is unavoidable.

Policy COS-1.3: Management. Monitor, manage and maintain the regional preserve system facilitating the survival of native species and the preservation of healthy populations of rare, threatened, or endangered species.

Policy COS-1.4: Collaboration with Other Jurisdictions. Collaborate with other jurisdictions and trustee agencies to achieve well-defined common resource preservation and management goals.

Policy COS-1.5: Regional Funding. Collaborate with other jurisdictions and federal, state, and local agencies to identify regional, long-term funding mechanisms that achieve common resource management goals.

Policy LU-6.1: Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.

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.

7.1.4.5 Issue 5: Local Policies and Ordinances

Impacts associated with conflicts with local policies and ordinances was determined to be less than significant; therefore, no policies are identified.

7.1.4.6 Issue 6: Habitat Conservation Plans and NCCPs

Although impacts associated with conflicts with HCPs and NCCPs were determined to be less than significant, policies COS-1.1 through COS-1.6, COS-1.8, COS-2.1, COS-2.2, LU-6.1, and LU-6.7 as listed above in Sections 7.1.4.1 through 7.1.4.4 are also applicable to this issue.

7.1.5 Cultural Resources

7.1.5.1 Issue 1: Historical Resources

Policy COS-8.1: Preservation and Adaptive Reuse. Encourage the preservation and/or adaptive reuse of historic sites, structures, and landscapes as a means of protecting important historic resources.

7.1.5.2 Issue 2: Archaeological Resources

Policy COS-7.1: Archaeological Protection. Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources.

Policy COS-7.2: Open Space Easements. Require development to avoid archaeological resources whenever possible. If complete avoidance is not possible, require development to fully mitigate impacts to archaeological resources.

Policy COS-7.3: Archaeological Collections. Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner.

Policy COS-7.4: Consultation with Affected Communities. Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources.

7.1.5.3 Issue 3: Paleontological Resources

Policy COS-9.1: Preservation. Require the salvage and preservation of unique paleontological resources when exposed to the elements during excavation or grading activities or other development processes.

7.1.5.4 Issue 4: Human Remains

Policy COS-7.5: Treatment of Human Remains. Require human remains be treated with the utmost dignity and respect and that the disposition and handling of human remains will be done in consultation with the Most Likely Descendant (MLD) and under the requirements of Federal, State and County Regulations.

7.1.5.5 Issue 5: Tribal Cultural Resources

Although impacts associated with tribal cultural resources were determined to be less than significant after mitigation, no General Plan Policies were identified as applicable to this issue as State legislative requirements to address these resources were developed after the 2011 General Plan was adopted.

7.1.6 Geology and Soils

7.1.6.1 Issue 1: Exposure to Seismic Related Hazards

Impacts associated with exposure to seismic related hazards were determined to be less than significant; therefore, no policies are identified. Policies S-7.1 through S-7.4, S-8.1, and S-8.2 are also applicable to this issue.

7.1.6.2 Issue 2: Soil Erosion or Top Soil Loss

Impacts associated with soil erosion or top soil loss were determined to be less than significant; therefore, no policies are identified. Policy LU-6.5 is also applicable to this issue.

7.1.6.3 Issue 3: Soil Stability

Impacts associated with soil stability were determined to be less than significant; therefore, no policies are identified. Policy S-8.1 is also applicable to this issue.

7.1.6.4 Issue 4: Expansive Soils

Impacts associated with expansive soils were determined to be less than significant; therefore, no policies are identified. Policy S-7.2 is also applicable to this issue.

7.1.6.5 Issue 5: Wastewater Disposal Systems

Impacts associated with wastewater disposal systems were determined to be less than significant; no other policies are applicable to this issue.

7.1.6.6 Issue 6: Unique Geological Features

Impacts associated with unique geological features were determined to be less than significant; therefore, no policies are identified. Policy COS-9.2 is also applicable to this issue.

7.1.7 Hazards and Hazardous Materials

7.1.7.1 Issue 1: Transport, Use, and Disposal of Hazardous Materials

Impacts related to the transportation, use and disposal of hazardous materials are less than significant; therefore, no policies are identified. Policies S-1.1, S-1.2, S-11.1, and S-11.2 are also applicable to this issue.

7.1.7.2 Issue 2: Accidental Release of Hazardous Materials

Impacts related to the accidental release of hazardous materials are less than significant; therefore, no policies are identified. Policies LU-11.9, LU-11.11, S-1.1, S-1.2, S-11.1, and S-11.2 are also applicable to this issue.

7.1.7.3 Issue 3: Hazards to Schools

Impacts related to hazards to schools were found to be less than significant; therefore, no policies are identified. Policies LU-11.10 and S-11.3 are also applicable to this issue.

7.1.7.4 Issue 4: Existing Hazardous Materials Sites

Impacts related to existing hazardous materials sites were found to be less than significant; therefore, no policies are identified. Policies S-1.1, S-1.2, S-11.4, and S-11.5 are also applicable to this issue.

7.1.7.5 Issues 5 and 6: Public and Private Airports

Impacts related to public and private airports were found to be less than significant; therefore, no policies are identified. Policies LU-4.7, M-7.1, and S-15.1 through S-15.4 are also applicable to this issue.

7.1.7.6 Issue 7: Emergency Response and Evacuation Plans

Policy M-1.2: Interconnected Road Network. Provide an interconnected public road network with multiple connections that improve efficiency by incorporating shorter routes between trip origin and destination, disperse traffic, reduce traffic congestion in specific areas, and provide both primary and secondary access/egress routes that support emergency services during fire and other emergencies.

Policy M-3.3: Multiple Ingress and Egress. Require development to provide multiple ingress/egress routes in conformance with State law, and local regulations.

Policy M-4.3: Rural Roads Compatible with Rural Character. Design and construct public roads to meet travel demands in Semi-Rural and Rural Lands that are consistent with rural character while safely accommodating transit stops when deemed necessary, along with bicyclists, pedestrians, and equestrians. Where feasible, utilize rural road design features (e.g., no curb and gutter improvements) to maintain community character. [See applicable community plan for possible relevant policies.]

Policy S-1.3: Risk Reduction Programs. Support efforts and programs that reduce the risk of natural and man-made hazards and that reduce the time for responding to these hazards.

7.1.7.7 Issue 8: Wildland Fires

Policy COS-18.3: Alternative Energy Systems Impacts. Require alternative energy system operators to properly design and maintain these systems to minimize adverse impacts to the environment.

Policy LU-6.11: Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in extreme, very high and high hazard fire areas or other unmitigable hazardous areas.

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 S-3.1: Defensible Development. Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.

Policy S-3.2: Development in Hillside and Canyons. Require development located near ridgelines, top of slopes, saddles, or other areas where the terrain or topography affect its susceptibility to wildfires to be located and designed to account for topography and reduce the increased risk from fires.

Policy S-3.3: Minimize Flammable Vegetation. Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets, peninsulas, or islands of flammable vegetation within a development.

Policy S-3.4: Service Availability. Plan for development where fire and emergency services are available or planned.

Policy S-3.6: Fire Protection Measures. Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire.

Policy S-4.1: Fuel Management Programs. Support programs consistent with state law that require fuel management/modification within established defensible space boundaries and when strategic fuel modification is necessary outside of defensible space, balance fuel management needs to protect structures with the preservation of native vegetation and sensitive habitats.

7.1.7.8 Issue 9: Vectors

Impacts related to the exposure of the public to vectors were found to be less than significant; therefore, no policies are identified. Policies COS-3.1, COS-4.3, COS-5.2, COS-6.2, and COS-6.3 are also applicable to this issue.

7.1.8 Hydrology and Water Quality

7.1.8.1 Issue 1: Water Quality Standards and Requirements

Policy COS-4.2: Drought-Efficient Landscaping. Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.

Policy COS-4.3: Stormwater Filtration. Maximize stormwater filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces. This policy shall not apply in areas with high groundwater, where raising the water table could cause septic system failures, moisture damage to building slabs, and/or other problems.

Policy COS-4.4: Groundwater Contamination. Require land uses with a high potential to contaminate groundwater to take appropriate measures to protect water supply sources.

Policy COS-5.2: Impervious Surfaces. Require development to minimize the use of directly connected impervious surfaces and to retain stormwater run-off caused from the development footprint at or near the site of generation.

Policy COS-5.3: Downslope Protection. Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources.

Policy COS-5.5: Impacts of Development to Water Quality. Require development projects to avoid impacts to the water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources.

Policy LU-6.5: Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development (LID) techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.

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-14.1: Wastewater Facility Plans. Coordinate with wastewater agencies and districts during the preparation or update of wastewater facility master plans and/or capital improvement plans to provide adequate capacity and assure consistency with the County's land use plans.

Policy LU-14.2: Wastewater Disposal. Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonably expected demands.

Policy LU-14.3: Wastewater Treatment Facilities. Require wastewater treatment facilities serving more than one private property owner to be operated and maintained by a public agency. Coordinate the planning and design of such facilities with the appropriate agency to be consistent with applicable sewer master plans.

Policy LU-14.4: Sewer Facilities. Prohibit sewer facilities that would induce unplanned growth. Require sewer systems to be planned, developed, and sized to serve the land use pattern and densities depicted on the Land Use Map. Either sewer systems and services shall not be extended beyond Village boundaries or extant Urban Limit Lines, whichever is more restrictive, except:

- When necessary for public health, safety, or welfare;
- When within existing sewer district boundaries;
- When necessary for a conservation subdivision adjacent to existing sewer facilities; or
- Where specifically allowed in the Community Plan.

7.1.8.2 Issue 2: Groundwater Supplies and Recharge

Policy COS-4.1: Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.

Policy LU-8.1: Density Relationship to Groundwater Sustainability. Require land use densities in groundwater dependent areas to be consistent with the long-term sustainability of groundwater supplies, except in the Borrego Valley.

Policy LU-8.2: Groundwater Resources. Require development to identify adequate groundwater resources in groundwater dependent areas, as follows:

- In areas dependent on currently identified groundwater overdrafted basins, prohibit new development from exacerbating overdraft conditions. Encourage programs to alleviate overdraft conditions in Borrego Valley.
- In areas without current overdraft groundwater conditions, evaluate new groundwater-dependent development to assure a sustainable long-term supply of groundwater is available that will not adversely impact existing groundwater users.

Policy LU-13.1: Adequacy of Water Supply. Coordinate water infrastructure planning with land use planning to maintain an acceptable availability of a high quality sustainable water supply. Ensure that new development includes both indoor and outdoor water conservation measures to reduce demand.

Policy LU-13.2: Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.

7.1.8.3 Issue 3: Erosion or Siltation

Policy COS-5.3: Downslope Protection. Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources.

Policy LU-6.5: Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development (LID) techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.

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.

7.1.8.4 Issue 4: Flooding

Policy LU-6.5: Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development (LID) techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.

Policy LU-6.10: Protection from Hazards. Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.

Policy S-9.2: Development in Floodplains. Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.

Policy S-10.2: Use of Natural Channels. Require the use of natural channels for County flood control facilities except where necessary to protect existing structures from a current flooding problem and where natural channel use is deemed infeasible. The alternative must achieve the same level of biological and other environmental protection, such as water quality, hydrology, and public safety.

Policy S-10.3: Flood Control Facilities. Require flood control facilities to be adequately sized, constructed, and maintained to operate effectively.

Policy S-10.4: Stormwater Management. Require development to incorporate low impact design, hydromodification management, and other measures to minimize stormwater impacts on drainage and flood control facilities.

Policy S-10.6: Stormwater Hydrology. Ensure development avoids diverting drainages, increasing velocities, and altering flow rates to off-site areas to minimize adverse impacts to the area's existing hydrology.

7.1.8.5 Issue 5: Exceed Capacity of Stormwater Systems

Policy COS-4.2: Drought-Efficient Landscaping. Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.

Policy COS-4.3: Stormwater Filtration. Maximize stormwater filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces. This policy shall not apply in areas with high groundwater, where raising the water table could cause septic system failures, moisture damage to building slabs, and/or other problems.

Policy COS-4.4: Groundwater Contamination. Require land uses with a high potential to contaminate groundwater to take appropriate measures to protect water supply sources.

Policy COS-5.2: Impervious Surfaces. Require development to minimize the use of directly connected impervious surfaces and to retain stormwater run-off caused from the development footprint at or near the site of generation.

Policy COS-5.3: Downslope Protection. Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources.

Policy COS-5.5: Impacts of Development to Water Quality. Require development projects to avoid impacts to the water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources.

Policy LU-6.5: Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development (LID) techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.

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-6.10: Protection from Hazards. Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.

Policy LU-14.1: Wastewater Facility Plans. Coordinate with wastewater agencies and districts during the preparation or update of wastewater facility master plans and/or capital improvement plans to provide adequate capacity and assure consistency with the County's land use plans.

Policy LU-14.2: Wastewater Disposal. Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonably expected demands.

Policy LU-14.3: Wastewater Treatment Facilities. Require wastewater treatment facilities serving more than one private property owner to be operated and maintained by a public agency. Coordinate the planning and design of such facilities with the appropriate agency to be consistent with applicable sewer master plans.

Policy LU-14.4: Sewer Facilities. Prohibit sewer facilities that would induce unplanned growth. Require sewer systems to be planned, developed, and sized to serve the land use pattern and densities depicted on the Land Use Map. Sewer systems and services shall not be extended beyond either Village boundaries or extant Urban Limit Lines, whichever is more restrictive, except:

- When necessary for public health, safety, or welfare;
- When within existing sewer district boundaries;
- When necessary for a conservation subdivision adjacent to existing sewer facilities; or
- Where specifically allowed in the Community Plan.

Policy S-9.2: Development in Floodplains. Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.

Policy S-10.2: Use of Natural Channels. Require the use of natural channels for County flood control facilities except where necessary to protect existing structures from a current flooding

problem and where natural channel use is deemed infeasible. The alternative must achieve the same level of biological and other environmental protection, such as water quality, hydrology, and public safety.

Policy S-10.3: Flood Control Facilities. Require flood control facilities to be adequately sized, constructed, and maintained to operate effectively.

Policy S-10.4: Stormwater Management. Require development to incorporate low impact design, hydromodification management, and other measures to minimize stormwater impacts on drainage and flood control facilities.

Policy S-10.5: Development Site Improvements. Require development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities.

Policy S-10.6: Stormwater Hydrology. Ensure development avoids diverting drainages, increasing velocities, and altering flow rates to off-site areas to minimize adverse impacts to the area's existing hydrology.

7.1.8.6 Issue 6: Housing within a 100-year Flood Hazard Area

Policy COS-5.1: Impact to Floodways and Floodplains. Restrict development in floodways and floodplains in accordance with policies in the Flood Hazards section of the Safety Element.

Policy LU-6.12: Flooding. Document and annually review areas within floodways and 100- and 200-year floodplains to ensure areas subject to flooding are accurately mapped in accordance with AB 162 (enacted January 1, 2008).

Policy S-9.1: Floodplain Maps. Manage development based on federal floodplain maps. County maps shall also be referred to and in case of conflict(s) between the County flood plain maps and the federal floodplain maps, the more stringent of restrictions shall apply.

Policy S-9.2: Development in Floodplains. Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.

Policy S-9.3: Development in Flood Hazard Areas. Require development within mapped flood hazard areas be sited and designed to minimize on-site and off-site hazards to health, safety, and property due to flooding.

Policy S-9.4: Development in Villages. Allow new uses and development within the floodplain fringe (land within the floodplain outside of the floodway) only when environmental impacts and hazards are mitigated. This policy does not apply to floodplains with unmapped floodways. Require land available outside the floodplain to be fully utilized before locating development within a floodplain. Development within a floodplain may be denied if it will cause significant adverse environmental impacts.

Policy S-9.5: Development in the Floodplain Fringe. Prohibit development in the floodplain fringe when located on Semi-Rural and Rural Lands to maintain the capacity of the floodplain. This policy shall not apply when the lot is entirely within the floodplain or when sufficient land for development on a project site is not available and where clustering is not feasible to minimize encroachment on floodplains. In those instances, require development to minimize impacts to the capacity of the floodplain.

Policy S-10.1: Land Uses within Floodways. Limit new or expanded uses in floodways to agricultural, recreational, and other such low-intensity uses and those that do not result in any increase in flood levels during the occurrence of the base flood discharge, do not include habitable structures, and do not substantially harm, and fully offset, the environmental values of the floodway area. This policy does not apply to minor renovation projects, improvements required to remedy an existing flooding problem, legal sand or gravel mining activities, or public infrastructure.

7.1.8.7 Issue 7: Impeding or Redirecting Flood Flows

The same policies identified above in Section 7.1.8.6 also apply to Issue 7: Impeding or Redirecting Flood Flows.

7.1.8.8 Issue 8: Dam Inundation and Flood Hazards

The same policies identified above in Section 7.1.8.6 also apply to Issue 8: Dam Inundation and Flood Hazards.

7.1.8.9 Issue 9: Seiche, Tsunami, and Mudflow Hazards

Policy COS-5.1: Impact to Floodways and Floodplains. Restrict development in floodways and floodplains in accordance with policies in the Flood Hazards section of the Safety Element.

Policy S-8.1: Landslide Risks. Direct development away from areas with high landslide, mudslide, or rock fall potential when engineering solutions have been determined by the County to be infeasible.

Policy S-8.2: Risk of Slope Instability. Prohibit development from causing or contributing to slope instability.

Policy S-9.3: Development in Flood Hazard Areas. Require development within mapped flood hazard areas be sited and designed to minimize on and off-site hazards to health, safety, and property due to flooding.

Policy S-9.6: Development in Dam Inundation Areas. Prohibit development in dam inundation areas that may interfere with the County's emergency response and evacuation plans.

7.1.9 Land Use

7.1.9.1 Issue 1: Physical Division of an Established Community

Impacts related to the physical division of an established community were determined to be less than significant; therefore, no policies are identified. Policies H-2.1, LU-1.4, LU-2.1, LU-2.3, LU-2.5, LU-4.1, LU-4.2, LU-4.3, LU-4.4, LU-11.2, LU-12.4, and M-10.6 are also applicable to this issue.

7.1.9.2 Issue 2: Conflicts with Land Use Plans, Policies, and Regulations

Policy LU-1.1: Assigning Land Use Designations. Assign land use designations on the Land Use Map in accordance with the Community Development Model and boundaries established by the Regional Categories Map.

Policy LU-1.2: Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as Village densities located away from established Villages or outside established water and sewer service boundaries.

Policy LU-1.3: Development Patterns. Designate land use designations in patterns to create or enhance communities and preserve surrounding rural lands.

Policy LU-1.7: Maximum Residential Densities. Determine the maximum number of dwelling units permitted within the boundaries of any subdivision or single lot based on the applicable land use designation(s). When the total number of dwelling units is less than one, this shall be interpreted as permitting one dwelling unit. When more than one dwelling unit is permitted, fractional dwelling units are rounded down to the nearest whole number of dwelling units.

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, including the provisions of SB 375.

Policy LU-5.3: Rural Land Preservation. Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi-Rural Land Use Designations.

7.1.9.3 Issue 3: Conflicts with HCPs or NCCPs

Impacts associated with conflicts to adopted HCPs and NCCPs were determined to be less than significant; therefore, no policies are identified.

7.1.10 Mineral Resources

7.1.10.1 Issue 1: Mineral Resource Availability

Policy COS-10.1: Siting of Development. Encourage the conservation (i.e., protection from incompatible land uses) of areas designated as having substantial potential for mineral extraction. Discourage development that would substantially preclude the future development of mining facilities in these areas. Design development or uses to minimize the potential conflict with existing or potential future mining facilities. For purposes of this policy, incompatible land uses are defined by SMARA Section 3675.

Policy COS-10.2: Protection of State-Classified or Designated Lands. Discourage development or the establishment of other incompatible land uses on or adjacent to areas classified or designated by the State of California as having important mineral resources (MRZ-2), as well as potential mineral lands identified by other government agencies. The potential for the extraction of substantial mineral resources from lands classified by the State of California as areas that contain mineral resources (MRZ-3) shall be considered by the County in making land use decisions.

Policy COS-10.3: Road Access. Prohibit development from restricting road access to existing mining facilities, areas classified MRZ-2 or MRZ-3 by the State Geologist, or areas identified in the County Zoning Ordinance for potential extractive use in accordance with SMARA section 2764.a.

Policy COS-10.4: Compatible Land Uses. Discourage the development of land uses that are not compatible with the retention of mining or recreational access to non-aggregate mineral deposits.

Policy COS-10.6: Conservation of Construction Aggregate. Encourage the continued operation of existing mining facilities and streamline the permitting of new mining facilities consistent with the goal to establish permitted aggregate resources that are sufficient to satisfy 50 years of County demand.

Policy COS-10.8: New Mining Facilities. Develop specific permit types and procedures for the authorization of new mining facilities that recognize the inherent physical effects of mining operations and the public necessity for available mineral resources adequate to meet local demand, in accordance with PRC Section 2762.

Policy COS-10.9: Overlay Zones. Provide zoning overlays for MRZ-2 designated lands and a 1,500 foot wide buffer area adjacent to such lands. Within these overlay zones, the potential effects of proposed land use actions on potential future extraction of mineral resources shall be considered by the decision-makers.

7.1.10.2 Issue 2: Mineral Resource Recovery Sites

The policies identified above in Section 7.1.10.1 would also apply to the loss of mineral resource recovery sites.

7.1.11 Noise

7.1.11.1 Issue 1: Excessive Noise Levels

Policy LU-2.8: Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.

Policy M-1.3: Treatment of High-Volume Roadways. To avoid bisecting communities or town centers, consider narrower rights-of-way, flexibility in design standards, and lower design speeds in areas planned for substantial development. Reduce noise, air, and visual impacts of new freeways, regional arterials, and Mobility Element roads, through landscaping, design, and/or careful location of facilities.

Policy M-2.4: Roadway Noise Buffers. Incorporate buffers or other noise reduction measures consistent with standards established in the Noise Element into the siting and design of roads located next to sensitive noise-receptors to minimize adverse impacts from traffic noise. Consider reduction measures such as alternative road design, reduced speeds, alternative paving, and setbacks or buffers, prior to berms and walls.

Policy N-1.4: Adjacent Jurisdiction Noise Standards. Incorporate the noise standards of an adjacent jurisdiction into the evaluation of a proposed project when it has the potential to impact the noise environment of that jurisdiction.

Policy N-1.5: Regional Noise Impacts. Work with local and regional transit agencies and/or other jurisdictions, as appropriate, to provide services or facilities to minimize regional traffic noise and other sources of noise in the County.

Policy N-2.1: Development Impacts to Noise Sensitive Land Uses. Require an acoustical study to identify inappropriate noise level where development may directly result in any existing or future noise sensitive land uses being subject to noise levels equal to or greater than 60 CNEL and require mitigation for sensitive uses in compliance with the noise standards listed in Table N-2 of the Noise Element.

Policy N-2.2: Balconies and Patios. Assure that in developments where the exterior noise level on patios or balconies for multi-family residences or mixed-use developments exceed 65 CNEL, a solid noise barrier is incorporated into the building design of the balconies and patios while still maintaining the openness of the patio or balcony.

Policy N-4.2: Traffic Calming. Include traffic calming design, traffic control measures, and low-noise pavement surfaces that minimize motor vehicle traffic noise in development that may impact noise sensitive land uses.

Policy N-4.3: Jurisdictional Coordination. Coordinate with California Department of Transportation (Caltrans), the City of San Diego, and other adjacent jurisdictions, as appropriate, for early review of proposed new and expanded State freeways, highways, and road improvement projects within or affecting the unincorporated County to (1) locate facilities where the impacts to noise sensitive land uses would be minimized and to (2) develop and include noise abatement measures in the projects to minimize and/or avoid the impacts to noise sensitive land uses.

Policy N-4.6: Road Improvement Projects. For County road improvement projects, evaluate the proposed project against ambient noise levels to determine whether the project would increase ambient noise levels by more than three decibels. If so, apply the limits in the noise standards listed in Table N-2 for noise sensitive land uses that may be affected by the increased noise levels. For federally-funded roadway construction projects, use the limits in the applicable Federal Highway Administration Standards.

Policy N-4.7: Railway Jurisdictional Coordination. Work with the San Diego Association of Governments (SANDAG), Caltrans, Metropolitan Transit System (MTS), California High-Speed Rail Authority, and passenger and freight train operators as appropriate to install noise attenuation features to minimize impacts to adjacent residential or other noise sensitive uses from railroad operations.

Policy N-4.8: Train Horn Noise. Establish train horn “quiet zones” with new rail projects consistent with federal regulations, where applicable. Promote community programs for existing at-grade crossings by working with rail operators.

Policy N-5.1: Truck Access. Design development so that automobile and truck access to industrial and commercial properties abutting residential properties is located at the maximum practical distance from residential zones.

Policy N-5.2: Noise-Generating Industrial Facilities. Locate noise-generating industrial facilities at the maximum practical distance from residential zones. Use setbacks between noise generating equipment and noise sensitive uses and limit the operation of noise generating activities to daytime hours as appropriate where such activities may affect residential uses.

7.1.11.2 Issue 2: Excessive Groundborne Vibration

Policy N-3.1: Groundborne Vibration. Use the Federal Transit Administration and Federal Railroad Administration guidelines, where appropriate, to limit the extent of exposure that sensitive uses may have to groundborne vibration from trains, construction equipment, and other sources.

Policy N-4.7: Railway Jurisdictional Coordination. Work with the San Diego Association of Governments (SANDAG), Caltrans, Metropolitan Transit System (MTS), California High-Speed Rail Authority, and passenger and freight train operators as appropriate to install noise attenuation features to minimize impacts to adjacent residential or other noise sensitive uses from railroad operations.

Policy N-5.2: Noise-Generating Industrial Facilities. Locate noise-generating industrial facilities at the maximum practical distance from residential zones. Use setbacks between noise generating equipment and noise sensitive uses and limit the operation of noise generating activities to daytime hours as appropriate where such activities may affect residential uses.

Policy N-6.3: High-Noise Equipment. Require development to limit the frequency of use of motorized landscaping equipment, parking lot sweepers, and other high-noise equipment if their activity will result in noise that affects residential zones.

Policy N-6.4: Hours of Construction. Require development to limit the hours of operation as appropriate for non-emergency construction and maintenance, trash collection, and parking lot sweeper activity near noise sensitive land uses.

7.1.11.3 Issue 3: Permanent Increase in Ambient Noise Levels

Policy LU-2.8: Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.

Policy M-1.3: Treatment of High-Volume Roadways. To avoid bisecting communities or town centers, consider narrower rights-of-way, flexibility in design standards, and lower design speeds in areas planned for substantial development. Reduce noise, air, and visual impacts of new freeways, regional arterials, and Mobility Element roads, through landscaping, design, and/or careful location of facilities.

Policy M-2.4: Roadway Noise Buffers. Incorporate buffers or other noise reduction measures consistent with standards established in the Noise Element into the siting and design of roads located next to sensitive noise-receptors to minimize adverse impacts from traffic noise. Consider reduction measures such as alternative road design, reduced speeds, alternative paving, and setbacks or buffers, prior to berms and walls.

Policy N-1.5: Regional Noise Impacts. Work with local and regional transit agencies and/or other jurisdictions, as appropriate, to provide services or facilities to minimize regional traffic noise and other sources of noise in the County.

Policy N-4.1: Traffic Noise. Require that projects proposing General Plan amendments that increase the average daily traffic beyond what is anticipated in this General Plan do not increase cumulative traffic noise to off-site noise sensitive land uses beyond acceptable levels.

Policy N-4.2: Traffic Calming. Include traffic calming design, traffic control measures, and low-noise pavement surfaces that minimize motor vehicle traffic noise in development that may impact noise sensitive land uses.

Policy N-5.1: Truck Access. Design development so that automobile and truck access to industrial and commercial properties abutting residential properties is located at the maximum practical distance from residential zones.

Policy N-5.2: Noise-Generating Industrial Facilities. Locate noise-generating industrial facilities at the maximum practical distance from residential zones. Use setbacks between noise generating equipment and noise sensitive uses and limit the operation of noise generating activities to daytime hours as appropriate where such activities may affect residential uses.

Policy N-6.1: Noise Regulations. Develop and regularly update codes and ordinances as necessary to regulate impacts from point, intermittent, and other disruptive noise sources.

Policy N-6.2: Recurring Intermittent Noise. Minimize impacts from noise in areas where recurring intermittent noise may not exceed the noise standards listed in Table N-2, but can have other adverse effects.

Policy N-6.3: High-Noise Equipment. Require development to limit the frequency of use of motorized landscaping equipment, parking lot sweepers, and other high-noise equipment if their activity will result in noise that affects residential zones.

Policy N-6.4: Hours of Construction. Require development to limit the hours of operation as appropriate for non-emergency construction and maintenance, trash collection, and parking lot sweeper activity near noise sensitive land uses.

Policy N-6.6: Code Enforcement. Provide sufficient resources within the County for effective enforcement of County codes and ordinances.

7.1.11.4 Issue 4: Temporary Increase in Ambient Noise Levels

Policy N-6.1: Noise Regulations. Develop and regularly update codes and ordinances as necessary to regulate impacts from point, intermittent, and other disruptive noise sources.

Policy N-6.2: Recurring Intermittent Noise. Minimize impacts from noise in areas where recurring intermittent noise may not exceed the noise standards listed in Table N-2, but can have other adverse effects.

Policy N-6.3: High-Noise Equipment. Require development to limit the frequency of use of motorized landscaping equipment, parking lot sweepers, and other high-noise equipment if their activity will result in noise that affects residential zones.

Policy N-6.4: Hours of Construction. Require development to limit the hours of operation as appropriate for non-emergency construction and maintenance, trash collection, and parking lot sweeper activity near noise sensitive land uses.

Policy N-6.6: Code Enforcement. Provide sufficient resources within the County for effective enforcement of County codes and ordinances.

7.1.11.5 Issue 5: Excessive Noise Exposure from a Public or Private Airport

Impacts related to excessive noise exposure from a public or private airport were determined to be less than significant and no policies are identified; however, the following policies are also applicable to this issue.

Policy N-4.9: Airport Compatibility. Assure the noise compatibility of any development projects that may be affected by noise from public or private airports and helipads during project review by coordinating, as appropriate, with appropriate agencies such as the San Diego County Regional Airport Authority (SDCRRAA) and the Federal Aviation Administration (FAA).

Policy S-15.1: Land Use Compatibility. Require land uses surrounding airports to be compatible with the operation of each airport.

Policy S-15.4: Private Airstrip and Heliport Location. Locate private airstrips and heliports outside of safety zones and flight paths for existing airports where they are compatible with surrounding established and planned land uses, and in a manner to avoid impacting public roadways and facilities.

7.1.12 Population and Housing

7.1.12.1 Issue 1: Population Growth

Policy LU-1.4: Village Expansion. Permit new village Regional Category designated land uses only where contiguous with 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-9.4: Infrastructure Serving Villages and Community Cores. Prioritize infrastructure improvements and the provision of public facilities for Villages and community cores as sized for the intensity of development allowed by the Land Use Map.

Policy LU-14.4: Sewer Facilities. Prohibit sewer facilities that would induce unplanned growth. Require sewer systems to be planned, developed, and sized to serve the land use pattern and densities depicted on the Land Use Map. Sewer systems and services shall not be extended beyond either Village boundaries or extent Urban Limit Lines, whichever is more restrictive, except:

- When necessary for public health, safety or welfare;
- When within existing sewer district boundaries;
- When necessary for a conservation subdivision adjacent to existing sewer facilities; or
- Where specifically allowed in the Community Plan.

7.1.12.2 Issue 2: Displacement of Housing

Impacts related to the displacement of housing were determined to be less than significant; therefore, no policies are identified. Policies H-4.1 and H-4.2 are also applicable to this issue.

7.1.12.3 Issue 3: Displacement of People

Impacts related to the displacement of people were determined to be less than significant; therefore, no policies are identified.

7.1.13 Public Services

7.1.13.1 Issue 1: Fire Protection Services

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; and
- The expansion is consistent with community character, the scale, and the orderly and contiguous growth of a Village area

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-6.11: Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in extreme, very high and high hazard fire areas or other unmitigable hazardous areas.

Policy LU-12.3: Infrastructure and Services Compatibility. Provide public facilities and services that are sensitive to the environment with characteristics of the unincorporated communities. Encourage the collocation of infrastructure facilities, where appropriate.

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 S-3.4: Service Availability. Plan for development where fire and emergency services are available or planned.

Policy S-5.1: Regional Coordination Support. Advocate and support regional coordination among fire protection and emergency service providers.

Policy S-5.2: Fire Service Provider Agreements. Encourage agreements between fire service providers to improve fire protection and to maximize service levels in a fair, efficient, and cost effective manner.

Policy S-6.1: Water Supply. Ensure that water supply systems for development are adequate to combat structural and wildland fires.

Policy S-6.2: Fire Protection for Multi-Story Development. Coordinate with fire services providers to improve fire protection services for multi-story construction.

Policy S-6.3: Funding Fire Protection Services. Require development to contribute its fair share towards funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project.

Policy S-6.4: Fire Protection Services for Development. Require that development demonstrate that fire services can be provided that meet the minimum travel times identified in Table S-1 (Travel Time Standards).

Policy S-6.5: Concurrency of Fire Protection Services. Ensure that fire protection staffing, facilities and equipment required to serve development are operating prior to, or in conjunction with, the development. Allow incremental growth to occur until a new facility can be supported by development.

7.1.13.2 Issue 2: Police Protection Services

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; and
- The expansion is consistent with community character, the scale, and the orderly and contiguous growth of a Village area

Policy LU-12.3: Infrastructure and Services Compatibility. Provide public facilities and services that are sensitive to the environment with characteristics of the unincorporated communities. Encourage the collocation of infrastructure facilities, where appropriate.

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.

7.1.13.3 Issue 3: School Services

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; and
- The expansion is consistent with community character, the scale, and the orderly and contiguous growth of a Village area

Policy LU-9.7: Town Center Planning and Design. Plan and guide the development of Town Centers and transportation nodes as the major focal point and activity node for Village areas. Utilize design guidelines to be compatible with the unique character of a community. Roadways, streetscapes, building facades, landscaping, and signage within the town center should be pedestrian oriented. Wherever possible, locate public facilities, such as schools, libraries, community centers, and parks in Town Centers and Villages.

Policy LU-12.3: Infrastructure and Services Compatibility. Provide public facilities and services that are sensitive to the environment with characteristics of the unincorporated communities. Encourage the collocation of infrastructure facilities, where appropriate.

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 LU-17.1: Planning for Schools. Encourage school districts to consider the population distribution as shown on the Land Use Map when planning for new school facilities.

Policy LU-17.2: Compatibility of Schools with Adjoining Uses. Encourage school districts to minimize conflicts between schools and adjacent land uses through appropriate siting and adequate mitigation, addressing such issues as student drop-off/pick up locations, parking access, and security.

Policy LU-17.3: Priority School Locations. Encourage school districts to locate schools within Village or Rural Village areas wherever possible and site and design them in a manner that provides the maximum opportunity for students to walk or bicycle to school.

Policy LU-17.4: Avoidance of Hazards. Assist school districts with locating school facilities away from fault zones, flood or dam inundation zones, and hazardous materials storage areas in conformance with State statutes.

Policy LU-18.2: Co-Location of Civic Uses. Encourage the co-location of civic uses such as County library facilities, community centers, parks, and schools. To encourage access by all segments of the population, civic uses should be accessible by transit whenever possible.

7.1.13.4 Issue 4: Other Public Services

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; and
- The expansion is consistent with community character, the scale, and the orderly and contiguous growth of a Village area

Policy LU-9.4: Infrastructure Serving Villages and Community Cores. Prioritize infrastructure improvements and the provision of public facilities for Villages and community cores as sized for the intensity of development allowed by the Land Use Map.

Policy LU-9.7: Town Center Planning and Design. Plan and guide the development of Town Centers and transportation nodes as the major focal point and activity node for Village areas. Utilize design guidelines to be compatible with the unique character of a community. Roadways, streetscapes, building facades, landscaping, and signage within the town center should be pedestrian oriented. Wherever possible, locate public facilities, such as schools, libraries, community centers, and parks in Town Centers and Villages.

Policy LU-12.3: Infrastructure and Services Compatibility. Provide public facilities and services that are sensitive to the environment with characteristics of the unincorporated communities. Encourage the collocation of infrastructure facilities, where appropriate.

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 LU-18.1: Compatibility of Civic Uses with Community Character. Locate and design Civic uses and services to assure compatibility with the character of the community and adjoining uses, which pose limited adverse effects. Such uses may include libraries, meeting centers, small swap meets, farmers markets, or other community gatherings.

Policy LU-18.2: Co-Location of Civic Uses. Encourage the co-location of civic uses such as County library facilities, community centers, parks, and schools. To encourage access by all segments of the population, civic uses should be accessible by transit whenever possible.

7.1.14 Recreation

7.1.14.1 Issue 1: Deterioration of Parks and Recreational Facilities

Policy COS-21.1: Diversity of Users and Services. Provide parks and recreation facilities that create opportunities for a broad range of recreational experiences to serve user interests.

Policy COS-21.2: Location of Parks. Locate new local parks and recreation facilities near other community-oriented public facilities such as schools, libraries, and recreation centers where feasible, so that they may function as the “heart” of a community.

Policy COS-22.1: Variety of Recreational Programs. Provide and promote a variety of high quality active and passive recreation programs that meet the needs of and benefit County residents.

Policy COS-23.1: Public Access. Provide public access to natural and cultural (where allowed) resources through effective planning that conserves the County's native wildlife, enhances and restores a continuous network of connected natural habitat and protects water resources.

Policy COS-23.2: Regional Coordination. Coordinate the planning, acquisition, protection, development, and management of open space among governmental agencies and private organizations to maximize opportunities to link regional open space lands.

Policy COS-24.1: Park and Recreation Contributions. Require development to provide fair-share contributions toward parks and recreation facilities and trails consistent with local, state, and federal law.

Policy COS-24.2: Funding Opportunities. Maximize funding opportunities for the following:

- The acquisition, expansion, and development of parks, recreation facilities, open space preserves, and trails.
- The operation, maintenance, and management of parks, recreation facilities, open space preserves, and trails.

Policy H-2.2: Projects with Open Space Amenities in Villages. Require new multi-family projects in Villages to be well-designed and include amenities and common open space areas that enhance overall quality of life.

Policy LU-12.1: Concurrency of Infrastructure and Services with Development. Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing. In addition to utilities, roads, bicycle and pedestrian facilities, and education, police, and fire services, transit-oriented infrastructure, such as bus stops, bus benches, turnouts, etc, should be provided, where appropriate.

Policy LU-12.2: Maintenance of Adequate Services. Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve an improved LOS but do not achieve a LOS of D or better.

Policy M-12.1: County Trails System. Implement a County Trails Program by developing the designated trail and pathway alignments and implementing goals and policies identified in the Community Trails Master Plan.

Policy M-12.2: Trail Variety. Provide and expand the variety of trail experiences that provide recreational opportunities to all residents of the unincorporated County, including urban/suburban, rural, wilderness, multi-use, staging areas, and support facilities.

Policy M-12.3: Trail Planning. Encourage trail planning, acquisition, development, and management with other public agencies that have ownership or jurisdiction within or adjacent to the County.

Policy M-12.4: Land Dedication for Trails. Require development projects to dedicate and improve trails or pathways where the development will occur on land planned for trail or pathway segments shown on the Regional Trails Plan or Community Trails Master Plan.

Policy M-12.5: Future Trails. Explore opportunities to designate or construct future trails on County-owned lands, lands within the Multiple Species Conservation Program (MSCP), or other lands already under public ownership or proposed for public acquisition.

Policy M-12.6: Trail Easements, Dedications, and Joint-Use Agreements. Promote trail opportunities by obtaining easements, dedications, license agreements, or joint-use agreements from other government agencies and public and semi-public agencies.

Policy M-12.7: Funding for Trails. Seek funding opportunities for trail acquisition, implementation, maintenance and operation.

Policy M-12.8: Trails on Private Lands. Maximize opportunities that are fair and reasonable to secure trail routes across private property, agricultural and grazing lands, from willing property owners.

Policy M-12.10: Recreational and Educational Resources. Design trail routes that meet a public need and highlight the County's biological, recreational and educational resources, including natural, scenic, cultural, and historic resources.

7.1.14.2 Issue 2: Construction of New Recreational Facilities

Policy COS-21.2: Location of Parks. Locate new local parks and recreation facilities near other community-oriented public facilities such as schools, libraries, and recreation centers where feasible, so that they may function as the "heart" of a community.

Policy COS-21.3: Park Design. Design parks that reflect community character and identity, incorporate local natural and cultural landscapes and features, and consider the surrounding land uses and urban form and cultural and historic resources.

Policy COS-21.4: Regional Parks. Require new regional parks to allow for a broad range of recreational activities and preserve special or unique natural or cultural features when present.

Policy COS-23.1: Public Access. Provide public access to natural and cultural (where allowed) resources through effective planning that conserves the County's native wildlife, enhances and restores a continuous network of connected natural habitat and protects water resources.

Policy COS-23.3: Public Safety Involvement. Coordinate with public safety agencies to address safety concerns when planning the acquisition and management of open space.

Policy H-2.2: Projects with Open Space Amenities in Villages. Require new multi-family projects in Villages to be well-designed and include amenities and common open space areas that enhance overall quality of life.

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-9.7: Town Center Planning and Design. Plan and guide the development of Town Centers and transportation nodes as the major focal point and activity node for Village areas. Utilize design guidelines to be compatible with the unique character of a community. Roadways, streetscapes, building facades, landscaping, and signage within the town center should be pedestrian oriented. Wherever possible, locate public facilities, such as schools, libraries, community centers, and parks in Town Centers and Villages.

Policy LU-18.2: Co-Location of Civic Uses. Encourage the co-location of civic uses such as County library facilities, community centers, parks, and schools. To encourage access by all segments of the population, civic uses should be accessible by transit whenever possible.

Policy M-12.5: Future Trails. Explore opportunities to designate or construct future trails on County-owned lands, lands within the Multiple Species Conservation Program (MSCP), or other lands already under public ownership or proposed for public acquisition.

Policy M-12.9: Environmental and Agricultural Resources. Site and design specific trail segments to minimize impacts to sensitive environmental resources, ecological systems, and agricultural lands. Within the MSCP preserves, conform siting and use of trails to County MSCP Subarea Plans and wildlife agency approved MSCP management plans.

Policy M-12.10: Recreational and Educational Resources. Design trail routes that meet a public need and highlight the County's biological, recreational and educational resources, including natural, scenic, cultural, and historic resources.

7.1.15 Transportation and Traffic

7.1.15.1 Issue 1: Traffic and Level of Service Standards

Policy LU-5.1: Reduction of Vehicle Trips within Communities. Incorporate a mixture of uses within Villages and Rural Villages and plan residential densities at a level that support multi-modal transportation, including walking, bicycling, and the use of public transit, when appropriate.

Policy LU-10.4: Commercial and Industrial Development. Limit the establishment of commercial and industrial uses in Semi-Rural and Rural areas that are outside of Villages (including Rural Villages) to minimize vehicle trips and environmental impacts.

Policy LU-11.8: Permitted Secondary Uses. Provide a process where secondary land uses may be permitted when appropriate and compatible with the primary commercial, office, and light industrial uses, in order to better serve the daily needs of employees and to reduce the frequency of related automobile trips. This policy is not intended for high impact industrial uses.

Policy LU-12.2: Maintenance of Adequate Services. Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve an improved LOS but do not achieve a LOS of D or better.

Policy M-1.1: Prioritized Travel within Community Planning Areas. Provide a public road network that accommodates travel between and within community planning areas rather than accommodating overflow traffic from State highways and freeways that are unable to meet regional travel demands.

Policy M-1.2: Interconnected Road Network. Provide an interconnected public road network with multiple connections that improve efficiency by incorporating shorter routes between trip origin and destination, disperse traffic, reduce traffic congestion in specific areas, and provide both primary and secondary access/egress routes that support emergency services during fire and other emergencies.

Policy M-1.3: Treatment of High-Volume Roadways. To avoid bisecting communities or town centers, consider narrower rights-of-way, flexibility in design standards, and lower design speeds in areas planned for substantial development. Reduce noise, air, and visual impacts of new freeways, regional arterials, and Mobility Element roads, through landscaping, design, and/or careful location of facilities.

Policy M-2.1: Level of Service Criteria. Require development projects to provide associated road improvements necessary to achieve a level of service of “D” or higher on all Mobility Element roads except for those where a failing level of service has been accepted by the County pursuant to the criteria specifically identified in the accompanying text box (Criteria for Accepting a Road Classification with Level of Service E/F). When development is proposed on roads where a failing level of service has been accepted, require feasible mitigation in the form of road improvements or a fair share contribution to a road improvement program, consistent with the Mobility Element road network.

Policy M-2.2: Access to Mobility Element Designated Roads. Minimize direct access points to Mobility Element roads from driveways and other non-through roads to maintain the capacity and improve traffic operations.

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 M-3.1: Public Road Rights-of-Way. Require development to dedicate right-of-way for public roads and other transportation routes identified in the Mobility Element roadway network (see Mobility Element Network Appendix), Community Plans, or Road Master Plans. Require the provision of sufficient right-of-way width, as specified in the County Public Road Standards and Community Trails Master Plan, to adequately accommodate all users, including transit riders, pedestrians, bicyclists, and equestrians.

Policy M-3.2: Traffic Impact Mitigation. Require development to contribute its fair share toward financing transportation facilities, including mitigating the associated direct and cumulative traffic impacts caused by their project on both the local and regional road networks. Transportation facilities include road networks and related transit, pedestrian, and bicycle, and equestrian facilities.

Policy M-4.2: Interconnected Local Roads. Provide an interconnected and appropriately scaled local public road network in Village and Rural Villages that reinforces the compact development patterns promoted by the Land Use Element and individual community plans.

Policy M-5.1: Regional Coordination. Coordinate with regional planning agencies, transit agencies, and adjacent jurisdictions to provide a transportation system with the following:

- Sufficient capacity consistent with the County General Plan Land Use Map
- Travel choices, including multiple routes and modes of travel to provide the opportunity for reducing vehicle miles traveled
- Facilities sited and designed to be compatible with the differing scales, intensities, and characteristics of the unincorporated communities while still accommodating regional, community, and neighborhood travel demands
- Maximized efficiency to enhance connectivity between different modes of travel

Policy M-5.2: Impact Mitigation for New Roadways and Improvements. Coordinate with Caltrans to mitigate negative impacts from existing, expanded, or new State freeways or highways and to reduce impacts of road improvements and/or design modifications to State facilities on adjacent communities.

Policy M-9.1: Transportation Systems Management. Explore the provision of operational improvements (i.e. adding turn lanes, acceleration lanes, intersection improvements, etc.) that increase the effective vehicular capacity of the public road network prior to increasing the number of road lanes. Ensure operational improvements do not adversely impact the transit, bicycle, and pedestrian networks.

Policy M-9.2: Transportation Demand Management. Require large commercial and office development to use TDM programs to reduce single-occupant vehicle traffic generation, particularly during peak periods to maximize the capacity of existing or improved road facilities.

7.1.15.2 Issue 2: Road Safety

Policy LU-2.8: Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.

Policy LU-6.10: Protection from Hazards. Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.

Policy M-4.3: Rural Roads Compatible with Rural Character. Design and construct public roads to meet travel demands in Semi-Rural and Rural Lands that are consistent with rural character while safely accommodating transit stops when deemed necessary, along with bicyclists, pedestrians, and equestrians. Where feasible, utilize rural road design features (e.g., no curb and gutter improvements) to maintain community character. [See applicable community plan for possible relevant policies.]

Policy M-4.4: Accommodate Emergency Vehicles. Design and construct public and private roads to allow for necessary access for appropriately-sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.

Policy M-4.5: Context Sensitive Road Design. Design and construct roads that are compatible with the local terrain and the uses, scale and pattern of the surrounding development. Provide wildlife crossings in road design and construction where it would minimize impacts in wildlife corridors.

Policy M-9.1: Transportation Systems Management. Explore the provision of operational improvements (i.e. adding turn lanes, acceleration lanes, intersection improvements, etc.) that increase the effective vehicular capacity of the public road network prior to increasing the number of road lanes. Ensure operational improvements do not adversely impact the transit, bicycle, and pedestrian networks.

7.1.15.3 Issue 3: Emergency Access

Policy LU-2.8: Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.

Policy LU-6.10: Protection from Hazards. Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.

Policy LU-12.2: Maintenance of Adequate Services. Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility

Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve an improved LOS but do not achieve a LOS of D or better.

Policy M-1.2: Interconnected Road Network. Provide an interconnected public road network with multiple connections that improve efficiency by incorporating shorter routes between trip origin and destination, disperse traffic, reduce traffic congestion in specific areas, and provide both primary and secondary access/egress routes that support emergency services during fire and other emergencies.

Policy M-3.3: Multiple Ingress and Egress. Require development to provide multiple ingress/egress routes in conformance with State law, and local regulations.

Policy M-4.4: Accommodate Emergency Vehicles. Design and construct public and private roads to allow for necessary access for appropriately-sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.

Policy S-3.4: Service Availability. Plan for development where fire and emergency services are available or planned.

Policy S-3.5: Access Roads. Require development to provide additional access roads when necessary to provide for safe access of emergency equipment and civilian evacuation concurrently.

Policy S-14.1: Vehicular Access to Development. Require development to provide vehicular connections that reduce response times and facilitate access for law enforcement personnel, whenever feasible.

7.1.15.4 Issue 4: Alternative Transportation

Policy LU-5.1: Reduction of Vehicle Trips within Communities. Incorporate a mixture of uses within Villages and Rural Villages and plan residential densities at a level that support multi-modal transportation, including walking, bicycling, and the use of public transit, when appropriate.

Policy LU-5.4: Planning Support. Undertake planning efforts that promote infill and redevelopment of uses that accommodate walking and biking within communities.

Policy LU-5.5: Projects that Impede Non-Motorized Travel. Ensure that development projects and road improvements do not impede bicycle and pedestrian access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative routes are implemented.

Examples include large parking areas that cannot be crossed by non-motorized vehicles, and new developments that block through access on existing or potential bicycle and pedestrian routes.

Policy LU-9.8: Village Connectivity and Compatibility with Adjoining Areas. Require new development within Villages to include road networks, pedestrian routes, and amenities that create or maintain connectivity; and site, building, and landscape design that is compatible with surrounding areas. [See applicable community plan for possible relevant policies.]

Policy LU-11.6: Office Development. Locate new office development complexes within village areas where services are available, in proximity to housing, and along primary vehicular arterials (ideally with transit access) with internal vehicular and pedestrian linkages that integrate the new development into the multi-modal transportation network where feasible.

Policy M-3.1: Public Road Rights-of-Way. Require development to dedicate right-of-way for public roads and other transportation routes identified in the Mobility Element roadway network (see Mobility Element Network Appendix), Community Plans, or Road Master Plans. Require the provision of sufficient right-of-way width, as specified in the County Public Road Standards and Community Trails Master Plan, to adequately accommodate all users, including transit riders, pedestrians, bicyclists, and equestrians.

Policy M-3.2: Traffic Impact Mitigation. Require development to contribute its fair share toward financing transportation facilities, including mitigating the associated direct and cumulative traffic impacts caused by their project on both the local and regional road networks. Transportation facilities include road networks and related transit, pedestrian, bicycle, and equestrian facilities.

Policy M-4.3: Rural Roads Compatible with Rural Character. Design and construct public roads to meet travel demands in Semi-Rural and Rural Lands that are consistent with rural character while safely accommodating transit stops when deemed necessary, along with bicyclists, pedestrians, and equestrians. Where feasible, utilize rural road design features (e.g., no curb and gutter improvements) to maintain community character. [See applicable community plan for possible relevant policies.]

Policy M-8.1: Maximize Transit Service Opportunities. Coordinate with SANDAG, the CTSA, NCTD, and MTS to provide capital facilities and funding, where appropriate, to:

- Maximize opportunities for transit services in unincorporated communities
- Maximize the speed and efficiency of transit service through the development of transit priority treatments such as transit signal priority, transit queue jump lanes, and dedicated transit only lanes
- Provide for transit-dependent segments of the population, such as the disabled, seniors, low income, and children, where possible
- Reserve adequate rights-of-way to accommodate existing and planned transit facilities including bus stops

Policy M-8.2: Transit Service to Key Community Facilities and Services. Locate key county facilities, healthcare services, educational institutions, and other civic facilities so that they are accessible by transit in areas where transit is available. Require those facilities to be designed so that they are easily accessible by transit, whenever possible.

Policy M-8.3: Transit Stops That Facilitate Ridership. Coordinate with SANDAG, NCTD, and MTS to locate transit stops and facilities in areas that facilitate transit ridership, and designate such locations as part of planning efforts for town centers, transit nodes, and large-scale commercial or residential development projects. Ensure that the planning of town centers and village cores incorporates uses that support the use of transit, including multi-family residential and mixed-use transit-oriented development, when appropriate.

Policy M-8.4: Transit Amenities. Require transit stops that are accessible to pedestrians and bicyclists; and provide amenities for these users' convenience.

Policy M-8.5: Improved Transit Facilities. Require development projects, when appropriate, to improve existing nearby transit and/or park and ride facilities, including the provision of bicycle and pedestrian facilities, provisions for bus transit in coordination with NCTD and MTS as appropriate including, but not limited to, shelters, benches, boarding pads, and/or trash cans, and to provide safe, convenient, and attractive pedestrian connections.

Policy M-8.6: Park and Ride Facilities. Coordinate with SANDAG, Caltrans, and tribal governments to study transit connectivity and address improving regional opportunities for park-and-ride facilities and transit service to gaming facilities and surrounding rural areas to reduce congestion on rural roads.

Policy M-8.7: Inter-Regional Travel Modes. Coordinate with SANDAG, Caltrans, and the California High-Speed Rail Authority, where appropriate, to identify alternative methods for inter-regional travel to serve the unincorporated County residents.

Policy M-9.2: Transportation Demand Management. Require large commercial and office development to use TDM programs to reduce single-occupant vehicle traffic generation, particularly during peak periods to maximize the capacity of existing or improved road facilities.

Policy M-9.4: Park-and-Ride Facilities. Require developers of large projects to provide, or to contribute to, park-and-ride facilities near freeway interchanges and other appropriate locations that provide convenient access to congested regional arterials. Require park-and-ride facilities that are accessible to pedestrians and bicyclists, and include bicycle lockers and transit stops whenever feasible.

Policy M-11.1: Bicycle Facility Design. Support regional and community-scaled planning of pedestrian and bicycle networks.

Policy M-11.2: Bicycle and Pedestrian Facilities in Development. Require development and Town Center plans in Villages and Rural Villages to incorporate site design and on-site amenities for alternate modes of transportation, such as comprehensive bicycle and pedestrian networks and facilities. This will include both on-street facilities as well as off-street bikeways, to safely serve the full range of intended users. Also designate areas for transit facilities, where appropriate and coordinated with the transit service provider.

Policy M-11.3: Bicycle Facilities on Roads Designated in the Mobility Element. Maximize the provision of bicycle facilities on County Mobility Element roads in semi-rural and rural lands to provide a safe and continuous bicycle network in rural areas that can be used for recreation or transportation purposes, while retaining rural character.

Policy M-11.4: Pedestrian and Bicycle Network Connectivity. Require development in Villages and Rural Villages to provide comprehensive internal pedestrian and bicycle networks that connect to existing or planned adjacent community and countywide networks.

Policy M-11.5: Funding for Bicycle Network Improvements. Seek outside funding opportunities for bicycle and pedestrian network improvement projects, particularly those that provide safe and continuous pedestrian and bicycle routes to schools, town centers, parks, park-and-ride facilities, and major transit stops.

Policy M-11.6: Coordination for Bicycle and Pedestrian Facility Connectivity. Coordinate with Caltrans to provide alternate connections for past, existing, or planned bicycle and pedestrian routes that were or would be severed by State freeway and highway projects that intersect pathways or divide communities. Caltrans endeavors to provide safe mobility for all users, including bicyclists, pedestrians, transit riders, and motorists appropriate to the function and context of the facility. Caltrans is committed to working with the County to complete bicycle and pedestrian.

Policy M-11.7: Bicycle and Pedestrian Facility Design. Promote pedestrian and bicycle facility standards for facility design that are tailored to a variety of urban and rural contexts according to their location within or outside a village or rural village.

7.1.16 Utilities and Service Systems

7.1.16.1 Issue 1: Wastewater Treatment Requirements

Policy LU-9.4: Infrastructure Serving Villages and Community Cores. Prioritize infrastructure improvements and the provision of public facilities for Villages and community cores for the intensity of development allowed by the Land Use Map.

Policy LU-12.1: Concurrency of Infrastructure and Services with Development. Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing. In addition to utilities, roads, bicycle and pedestrian facilities, and education, police, and fire services, transit-oriented infrastructure, such as bus stops, bus benches, turnouts, etc, should be provided, where appropriate.

Policy LU-12.2: Maintenance of Adequate Services. Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve an improved LOS but do not achieve a LOS of D or better.

Policy LU-14.1: Wastewater Facility Plans. Coordinate with wastewater agencies and districts during the preparation or update of wastewater facility master plans and/or capital improvement plans to provide adequate capacity and assure consistency with the County's land use plans.

Policy LU-14.2: Wastewater Disposal. Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonably expected demands.

Policy LU-14.3: Wastewater Treatment Facilities. Require wastewater treatment facilities serving more than one private property owner to be operated and maintained by a public agency. Coordinate the planning and design of such facilities with the appropriate agency to be consistent with applicable sewer master plans.

Policy LU-14.4: Sewer Facilities. Prohibit sewer facilities that would induce unplanned growth. Require sewer systems to be planned, developed, and sized to serve the land use pattern and densities depicted on the Land Use Map. Sewer systems and services shall not be extended beyond either Village boundaries or extant Urban Limit Lines, whichever is more restrictive, except:

- When necessary for public health, safety, or welfare;
- When within existing sewer district boundaries;
- When necessary for a conservation subdivision adjacent to existing sewer facilities; or
- Where specifically allowed in the Community Plan.

7.1.16.2 Issue 2: New Water and Wastewater Facilities

Policy H-1.3: Housing near Public Services. Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.

Policy LU-1.2: Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as village densities located away from established Villages or outside established water and sewer service boundaries. [See applicable community plan for possible relevant policies.]

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.

7.1.16.3 Issue 3: Sufficient Stormwater Drainage Facilities

Policy COS-4.3: Stormwater Filtration. Maximize stormwater filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces. This policy shall not apply in areas with high groundwater, where raising the water table could cause septic system failures, moisture damage to building slabs, and/or other problems.

Policy LU-6.5: Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development (LID) techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.

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.

7.1.16.4 Issue 4: Adequate Water Supplies

Policy COS-4.1: Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.

Policy COS-4.2: Drought-Efficient Landscaping. Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.

Policy COS-4.3: Stormwater Filtration. Maximize stormwater filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces. This policy shall not apply in areas with high groundwater, where raising the water table could cause septic system failures, moisture damage to building slabs, and/or other problems.

Policy COS-4.4: Groundwater Contamination. Require land uses with a high potential to contaminate groundwater to take appropriate measures to protect water supply sources.

Policy COS-5.2: Impervious Surfaces. Require development to minimize the use of directly connected impervious surfaces and to retain stormwater run-off caused from the development footprint at or near the site of generation.

Policy COS-5.5: Impacts of Development to Water Quality. Require development projects to avoid impacts to the water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources.

Policy LU-8.1: Density Relationship to Groundwater Sustainability. Require land use densities in groundwater dependent areas to be consistent with the long-term sustainability of groundwater supplies, except in the Borrego Valley.

Policy LU-8.2: Groundwater Resources. Require development to identify adequate groundwater resources in groundwater dependent areas, as follows:

- In areas dependent on currently identified groundwater overdrafted basins, prohibit new development from exacerbating overdraft conditions. Encourage programs to alleviate overdraft conditions in Borrego Valley.
- In areas without current overdraft groundwater conditions, evaluate new groundwater-dependent development to assure a sustainable long-term supply of groundwater is available that will not adversely impact existing groundwater users.

Policy LU-13.1: Adequacy of Water Supply. Coordinate water infrastructure planning with land use planning to maintain an acceptable availability of a high quality sustainable water supply. Ensure that new development includes both indoor and outdoor water conservation measures to reduce demand.

Policy LU-13.2: Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.

7.1.16.5 Issue 5: Adequate Wastewater Facilities

The same policies as listed above in Section 7.1.16.1 would also apply to adequate wastewater facilities.

7.1.16.6 Issue 6: Sufficient Landfill Capacity

Impacts associated with sufficient landfill capacity are determined to be less than significant; therefore, no policies are identified. Policies COS-17.1 through COS-17.4, COS-17.6, COS-17.7, COS-17.8, LU-12.1, LU-12.2, LU-16.1, LU-16.2, and LU-16.3 are also applicable to this issue.

7.1.16.7 Issue 7: Solid Waste Regulations

Impacts associated with solid waste regulations are determined to be less than significant; therefore, no policies are identified. Policies COS-17.1 through COS-17.4, COS-17.7, COS-17.8, LU-12.1, LU-12.2, LU-16.1, LU-16.2, and LU-16.3 are also applicable to this issue.

7.1.16.8 Issue 8: Energy Conservation

Impacts associated with energy conservation were determined to be less than significant; therefore, no policies are identified. Policies COS-14.3, COS-14.7, COS-14.9, COS-15.1, COS-15.2 and COS-15.4 are also applicable to this issue.

7.1.17 Climate Change

7.1.17.1 Issue 1: Generation of Greenhouse Gas Emissions

COS-15.1: Design and Construction of New Buildings. Require that new buildings be designed and constructed in accordance with “green building” programs that incorporate techniques and materials that maximize energy efficiency, incorporate the use of sustainable resources and recycled materials, and reduce emissions of GHGs and toxic air contaminants.

COS-17.1: Reduction of Solid Waste Materials. Reduce greenhouse gas emissions and future landfill capacity needs through reduction, reuse, or recycling of all types of solid waste that is generated. Divert solid waste from landfills in compliance with State law.

7.1.17.2 Issue 2: Conflict with Applicable Plan, Policy, or Regulation

The policies identified above in Section 7.1.17.1, Issue 1: Generation of Greenhouse Gas Emissions, would also apply to this issue.

7.2 Mitigation Measures

7.2.1 Aesthetics

7.2.1.1 Issue 1: Scenic Vistas

- 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 interjurisdictional 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 guideline 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 tribes and adjacent jurisdictions.
- Aes-1.11** Implement the Wireless Communications Ordinance and Board Policies I-92 and J-17 to encourage the undergrounding of utilities.

7.2.1.2 Issue 2: Scenic Resources

Mitigation measures Aes-1.1 through Aes-1.10 identified above in Section 7.2.1.1, Issue 1: Scenic Vistas, would also apply to scenic resources.

7.2.1.3 Issue 3: Visual Character or Quality

Mitigation measures Aes-1.1 through Aes-1.10 identified above in Section 7.2.1.1, Issue 1: Scenic Vistas, are applicable to this issue and are incorporated here by reference. In addition, the following mitigation measure would also contribute to a reduced impact to visual character or quality; however, impacts would not be reduced to below a significant level.

- 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.

7.2.1.4 Issue 4: Light or Glare

- 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.

7.2.2 Agricultural and Forestry Resources

7.2.2.1 Issue 1: Direct Conversion of Agricultural Resources

- Agr-1.1** Implement the General Plan Regional Category map and Land Use Maps which protect agricultural lands with lower density land use designations that will support continued agricultural operations.
- Agr-1.2** Develop and implement programs and regulations that protect agricultural lands (such as the CEQA guidelines, Zoning Ordinance, Right to Farm Act, Open Space Subvention Act, Farm and Ranch Lands Protection Program, San Diego County Agricultural Enterprises and Consumer Information Ordinance, BOS Policy I-133, and the San Diego County Farming Program), as well as, those that support implementation of the Williamson Act (including the CEQA guidelines, Zoning Ordinance, and Subdivision Ordinance).
- Agr-1.3** Create a Conservation Subdivision Program that facilitates conservation-oriented project design through changes to the Subdivision Ordinance, Resource Protection Ordinance, Zoning Ordinance, Groundwater Ordinance, and other regulations as necessary with the goal of promoting conservation of natural resources and open space (including agricultural lands) while improving mechanisms for flexibility in project design so that the production of housing is not negatively impacted.
- Agr-1.4** Develop and implement the PACE program which compensates landowners for voluntarily limiting future development on their land.
- Agr-1.5** Revise community plans to identify important agricultural areas within them and specific compatible uses and desired buffers necessary to maintain the viability of that area. Community plans are used to review development projects (including General Plan Amendments).

7.2.2.2 Issue 2: Conflicts with Agricultural or Forest Land

The Proposed Project was determined to have less than significant impacts related to land use conflicts with a Williamson Act Contract or existing zoning for agriculture and no mitigation is necessary; however, the following 2011 PEIR mitigation measure is also applicable to this issue:

- Agr-2.1** Prior to the approval of any Zoning Ordinance Amendment that would result in the removal of an “A” designator from a certain property, an analysis shall be conducted to ensure that the action removing such a designation will not result in any significant direct or indirect adverse impact to a Williamson Act Contract lands.

7.2.2.3 Issue 3: Indirect Conversion of Agricultural Resources

The mitigation measures listed under Section 7.2.2.1, Issue 1: Direct Conversion of Agricultural Resources, are applicable to the Indirect Conversion of Agricultural Resources.

7.2.2.4 Issue 4: Direct and Indirect Loss or Conversion of Forestry Resources

- Bio-1.1** Create a Conservation Subdivision Program that facilitates conservation-oriented project design through changes to the Subdivision Ordinance, Resource Protection Ordinance, Zoning Ordinance, Groundwater Ordinance, and other regulations as necessary. It is intended that these changes will promote conservation of natural resources and open space while improving mechanisms for flexibility in project design so that production of housing stock is not negatively impacted. Additionally, any such allowances of flexibility must be done with consideration of community character through planning group coordination and/or findings required for project approval.
- Bio-1.3** Implement conservation agreements through Board Policy I-123, as this will facilitate preservation of high-value habitat in the County’s MSCP Subarea Plan.
- Bio-1.5** Utilize County Guidelines for Determining Significance for Biological Resources to identify adverse impacts to biological resources. Also, utilize the County Geographic Information System records and the Comprehensive Matrix of Sensitive Species to locate special status species populations on or near project sites. This information will be used to avoid or mitigate impacts as appropriate.
- Bio-1.6** Implement the RPO, BMO, and HLP Ordinance to protect wetlands, wetland buffers, sensitive habitat lands, biological resource core areas, linkages, corridors, high-value habitat areas, subregional coastal sage scrub focus areas, and populations of rare, or endangered plant or animal species.
- Bio-1.7** Minimize edge effects from development projects located near sensitive resources by implementing the County Noise Ordinance, the County Groundwater Ordinance, the County’s Landscaping Regulations (currently part of the Zoning Ordinance), and the County Watershed Protection, Storm Water Management, and Discharge Control Ordinance.

7.2.3 Air Quality

7.2.3.1 Issue 1: Air Quality Plans

- Air-2.6** Use County Guidelines for Determining Significance for Air Quality to identify and mitigate adverse environmental effects on air quality.
- Air-2.7** Implement County Air Pollution Control District (APCD) regulations for air emissions from all sources under its jurisdiction.
- Air-2.9** Implement the Grading, Clearing, and Watercourses Ordinance by requiring all clearing and grading to be conducted with dust control measures.
- M-Air-1.1** The County of San Diego shall provide to SANDAG a revised population, employment, and housing forecast that reflects the anticipated growth generated from the Proposed Project. The updated forecast provided to SANDAG shall be used to inform the APCD to update the RAQS and SIP. The County of San Diego also shall notify the APCD of this revised forecast for use in the future update to the RAQS and SIP as required.
- M-Air-1.2** All future construction of residential units on properties approved for increased densities or intensities shall have no wood-burning stoves and all fireplaces shall be fueled by natural gas.

7.2.3.2 Issue 2: Air Quality Violations

- Air-2.5** Require that the following measures be implemented on all construction projects where project emissions are above the SLTs:
- Multiple applications of water during grading between dozer/scrapper passes
 - Paving, chip sealing or chemical stabilization of internal roadways after completion of grading
 - Use of sweepers or water trucks to remove “track-out” at any point of public street access
 - Termination of grading if winds exceed 25 miles per hour
 - Stabilization of dirt storage piles by chemical binders, tarps, fencing or other erosion control
 - Use of low-sulfur fuels in construction equipment
 - Use of low-VOC paints
 - Projects exceeding SLTs will require ten percent of the construction fleet to use any combination of diesel catalytic converters, diesel oxidation catalysts, diesel particulate filters and/or CARB certified Tier I, II, III, IV equipment. Equipment is certified if it meets emission standards established by the EPA for mobile non-road diesel engines of almost all types. Standards established for hydrocarbons, oxides of nitrogen (NO_x), carbon monoxide, and particulate matter. Tier I standards are for engines over 50 hp (such as bulldozers) built between 1996 and 2000, and engines under 50 hp (such as lawn tractors) built between 1999 and 2000. Tier II standards are for all engine sizes from 2001 to 2006, and Tier III standards are for engines rated over 50 hp from 2006 to 2008

(EPA 1998). Tier IV standards apply to engines of all sizes built in 2008 or later. Standards are increasingly stringent from Tier I to Tier IV (EPA 2004).

- Air-2.6** Use County Guidelines for Determining Significance for Air Quality to identify and mitigate adverse environmental effects on air quality.
- Air-2.7** Implement County Air Pollution Control District (APCD) regulations for air emissions from all sources under its jurisdiction.
- Air-2.9** Implement the Grading, Clearing, and Watercourses Ordinance by requiring all clearing and grading to be conducted with dust control measures.
- M-Air-1.2** All future construction of residential units on properties approved for increased densities or intensities shall have no wood-burning stoves and all fireplaces shall be fueled by natural gas.

7.2.3.3 Issue 3: Non-Attainment Criteria Pollutants

The mitigation measures identified above in Section 7.2.3.2 for Issue 2: Air Quality Violations would also apply to the non-attainment criteria pollutants.

7.2.3.4 Issue 4: Sensitive Receptors

- Air-4.1** Use the policies set forth in the CARB's Land Use and Air Quality Handbook (CARB 2005) as a guideline for siting sensitive land uses. Implementation of this measure will ensure that sensitive land uses such as residences, schools, day care centers, playgrounds, and medical facilities are sited appropriately to minimize exposure to emissions of TACs.

7.2.3.5 Issue 5: Objectionable Odors

The proposed project would not result in significant direct or cumulative impacts associated with objectionable odors; therefore, no mitigation is necessary.

7.2.4 Biological Resources

7.2.4.1 Issue 1: Special Status Species

- Bio-1.1** Create a Conservation Subdivision Program that facilitates conservation-oriented project design through changes to the Subdivision Ordinance, Resource Protection Ordinance, Zoning Ordinance, Groundwater Ordinance, and other regulations as necessary. It is intended that these changes will promote conservation of natural resources and open space while improving mechanisms for flexibility in project design so that production of housing stock is not negatively impacted. Additionally, any such allowances of flexibility must be done with consideration of community character through planning group coordination and/or findings required for project approval.
- Bio-1.2** Implement and revise existing Habitat Conservation Plans/Policies to preserve sensitive resources within a cohesive system of open space. In addition, continue preparation of MSCP Plans for North County and East County.

- Bio-1.3** Implement conservation agreements through Board Policy I-123, as this will facilitate preservation of high-value habitat in the County's MSCP Subarea Plan.
- Bio-1.4** Coordinate with nonprofit groups and other agencies to acquire preserve lands.
- Bio-1.5** Utilize County Guidelines for Determining Significance for Biological Resources to identify adverse impacts to biological resources. Also utilize the County's Geographic Information System (GIS) records and the Comprehensive Matrix of Sensitive Species to locate special status species populations on or near project sites. This information will be used to avoid or mitigate impacts as appropriate.
- Bio-1.6** Implement the RPO, BMO, and HLP Ordinance to protect wetlands, wetland buffers, sensitive habitat lands, biological resource core areas, linkages, corridors, high-value habitat areas, subregional coastal sage scrub focus areas, and populations of rare, or endangered plant or animal species.
- Bio-1.7** Minimize edge effects from development projects located near sensitive resources by implementing the County Noise Ordinance, the County Groundwater Ordinance, the County's Landscaping Regulations (currently part of the Zoning Ordinance), and the County Watershed Protection, Storm Water Management, and Discharge Control Ordinance.

7.2.4.2 Issue 2: Riparian Habitat and Other Sensitive Natural Communities

In addition to the following mitigation measures, the measures listed under Section 7.2.4.1, Issue 1: Special Status Species, contribute to a reduced impact to riparian habitat and other sensitive natural communities.

- Bio-2.1** Revise the Ordinance Relating to Water Conservation for Landscaping to incorporate appropriate plant types and regulations requiring planting of native or compatible non-native, non-invasive plant species in new development.
- Bio-2.2** Require that development projects obtain CWA Section 401/404 permits issued by the California Regional Water Quality Control Board and U.S. Army Corps of Engineers for all project-related disturbances of waters of the U.S. and/or associated wetlands. Also continue to require that projects obtain Fish and Game Code Section 1602 Streambed Alteration Agreements from the California Department of Fish and Game for all project-related disturbances of streambeds.
- Bio-2.3** Ensure that wetlands and wetland buffer areas are adequately preserved whenever feasible to maintain biological functions and values.
- Bio-2.4** Implement the Watershed Protection, Storm Water Management, and Discharge Control Ordinance to protect wetlands.

7.2.4.3 Issue 3: Federally Protected Wetlands

Mitigation measures Bio-1.1, Bio-1.5, Bio-1.6, Bio-1.7, Bio-2.2, Bio-2.3, and Bio-2.4 described above in Sections 7.2.4.1 and 7.2.4.2 would also apply to federally protected wetlands.

7.2.4.4 Issue 4: Wildlife Movement Corridors and Nursery Sites

Mitigation measures Bio-1.1, Bio-1.2, Bio-1.3, Bio-1.4, Bio-1.5, Bio-1.6, Bio-1.7 and Bio-2.3 as described above in Sections 7.2.4.1 and 7.2.4.2 would also apply to wildlife corridors.

7.2.4.5 Issue 5: Local Policies and Ordinances

Impacts associated with conflicts with local policies and ordinances would be less than significant; therefore, mitigation is not required.

7.2.4.6 Issue 6: Habitat Conservation Plans and NCCPs

Impacts associated with conflicts with HCPs and NCCPs would be less than significant; therefore, mitigation is not required.

7.2.5 Cultural Resources

7.2.5.1 Issue 1: Historical Resources

- Cul-1.1** Utilize the RPO, CEQA, the Grading and Clearing Ordinance, and the Zoning Ordinance to identify and protect important historic and archaeological resources by requiring appropriate reviews and applying mitigation when impacts are significant.
- Cul-1.2** Provide incentives through the Mills Act to encourage the restoration, renovation, or adaptive reuse of historic resources.
- Cul-1.3** Initiate a new effort to identify and catalog historic and potentially historic resources within unincorporated San Diego County. This process will require public participation and evaluation by County staff and the Historic Site Board. The anticipated result of this effort is: (1) at minimum, landowners will be better informed of potential resources on their properties as well as the options available to them under the State/National Register or the Mills Act; and (2) in some cases, properties may be zoned with a special area designator for historic resources, thereby restricting demolition/removal and requiring a Site Plan permit for proposed construction which will be reviewed by the Historic Site Board.
- Cul-1.4** Support the Historic Site Board in their efforts to provide oversight for historic resources.
- Cul-1.5** Ensure landmarking and historical listing of County owned historic sites.
- Cul-1.6** Implement, and update as necessary, the County's Guidelines for Determining Significance for Cultural Resources to identify and minimize adverse impacts to historic and archaeological resources.
- Cul-1.7** Identify potentially historic structures within the County and enter the information in the Department of Planning and Land Use property database. Identification will occur by compiling information from all available sources (e.g., County surveys, Historic Site Board, information received from SOHO and community planning groups, information from other jurisdictions, etc.) and shall be updated at least every five years.

- Cul-1.8** Revise the Resource Protection Ordinance (RPO) to apply to the demolition or alteration of identified significant historic structures.

7.2.5.2 Issue 2: Archaeological Resources

- Cul-2.1** Develop management and restoration plans for identified and acquired properties with cultural resources.
- Cul-2.2** Facilitate the identification and acquisition of important resources through collaboration with agencies, tribes, and institutions, such as the South Coast Information Center (SCIC), while maintaining the confidentiality of sensitive cultural information.
- Cul-2.3** Support the dedication of easements that protect important cultural resources by using a variety of funding methods, such as grant or matching funds, or funds from private organizations.
- Cul-2.4** Protect significant cultural resources through regional coordination and consultation with the NAHC and local tribal governments, including SB-18 review.
- Cul-2.5** Protect undiscovered subsurface archaeological resources by requiring grading monitoring by a qualified archaeologist and a Native American monitor for all ground disturbing activities, and also, when feasible, during initial surveys.
- Cul-2.6** Protect significant cultural resources by facilitating the identification and acquisition of important resources through regional coordination with agencies, and institutions, such as the South Coast Information Center (SCIC) and consultation with the Native American Heritage Commission (NAHC) and local tribal governments, including SB-18 review, while maintaining the confidentiality of sensitive cultural information.

7.2.5.3 Issue 3: Paleontological Resources

- Cul-3.1** Implement the Grading Ordinance and CEQA to minimize impacts to paleontological resources, require a paleontological resources monitor during grading when appropriate, and apply appropriate mitigation when impacts are significant.
- Cul-3.2** Implement, and update as necessary, the County's Guidelines for Determining Significance for Paleontological Resources to identify and minimize adverse impacts to paleontological resources.

7.2.5.4 Issue 4: Human Remains

- Cul-4.1** Include regulations and procedures for discovery of human remains in all land disturbance and archaeological related programs. Ensure that all references to discovery of human remains promote preservation and include proper handling and coordination with Native American groups. Apply appropriate mitigation when impacts are significant.

7.2.5.5 Issue 5: Tribal Cultural Resources

The 2011 PEIR did not include mitigation measures related to tribal cultural resources because the General Plan was certified prior to the adoption of AB 52. Therefore, the following new mitigation measures have been identified that would reduce potential impacts to tribal cultural resources to less than significant:

- M-Cul-5.1** Facilitate the identification of tribal cultural resources through field studies, collaboration with agencies, tribes, and institutions, such as the South Coast Information Center, while maintaining the confidentiality of sensitive cultural information.
- M-Cul-5.2** Require development to avoid tribal cultural resources, if feasible. If complete avoidance is not possible, require development to mitigate impacts to tribal cultural resources pursuant to Assembly Bill 52.
- M-Cul-5.3** Support the dedication of easements that protect tribal cultural resources.
- M-Cul-5.4** Protect significant tribal cultural resources through regional coordination and consultation with the Native American Heritage Commission and local tribal governments, including Senate Bill 18 and Assembly Bill 52 consultation.

7.2.6 Geology and Soils

Impacts related to geology and soils were determined to be less than significant; therefore, mitigation is not required.

7.2.7 Hazards and Hazardous Materials

7.2.7.1 Issue 1: Transport, Use, and Disposal of Hazardous Materials

Impacts related to the transportation, use and disposal of hazardous materials are less than significant; therefore, mitigation is not required.

7.2.7.2 Issue 2: Accidental Release of Hazardous Materials

Impacts related to the related to the accidental release of hazardous materials are less than significant; therefore, mitigation is not required.

7.2.7.3 Issue 3: Hazards to Schools

Impacts related to hazards to schools were found to be less than significant; therefore, mitigation is not required.

7.2.7.4 Issue 4: Existing Hazardous Materials Sites

Impacts related to existing hazardous materials sites were found to be less than significant; therefore, mitigation is not required.

7.2.7.5 Issues 5 and 6: Public and Private Airports

Impacts related to public and private airports were determined to be less than significant; therefore, mitigation is not required.

7.2.7.6 Issue 7: Emergency Response and Evacuation Plans

- Haz-3.1** Facilitate coordination between DPLU and the Office of Emergency services to implement and periodically update the Hazard Mitigation Plan.
- Haz-3.2** Implement the CEQA Guidelines for Determining Significance to ensure that discretionary projects do not adversely impact emergency response or evacuation plans. Also implement the County Public Road Standards and County Private Road Standards during these reviews and ensure that road improvements are consistent with Emergency Response and Evacuation Plans. Apply appropriate mitigation when impacts are significant.
- Haz-3.3** Prepare Fire Access Road network plans and include in Community Plans or other document as appropriate. Also implement the County Fire Code and require fire apparatus access roads and secondary access for projects.

7.2.7.7 Issue 8: Wildland Fires

- Haz-4.1** Identify and minimize potential fire hazards for future development by using and maintaining a database that identifies fire prone areas, locating development away from Fire Hazard areas whenever practicable, and adhering to the County Guidelines for Determining Significance for Wildland Fires & Fire Protection and applying appropriate mitigation when impacts are significant.
- Haz-4.2** Conduct effective and environmentally sensitive brush management measures such as: addressing habitat-specific fire controls within Resource Management Plans; implementation of the Weed Abatement Ordinance and enforcing proper techniques for maintaining defensible space around structures; coordination with the local FAHJ to ensure that district goals for fuel management and fire protection are being met; and recognizing the Memorandum of Understanding between the wildlife agencies and fire authorities that guides the abatement of flammable vegetation without violating environmental regulations for habitat protection.
- Haz-4.3** Enforce and comply with Building and Fire Code to ensure there are adequate fire service levels; and require site and/or building designs that incorporate features that reduce fire hazards. Also implement the General Plan Regional Category map and Land Use Maps, which typically show lower densities in wildland areas.
- Haz-4.4** Create a Conservation Subdivision Program that facilitates conservation-oriented, fire-safe, project design through changes to the Subdivision Ordinance, Resource Protection Ordinance, Zoning Ordinance, Groundwater Ordinance, and other regulations as necessary.

7.2.7.8 Issue 9: Vectors

Impacts related to the exposure of the public to vectors were found to be less than significant; therefore, mitigation is not necessary.

7.2.8 Hydrology and Water Quality

7.2.8.1 Issue 1: Water Quality Standards and Requirements

- Hyd-1.1** Update and implement the County of San Diego's Jurisdictional Urban Runoff Management Program (JURMP).
- Hyd-1.2** Implement and revise as necessary the Watershed Protection Ordinance to reduce the adverse effects of polluted runoff discharges on waters and to encourage the removal of invasive species and restore natural drainage systems.
- Hyd-1.3** Establish and implement LID standards for new development to minimize runoff and maximize infiltration.
- Hyd-1.4** Revise and implement the Stormwater Standards Manual requiring appropriate measures for land use with a high potential to contaminate surface water or groundwater resources.
- Hyd-1.5** Utilize the County Guidelines for Determining Significance for Surface Water Quality, Hydrology, and Groundwater Resources to identify adverse environmental effects.
- Hyd-1.6** Implement, and revise as necessary, Board Policy I-84 requiring that discretionary project applications include commitments from available water and sanitation districts.
- Hyd-1.7** Ensure County planning staff participation in the review of wastewater facility long range and capital improvement plans.
- Hyd-1.8** Allow wastewater facilities contingent upon approval of Major Use Permit to ensure facilities are adequately sized.
- Hyd-1.9** Review septic system design, construction, and maintenance in cooperation with the Regional Water Quality Control Board through the Septic Tank Permit Process.
- Hyd-1.10** Coordinate with the State Water Resources Control Board to develop statewide performance and design standards for conventional and alternative On-site Wastewater Treatment Systems.

7.2.8.2 Issue 2: Groundwater Supplies and Recharge

In addition to the following mitigation measures, measures Hyd-1.1, Hyd-1.2, Hyd-1.3, Hyd-1.4, and Hyd-1.5 identified in Section 7.2.8.1, Issue 1: Water Quality Standards and Requirements, would also apply to groundwater supplies and recharge.

- Hyd-2.1** Implement, and revise as necessary, Board Policy I-84 requiring that discretionary project applications include commitments from available water districts. Also implement and revise as necessary Board Policy G-15 to conserve water at County facilities.
- Hyd-2.2** Implement the Groundwater Ordinance to balance groundwater resources with new development. Also revise the Ordinance Relating to Water Conservation for Landscaping (currently Zoning Ordinance Sections 6712 through 6725) to further water conservation through the use of recycled water.

- Hyd-2.3** Establish a water credits program between the County and the Borrego Water District to provide a streamlined and consistent process for the permanent cessation of outdoor water intensive uses such as irrigated agricultural or golf course land.
- Hyd-2.4** Coordinate with the San Diego County Water Authority and other water agencies to coordinate land use planning with water supply planning and implementation and enhancement of water conservation programs.
- Hyd-2.5** Implement and revise as necessary the Resource Protection Ordinance and Policy I-68 Proposed Projects in Flood Plains / Floodways to restrict development in flood plains / floodways.

7.2.8.3 Issue 3: Erosion or Siltation

In addition to the following mitigation measures, measures Hyd-1.2, Hyd-1.3, and Hyd-1.5 identified above in Section 7.2.8.1, Issue 1: Water Quality Standards and Requirements, would also apply to erosion or siltation.

- Hyd-3.1** Implement and revise, as necessary, ordinances to require new development to be located down and away from ridgelines, conform to the natural topography, not significantly alter dominant physical characteristics of the site, and maximize natural drainage and topography when conveying stormwater.
- Hyd-3.2** Implement and revise as necessary the RPO to limit development on steep slopes. Also incorporate Board Policy I-73, the Hillside Development Policy, into the RPO to the extent that it will allow for one comprehensive approach to steep-slope protections.
- Hyd-3.3** Implement the Grading, Clearing and Watercourses Ordinance to protect development sites against erosion and instability.

7.2.8.4 Issue 4: Flooding

In addition to the following mitigation measures, measures Hyd-1.1, Hyd-1.2, Hyd-1.3, Hyd-1.4, Hyd-1.5, and Hyd-2.5 identified above in Sections 7.2.8.1 and 7.2.8.2, would also apply to flooding.

- Hyd-4.1** Implement the Flood Damage Prevention Ordinance to reduce flood losses in specified areas.
- Hyd-4.2** Implement the Grading, Clearing and Watercourses Ordinance to limit activities affecting watercourses.
- Hyd-4.3** Implement and revise as necessary Board Policies such as: Policy I-68, which establishes procedures for projects that impact floodways; Policy I-45, which defines watercourses that are subject to flood control; and Policy I-56, which permits, and establishes criteria for, staged construction of off-site flood control and drainage facilities by the private sector when there is a demonstrated and substantial public, private or environmental benefit.

7.2.8.5 Issue 5: Exceed Capacity of Stormwater Systems

Mitigation measures Hyd-1.1, Hyd-1.2, Hyd-1.3, Hyd-1.4, Hyd-1.5, Hyd-2.5, Hyd-3.1, Hyd-4.1, Hyd-4.2, and Hyd-4.3 as identified above in Sections 7.2.8.1, 7.2.8.2, 7.2.8.3, and 7.2.8.4 would also apply to capacity of stormwater systems.

7.2.8.6 Issue 6: Housing within a 100-year Flood Hazard Area

In addition to the following mitigation measure, measures Hyd-1.2, Hyd-1.5, Hyd-2.5, Hyd-4.1 and Hyd-4.2 identified above in Sections 7.2.8.1, 7.2.8.2 and 7.2.8.4 would also apply to housing within a 100-year flood hazard area.

Hyd-6.1 Implement the RPO to prohibit development of permanent structures for human habitation or employment in a floodway and require planning of hillside developments to minimize potential soil, geological and drainage problems.

7.2.8.7 Issue 7: Impeding or Redirecting Flood Flows

Mitigation measures Hyd-1.2, Hyd-1.5, Hyd-2.5, Hyd-4.1, Hyd-4.2, Hyd-4.3 and Hyd-6.1 identified above in Sections 7.2.8.1, 7.2.8.2, 7.2.8.4 and 7.2.8.6 would also apply to impeding or redirecting flood flows.

7.2.8.8 Issue 8: Dam Inundation and Flood Hazards

In addition to the following mitigation measures, measures Hyd-1.2, Hyd-1.5, Hyd-2.5, Hyd-4.1, Hyd-4.2, Hyd-4.3, and Hyd-6.1 identified above in Sections 7.2.8.1, 7.2.8.2, 7.2.8.4 and 7.2.8.6 would also apply to dam inundation and flood hazards.

Hyd-8.1 Perform regular inspections and maintenance of County reservoirs to prevent dam failure.

Hyd-8.2 Review discretionary projects for dam inundation hazards through application of the County's Guidelines for Determining Significance for Hydrology and Guidelines for Determining Significance for Emergency Response Plans.

7.2.8.9 Issue 9: Seiche, Tsunami, and Mudflow Hazards

Mitigation measures Hyd-3.1, Hyd-3.2, and Hyd-3.3 as described above in Section 7.2.8.3, Issue 3: Erosion or Siltation, are applicable to the issue of seiche, tsunami and mudflow hazards.

7.2.9 Land Use

7.2.9.1 Issue 1: Physical Division of an Established Community

Impacts related to the physical division of an established community were found to be less than significant; therefore, mitigation is not necessary.

7.2.9.2 Issue 2: Conflicts with Land Use Plans, Policies, and Regulations

Mitigation measures Aes-1.1 through Aes-1.11, Aes-3.1, Aes-3.2, Agr-1.1 through Agr-1.5, Agr-2.1, Air-2.5 through Air-2.9, M-Air-1.1, M-Air-1.2, Bio-1.1 through Bio-1.7, Haz-4.1 through Haz-4.4, Hyd-1.1 through Hyd-1.5, Hyd-2.1 through Hyd-2.5, Hyd-4.1 through Hyd-4.3, Hyd-6.1, Hyd-8.1, Hyd-8.2, M-Pop-1.1, Pub-1.1 through Pub-1.9, USS-2.1 through USS-2.3 and USS-4.1 through USS-4.7 as described above and below in Sections 7.2.1.1, 7.2.1.3, 7.2.2.1, 7.2.2.2, 7.2.3.1, 7.2.3.2, 7.2.4.1, 7.2.7.8, 7.2.8.1, 7.2.8.2, 7.2.8.4, 7.2.8.6, 7.2.8.8, 7.2.12.1, 7.2.13.1, 7.2.16.2, and 7.2.16.4 are applicable to the issue of conflicts with land use plans, policies, and regulations.

7.2.9.3 Issue 3: Conflicts with HCPs or NCCPs

Impacts associated with conflicts with adopted HCPs and NCCPs would be less than significant; therefore, mitigation is not required.

7.2.10 Mineral Resources

7.2.10.1 Issue 1: Mineral Resource Availability

- Min-1.1** Assess the impact of new development on mineral resources as required by the County Guidelines for Determining Significance for Mineral Resources. Update the CEQA Guidelines for Determining Significance (Mineral Resources) to include the requirement to evaluate whether access is being maintained to existing mining sites.
- Min-1.2** Revise and update the County ordinances to designate areas of known importance for mineral resources as follows:
- Update the Zoning Ordinance with the addition of a Mining Compatibility Designator or Overlay that identifies parcels with a high potential for mineral resources. The purpose is to take into account the potential mineral resources not to preclude the potential mining use. In addition, specify that notification of potential mining use is provided to all parcels within a 1,500 foot radius of parcels with a Mining Compatibility Designator/Overlay.
 - Revise the Zoning Ordinance to facilitate recycling of salvaged concrete, asphalt, and rock by allowing this activity to occur by right at permitted mining facilities.
 - Revise the Zoning Ordinance and Grading Ordinance to authorize surface mining operations with a Surface Mining Permit rather than a MUP. Incorporate findings of approval that reflect Mineral Compatibility Designator, SMARA Sections 2762 and 2763, and the inherent nature of surface mining operations. Parcels with a high potential for mineral resources could include those areas designated as MRZ-2 or other areas identified as containing mineral resources that are located where a sufficient buffer is available so that extraction activities are feasible.
- Min-1.3** Request that the State Geologist identify mineral resources in previously unmapped areas of East and North County.

7.2.10.2 Issue 2: Mineral Resource Recovery Sites

The mitigation measures identified in Section 7.2.10.1, Issue 1: Mineral Resource Availability, would also apply to loss of mineral resource recovery sites.

7.2.11 Noise

7.2.11.1 Issue 1: Excessive Noise Levels

- Noi-1.1** Require an acoustical analysis whenever a new development may result in any existing or future noise sensitive land uses being subject to on-site noise levels of 60 dBA (CNEL) or greater, or other land uses that may result in noise levels exceeding the "Acceptable" standard in the Noise Compatibility Guidelines (Table N-1 in the Noise Element).
- Noi-1.2** Revise the Guidelines for Determining Significance for new developments where the exterior noise level on patios or balconies for multi-family residences or mixed-use development exceeds 65 dBA (CNEL), a solid noise barrier is incorporated into the building design of balconies and patios for units that exceed 65 dBA (CNEL) while still maintaining the openness of the patio or balcony.
- Noi-1.3** Require an acoustical study for projects proposing amendments to the County General Plan Land Use Element and/or Mobility Element that propose a significant increase to the average daily traffic due to trips associated with the project beyond those anticipated in the General Plan.
- Noi-1.4** Edit the Guidelines for Determining Significance standard mitigation and project design considerations to promote traffic calming design, traffic control measures, and low-noise pavement surfaces that minimize motor vehicle traffic noise.
- Noi-1.5** Coordinate with Caltrans and SANDAG as appropriate to identify and analyze appropriate route alternatives that may minimize noise impacts to noise sensitive land uses within the unincorporated areas of San Diego County.
- Noi-1.6** Coordinate with SANDAG, MTS, California High-Speed Rail Authority as appropriate, and passenger and freight train operators to install noise attenuation features to minimize impacts to adjacent residential or other noise sensitive land uses.
- Noi-1.7** Work with project applicants during the scoping phase of proposed projects to take into consideration impacts resulting from on-site noise generation to noise sensitive land uses located outside the County's jurisdictional authority. The County will notify and coordinate with the appropriate jurisdiction(s) to determine appropriate project design techniques and/or mitigation.
- Noi-1.8** Implement and/or establish procedures (or cooperative agreements) with Caltrans, the City of San Diego, and other jurisdictions as appropriate to ensure that a public participation process or forum is available for the affected community to participate and discuss issues regarding transportation generated noise impacts for new or expanded roadway projects that may affect noise sensitive land uses within the unincorporated areas of San Diego County.

- Noi-1.9** Coordinate with Caltrans and the DPLU Landscape Architect, and receive input from community representatives as appropriate (e.g., Planning or Sponsor Group) to determine the appropriate noise mitigation measure (planted berms, noise attenuation barriers or a combination of the two) to be required as a part of the proposals for roadway improvement projects and ensure that the County's Five Year Capital Improvement Program and Preliminary Engineering Reports address noise impacts and appropriate mitigation measures for road improvement projects within or affecting the unincorporated area of the County.

7.2.11.2 Issue 2: Excessive Groundborne Vibration

- Noi-2.1** For Land Use Designations defined in Table 2.11-14, a ground-borne vibration technical study shall be required for proposed land uses within the following distances from the Sprinter Rail Line right-of-way and the property line: 600 feet of a Category 1 Land Use, 200 feet of a Category 2 Land Use, and 120 feet of a Category 3 Land Use. If necessary, mitigation shall be required for land uses in compliance with the standards listed in Tables 2 and 3 of the County of San Diego Guidelines for Determining Significance for Noise.
- Noi-2.2** Revise the County CEQA determinations of significance to reflect limits in the Noise Compatibility Guidelines and Noise Standards [Policy N-3.1]. Periodically review the Guidelines for Determining Significance to incorporate standards for minimizing effects of groundborne vibration during project operation or construction.
- Noi-2.3** Review project applications for industrial facilities to ensure they are located in areas that would minimize impacts to noise-sensitive land uses. Revise CEQA Guidelines for Determining Significance to incorporate appropriate noise attenuation measures for minimizing industrial-related noise.
- Noi-2.4** Require an acoustical study whenever a proposed extractive land use facility may result in a significant noise impact to existing noise sensitive land uses, or when a proposed noise sensitive land use may be significantly affected by an existing extractive land use facility. The results of the acoustical study may require a "buffer zone" to be identified on all Major Use Permit applications for extractive facilities whenever a potential for a noise impact to noise sensitive land uses may occur.

7.2.11.3 Issue 3: Permanent Increase in Ambient Noise Levels

In addition to the following mitigation measures, measures Noi-1.3, Noi-1.4, Noi-1.5, Noi-1.8, Noi-2.3 and Noi-2.4 as described above in Sections 7.2.11.1 and 7.2.11.2 would also apply to permanent increases in ambient noise levels.

- Noi-3.1** Ensure that for new County road improvement projects either the County's Noise Standards are used to evaluate noise impacts or the project does not exceed 3 decibels over existing noise levels.
- Noi-3.2** Work with the project applicant during the review of either the building permit or discretionary action (whichever is applicable) to determine appropriate noise reduction site design techniques that include:
- Orientation of loading/unloading docks away from noise sensitive land uses
 - Setbacks or buffers to separate noise generating activities from noise sensitive land uses

- Design on-site ingress and egress access away from noise sensitive land uses

7.2.11.4 Issue 4: Temporary Increase in Ambient Noise Levels

- Noi-4.1** Periodically review and revise the Noise Ordinance and Section 6300 of the Zoning Ordinance as necessary to ensure appropriate restrictions for intermittent, short-term, or other nuisance noise sources.
- Noi-4.2** Augment staff and equipment as appropriate to facilitate enforcement of the Noise Ordinance.

7.2.11.5 Issues 5: Excessive Noise Exposure from a Public or Private Airport

Impacts associated with excessive noise exposure from a public or private airport would be less than significant; therefore, mitigation is not required.

7.2.12 Population and Housing

7.2.12.1 Population Growth

- M-Pop-1.1** The County of San Diego shall provide to SANDAG a revised population, employment, and housing forecast that reflects the anticipated growth generated from the Proposed Project.

7.2.12.2 Displacement of Housing

Impacts associated with displacement of housing would be less than significant; therefore, mitigation is not required.

7.2.12.3 Displacement of People

Impacts associated with displacement of people would be less than significant; therefore, mitigation is not required.

7.2.13 Public Services

7.2.13.1 Issue 1: Fire Protection Services

- Pub-1.1** Participate in interjurisdictional reviews to gather information on and review and provide comments on plans for new or expanded governmental facilities in the region.
- Pub-1.2** Plan and site governmental facilities that are context-specific according to their location in village, semi-rural, or rural lands.
- Pub-1.3** Revise Board Policy I-63 to minimize leapfrog development and to establish specific criteria for GPAs proposing expansion of areas designated Village regional category. This is intended to limit unexpected demands for new or expanded public services and the associated governmental facilities.

- Pub-1.4** Review General Plan Amendments for consistency with the goals and policies of the General Plan such that future development in hazardous wildfire areas will be limited to low-density land uses that do not necessitate extensive new fire protection facilities.
- Pub-1.5** Implement, and revise as necessary, Board Policy I-84 requiring that discretionary project applications include commitments from available fire protection districts. These commitments shall also demonstrate that the distance between the projects and the fire service facilities do not result in unacceptable travel times.
- Pub-1.6** Maintain and use the County GIS and the County Guidelines for Determining Significant impacts in order to identify fire prone areas during the review of development projects. Once identified, ensure that development proposals meet requirements set by the FAHJ and that new/additional fire protection facilities are not required; or, if such facilities are required, that potential environmental impacts resulting from construction are evaluated along with the development project under review.
- Pub-1.7** Implement the Building and Fire code to ensure there are adequate fire protections in place associated with the construction of structures and their defensibility, accessibility and egress, adequate water supply, coverage by the local fire district, and other critical issues.
- Pub-1.8** Require CEQA reviews on new public facilities (fire, sheriff, libraries, etc.) or significant expansions and mitigation of environmental impact to the extent feasible.
- Pub-1.9** Implement procedures to ensure new large development projects fund their fair share toward fire services facilities and explore, and if feasible, establish an impact fee program or Mello-Roos District for all new development to fund their fair share contribution toward fire service facilities. Large development projects are required to provide their fair share contribution to fire services either by providing additional funds and/or development of infrastructure.

7.2.13.2 Issue 2: Police Protection Services

Mitigation measures Pub-1.1, Pub-1.2, and Pub-1.3 identified above in Section 7.2.13.1, Issue 1: Fire Protection Services, would also apply to the issue of police protection services.

7.2.13.3 Issue 3: School Services

In addition to the following mitigation measures, measures Pub-1.1, Pub-1.2, and Pub-1.3 identified above in Section 7.2.13.1, Issue 1: Fire Protection Services, would also apply to the issue of school services.

- Pub-3.1** Coordinate with school districts to encourage siting new facilities in accordance with the County's General Plan and encourage implementing feasible mitigation measures to mitigate environmental impacts.
- Pub-3.2** Implement, and revise as necessary, Board Policy I-84 requiring that discretionary project applications include commitments from available school districts.

7.2.13.4 Issue 4: Other Public Services

Mitigation measures Pub-1.1, Pub-1.2, and Pub-1.3 identified above in Section 7.2.13.1, Issue 1: Fire Protection Services, would also apply to the issue of other public services.

7.2.14 Recreation

7.2.14.1 Issue 1: Deterioration of Parks and Recreational Facilities

- Rec-1.1** Implement Board Policy I-44 to identify park and recreation needs and priorities for communities, and utilize the Community Plans when identifying park and recreation facility requirements.
- Rec-1.2** Coordinate with communities, agencies and organizations to identify, prioritize and develop park and recreation needs. This shall include: pursuing partnership opportunities with school districts and other agencies to develop new park and recreation facilities; on-going support of the Park Advisory Committee and use of community center surveys to solicit input on park and recreation program and facility needs and issues; and continuing partnerships with other jurisdictions to share operation and maintenance costs for facilities via joint powers agreements.
- Rec-1.3** Prepare a design manual to provide concepts for park and recreation facility components to reflect locational considerations. The manual shall also include concepts for providing primitive low impact public access to open space areas. The needs for such accesses shall be identified through continued coordination with community groups.
- Rec-1.4** Participate in discretionary project review of residential projects with 50 or more units to identify park facility needs. Also, implement the Subdivision Ordinance to require the provision of trail and pathways shown on the Regional Trails Plan or Community Trails Master Plan. In addition, modify development standards and design guidelines to include common open space amenities, such as tot lots, and the use of universal design features that accommodate both abled and disabled individuals.
- Rec-1.5** Attain funding for land acquisition and construction of recreational facilities by taking the following actions: implement the PLDO; solicit grants and bonds to fund the operation and maintenance of park and recreation facilities; and form Landscape Improvement Districts and County Service Areas.
- Rec-1.6** Acquire trail routes across private lands through direct purchase, easements, and dedication, or by other means from a willing property owner/seller. Encourage the voluntary dedication of easements and/or gifts of land for trails through privately-owned lands, including agricultural and grazing lands.
- Rec-1.7** Prioritize the acquisition and development of trail segments in a manner to provide maximum environmental and public benefit given available public and private resources and the population served. As part of this effort, also maintain a database of information on the locations, status of easements, classifications, forms of access, management activities and land ownership relative to trail facilities.

- Rec-1.8** Implement and revise as necessary the Regional Trails Plan as well as the Community Trails Master Plan. This will ensure that community goals, policies, and implementation criteria are defined for community trails. Facilitate interjurisdictional coordination for the implementation of these plans.
- Rec-1.9** Consult with the appropriate governing tribal council to facilitate the provision of trail connections through tribal land and/or Native American cultural resources.
- Rec-1.10** Develop procedures to coordinate the operation and maintenance of pathways with similar activities for adjacent roads and road rights-of-way.
- Rec-1.11** Prioritize open space acquisition needs through coordination with government agencies and private organizations. Once prioritized, acquire open space lands through negotiation with private land owners and through MSCP regulatory requirements. The operation and management of such acquisitions will continue to be achieved by preparing, implementing, and updating Resource Management Plans and MSCP Area Specific Management Directives (ASMDs) for each open space area.

7.2.14.2 Issue 2: Construction of New Recreational Facilities

In addition to the following mitigation measures, measures Rec-1.1, Rec-1.2, Rec-1.3, Rec-1.4, Rec-1.8, Rec-1.9 and Rec-1.11 identified above in Section 7.2.14.1, Issue 1: Deterioration of Parks and Recreational Facilities, would also apply to the construction of new recreational facilities.

- Rec-2.1** Update Community Plans to reflect the character and vision for each individual community; to address civic needs in a community and encourage the co-location of uses; to establish and maintain greenbelts between communities; to prioritize infrastructure improvements and the provision of public facilities for villages and community cores; and to identify pedestrian routes. With these issues addressed in community plans, potential impacts to visual resources, community character, natural resources, cultural resources, and traffic will be substantially lessened should new or expanded recreational facilities be needed in a given community.
- Rec-2.2** Use community design guidelines as a resource when designing park and recreation facilities. This will help ensure that such facilities are consistent with community character.
- Rec-2.3** Amend the Subdivision Ordinance to require new residential development to be integrated with existing neighborhoods by providing connected and continuous road, environmentally-sensitive pathway/trail and recreation/open space networks. Also add new conservation-oriented design guidelines for rural lands projects as part of this amendment. These measures will assist in the planning for recreational facilities as new development is proposed while minimizing impacts to sensitive resources and community character.
- Rec-2.4** Develop procedures to consider designating trails that correspond to existing (non-designated) trails, paths, or unpaved roadbeds that already have a disturbed tread. This will minimize new impacts to the natural environment and will potentially benefit existing trail users.
- Rec-2.5** Through implementation of Resource Management Plans, monitor and manage preserves and trails such that environmental resources do not become impacted as

a result of soil erosion, flooding, fire hazard, or other environmental or man-made effects. Any impacts identified to environmental resources will be restored in accordance with the management directives within the Resource Management Plans.

- Rec-2.6** Develop procedures to encourage the involvement and input of the agricultural community in matters relating to trails on or adjacent to agricultural lands and place a priority on the protection of agriculture.

7.2.15 Transportation and Traffic

7.2.15.1 Issue 1: Traffic and Level of Service Standards

- Tra-1.1** Coordinate with SANDAG and adjacent cities during updates to the RTP to identify a transportation network that maximizes efficiency, enhances connectivity between different modes of travel, and minimizes impacts when locating new freeways and State highways.
- Tra-1.3** Implement the County Public Road Standards during review of new development projects. Also revise the Public Road Standards to include a range of road types according to Regional Category context.
- Tra-1.4** Implement and revise as necessary the County Guidelines for Determining Significance for Transportation and Traffic to evaluate adverse environmental effects of projects and require mitigation when significant impacts are identified.
- Tra-1.5** Implement the Congestion Management Strategies identified in the Regional Transportation Plan and require large projects to mitigate impacts to State highways and freeways.
- Tra-1.6** Develop project review procedures to require large commercial and office development to use Transportation Demand Management Programs to reduce single-occupant vehicle traffic generation and to prepare and forward annual reports to the County on the effectiveness of the program.
- Tra-1.7** Implement the San Diego County TIF Ordinance, which defrays the costs of constructing planned transportation facilities necessary to accommodate increased traffic generated by future development.

7.2.15.2 Issue 2: Road Safety

In addition to the following mitigation measure, measures Tra-1.3, Tra-1.4, and Tra-1.7 identified above in Section 7.2.15.1, Issue 1: Traffic and Level of Service Standards, would also apply to road safety.

- Tra-1.2** Coordinate with Caltrans and adjacent jurisdictions during planning and design for improvements to the freeway and State highway network.

7.2.15.3 Issue 3: Emergency Access

In addition to the following mitigation measures, measures Tra-1.3, Tra-1.4, and Tra-1.6 identified above in Section 7.2.15.1, Issue 1: Traffic and Level of Service Standards, would also apply to emergency access.

- Tra-4.1** Update Community Plans to identify local public road and fire access road networks and pedestrian routes as appropriate.
- Tra-4.2** Implement the Building and Fire Codes to ensure there are adequate service levels in place associated with the construction of structures and their accessibility and egress.
- Tra-4.3** Implement and revise as necessary the County Guidelines for Determining Significance for Wildland Fire and Fire Protection to evaluate adverse environmental effects of projects. Require fire protection plans to ensure the requirements of the County Fire Code and other applicable regulations are being met.
- Tra-4.4** Implement and revise as necessary the Subdivision Ordinance to ensure that proposed subdivisions meet current design and accessibility standards.

7.2.15.4 Issue 4: Alternative Transportation

In addition to the following mitigation measures, measures Tra-4.1 and Tra-4.2 identified above in Sections 7.2.15.3 would also apply to alternative transportation.

- Tra-6.1** During Community Plan updates, establish policies and design guidelines that encourage commercial centers in compact walkable configurations and discourage "strip" commercial development.
- Tra-6.2** Establish comprehensive planning principles for transit nodes such as the Sprinter Station located in North County Metro.
- Tra-6.3** Locate County facilities near transit facilities, whenever feasible.
- Tra-6.4** Coordinate with SANDAG, Caltrans, and tribal governments to maximize opportunities to locate park and ride facilities.
- Tra-6.5** Coordinate with SANDAG, Caltrans, and transit agencies to expand the mass transit opportunities in the unincorporated county and to review the location and design of transit stops. Establish a DPLU transit coordinator to ensure land use issues are being addressed.
- Tra-6.6** Review the improvement plans for railroad facilities in the unincorporated County.
- Tra-6.7** Implement and revise every five years, or as necessary, to identify a long range County bicycle network and qualify for State or other funding sources. Coordinate revisions to the County Bicycle Transportation Plan with the County Trails Program.
- Tra-6.8** Coordinate with SANDAG in the development of a Regional Bicycle Plan to ensure consistency with County transportation plans. Coordinate revisions to the SANDAG Regional Bicycle Plan with the County Trails Program.
- Tra-6.9** Implement and revise as necessary the County Trails Program for trail development and management. Implement and revise as necessary the Community Trails Master Plan, which incorporates adopted individual community trail and pathway plans, based on community goals, policies, and implementation criteria.

7.2.16 Utilities and Service Systems

7.2.16.1 Issue 1: Wastewater Treatment Requirements

- USS-1.1** Participate in interjurisdictional reviews to gather information on and review and provide comments on plans of incorporated jurisdictions and public agencies in the region.
- USS-1.2** Implement and revise as necessary Board Policy I-84 to ensure adequate availability of sewer /sanitation service for development projects that require it. Also revise Board Policy I-78 to include additional criteria and regulatory requirements restricting the location of small wastewater treatment facilities.
- USS-1.3** Ensure County planning staff participation in the review of wastewater facility long range and capital improvement plans.

7.2.16.2 Issue 2: New Water and Wastewater Facilities

- USS-2.1** Revise Board Policy I-63 to minimize leapfrog development and to establish specific criteria for GPAs proposing expansion of areas designated village regional category. This is intended to limit unexpected demands for new water and wastewater facilities.
- USS-2.2** Perform CEQA review on privately-initiated water and wastewater facilities and review and comment on water and wastewater projects undertaken by other public agencies to ensure that impacts are minimized and that projects are in conformance with County plans.
- USS-2.3** Implement, and revise as necessary, the Green Building Program to encourage project designs that incorporate water conservation measures, thereby reducing the potential demand for new water purveyors with the buildout of General Plan Update.

7.2.16.3 Issue 3: Sufficient Stormwater Drainage Facilities

- USS-3.1** Amend the Subdivision Ordinance to add additional design requirements for subdivisions that encourage conservation oriented design. Also amend it to require new residential development to be integrated with existing neighborhoods by providing connected and continuous road, pathway/trail and recreation/open space networks. This will reduce scattered development footprints and increase pervious surfaces in site design, thereby minimizing the need for new stormwater drainage facilities.
- USS-3.2** Prepare Subdivision Design Guidelines that establish a process to identify significant resources on a project site, identify the best areas for development and create a conservation oriented design for both the project and open space areas.
- USS-3.3** Use the County Guidelines for Determining Significance for Surface Water Quality and Hydrology to identify adverse environmental effects on water quality.
- USS-3.4** Implement the LID handbook and establish LID standards for new development to minimize runoff and maximize infiltration.
- USS-3.5** Evaluate the environmental effects of all proposed stormwater drainage facilities and ensure that significant adverse effects are minimized and mitigated.

7.2.16.4 Issue 4: Adequate Water Supplies

- USS-4.1** Review General Plan Amendments for consistency with the goals and policies of the General Plan. This shall include designating groundwater dependent areas with land use density/intensity that is consistent with the long-term sustainability of groundwater supplies; locating commercial, office, civic, and industrial development in villages, town centers or at transit nodes; and ensuring that adequate water supply is available for development projects that rely on imported water.
- USS-4.2** Implement, and revise as necessary, the County Green Building Program with incentives for development that is energy efficient and conserves resources, including both groundwater and imported water.
- USS-4.3** Implement Policy I-84 requiring discretionary projects obtain water district commitment that water services are available. Also Implement and revise as necessary Board Policy G-15 to conserve water at County facilities.
- USS-4.4** Implement the Groundwater Ordinance to balance groundwater resources with new development and implement and revise as necessary the Watershed Ordinance to encourage the removal of invasive species to restore natural drainage systems, thereby improving water quality and surface water filtration. Also revise the Ordinance Relating to Water Efficient for Landscaping to further water conservation through the use of recycled water.
- USS-4.5** Use the County Guidelines for Determining Significance for Groundwater Resources, Surface Water Quality, and Hydrology to identify and minimize adverse environmental effects on groundwater resources.
- USS-4.6** Establish a water credits program between the County and the Borrego Water District to encourage an equitable allocation of water resources.
- USS-4.7** Coordinate with the San Diego County Water Authority and other water agencies to coordinate land use planning with water supply planning and support continued implementation and enhancement of water conservation programs.

7.2.16.5 Issue 5: Adequate Wastewater Facilities

The mitigation measures identified above in Section 7.2.16.1, Issue 1: Wastewater Treatment Requirements, would also apply to the issue of adequate wastewater facilities.

7.2.16.6 Issue 6: Sufficient Landfill Capacity

Impacts associated with sufficient landfill capacity were determined to be less than significant; therefore, mitigation is not required.

7.2.16.7 Issue 7: Solid Waste Regulations

Impacts associated with solid waste regulations would be less than significant; therefore, mitigation is not required.

7.2.16.8 Issue 8: Energy Conservation

Impacts associated with energy conservation were determined to be less than significant; therefore, mitigation is not required.

7.2.17 Climate Change

7.2.17.1 Issue 1: Generation of Greenhouse Gas Emissions

CC-1.1 Update the County Green Building Program to increase effectiveness of encouraging incentives for development that is energy efficient and conserves resources through incentives and education.

CC-1.2: Prepare a Climate Action Plan for the reduction of community-wide (i.e., unincorporated County) and County Operations greenhouse gas emissions consistent with State legislative targets, as described in General Plan Goal COS-20, and consistent with CEQA Guidelines Section 15183.5 or as amended, as referenced in General Plan Policy COS-20.1. As described in Section 15183.5, the key elements of the Climate Action Plan would include:

“CEQA Guidelines Section 15183.5(b)(1):

(1) Plan Elements. A plan for the reduction of greenhouse gas emissions should:

- (A) Quantify greenhouse gas emissions, both existing and projected over a specified time period, resulting from activities within a defined geographic area;
- (B) Establish a level, based on substantial evidence, below which the contribution to greenhouse gas emissions from activities covered by the plan would not be cumulatively considerable;
- (C) Identify and analyze the greenhouse gas emissions resulting from specific actions or categories of actions anticipated within the geographic area;
- (D) Specify measures or a group of measures, including performance standards, that substantial evidence demonstrates, if implemented on a project-by-project basis, would collectively achieve the specified emissions level;
- (E) Establish a mechanism to monitor the plan’s progress toward achieving the level and to require amendment if the plan is not achieving specified levels;
- (F) Be adopted in a public process following environmental review.”

Once prepared, implementation of the Climate Action Plan will be monitored and progress reported on a regular basis, as follows:

- o Implementation Monitoring Report – prepared annually;
- o Greenhouse Gas Emissions Inventory – updated every two years; and
- o Climate Action Plan – updated every five years.

(Reference: 2011 General Plan Update Program EIR Page 2.17-30)

- CC-1.3** Work with SANDAG to achieve regional goals in reducing GHG emissions associated with land use and transportation.
- CC-1.4** Review traffic operations to implement measures that improve flow and reduce idling such as improving traffic signal synchronization and decreasing stop rate and time.
- CC-1.5** Coordinate with the San Diego County Water Authority and other water agencies to better link land use planning with water supply planning with specific regard to potential impacts from climate change and continued implementation and enhancement of water conservation programs to reduce demand. Also support water conservation pricing (e.g., tiered rate structures) to encourage efficient water use.
- CC-1.6** Implement and expand County-wide recycling and composting programs for residents and businesses. Require commercial and industrial recycling.
- CC-1.9** Coordinate with APCD, SDG&E, and the California Center for Sustainable Energy to research and possibly develop a mitigation credit program. Under this program, mitigation funds will be used to retrofit existing buildings for energy efficiency to reduce GHG emissions.
- CC-1.10** Continue to implement the County Groundwater Ordinance, Watershed Protection Ordinance (WPO), Resource Protection Ordinance (RPO), MSCP and prepare MSCP Plans for North and East County in order to further preserve wildlife habitat and corridors, wetlands, watersheds, groundwater recharge areas and other open space that provide carbon sequestration benefits and to restrict the use of water for cleaning outdoor surfaces and vehicles. The WPO also implements low-impact development practices that maintain the existing hydrologic character of the site to manage storm water and protect the environment. (Retaining storm water runoff on-site can drastically reduce the need for energy-intensive imported water at the site.)
- CC-1.11** Revise the Ordinance Relating to Water Conservation for Landscaping to further water conservation to:
- Create water-efficient landscapes and use water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls.
 - Use reclaimed water for landscape irrigation.
 - Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff.
 - Provide education about water conservation and available programs and incentives.
- CC-1.12** Continue to coordinate with resource agencies, CALFIRE, and fire districts to minimize potential wildfire risks in the County and to plan for the potential increase in future risk that may result from Climate Change.
- CC-1.13** Continue to implement and revise as necessary the Regional Trails Plan as well as the Community Trails Master Plan to connect parks and publicly accessible open space through shared pedestrian/bike paths and trails to encourage walking and bicycling.
- CC-1.14** Provide public education and information about options for reducing greenhouse gas emissions. In addition to addressing land development, education should also address purchasing, conservation, and recycling.

CC-1.15 Reduce VMT and encourage alternative modes of transportation by implementing the following measures:

- During Community Plan updates, establish policies and design guidelines that encourage commercial centers in compact walkable configurations and discourage "strip" commercial development.
- Expand community bicycle infrastructure.
- Revise the Off-Street Parking Design Manual to include parking placement concepts that encourage pedestrian activity and concepts for providing shared parking facilities.
- Establish comprehensive planning principles for transit nodes such as the Sprinter Station located in North County Metro.
- Continue to locate County facilities near transit facilities whenever feasible.
- Coordinate with SANDAG, Caltrans, and tribal governments to maximize opportunities to locate park and ride facilities.
- Continue to coordinate with SANDAG, Caltrans, and transit agencies to expand the mass transit opportunities in the unincorporated county and to review the location and design of transit stops. Establish a DPLU transit coordinator to ensure land use issues are being addressed.
- Update the Zoning Ordinance to require commercial, office, and industrial development to provide preferred parking for carpools, vanpools, electric vehicles, and flex cars.

CC-1.16 Develop and implement a Strategic Energy Plan to increase energy efficiency in existing County buildings and set standards for any new County facilities that will ultimately reduce GHG emissions. This will include implementation of the following measures as will be detailed within the Plan:

- Improve energy efficiency within existing operations through retrofit projects, updated purchasing policies, updated maintenance/operations standards, and education.
- Improve energy efficiency of new construction and major renovations by applying design criteria and participating in incentive programs.
- Provide energy in a reliable and cost-effective manner and utilize renewable energy systems where feasible.
- Monitor and reduce energy demand through metering, building controls, and energy monitoring systems.
- Increase County fleet fuel efficiency by acquiring more hybrid vehicles, using alternative fuels, and by maintaining performance standards for all fleet vehicles.

CC-1.17 Develop and implement a County Operations Recycling Program. This will include implementation of the following measures as will be detailed within the Program:

- Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).

- Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas.
- Recover by-product methane to generate electricity.
- Provide education and publicity about reducing waste and available recycling services.

CC-1.18 Develop and implement a County Operations Water Conservation Program.

M-GHG-1 The County shall require future projects resulting from the Proposed Project that increase their emissions above what is allowed in the 2011 GPU PEIR to reduce their emissions to ensure that CAP emission forecasts are not substantially altered such that attainment of GHG reduction targets could not be achieved. Project applicants could accomplish this through two options, as outlined below:

Option 1 (No Net Increase): PSR project applicants shall achieve no net increase in GHG emissions from additional density or development intensity (e.g., new zoning use categories not previously allowed) above the 2011 GPU/zoning over the life of the project (30 years). Applicants shall be required in their respective CEQA documents to quantify the GHG emissions from their projects that exceed the GHG emissions for the 2011 GPU density or intensity forming the basis of the County of San Diego Draft Climate Action Plan (CAP) emission forecasts (i.e., projections). This increase in emissions shall be reduced through on-site design features and mitigation measures, and by off-site mitigation, including purchase of carbon offset credits by the applicant, if needed. Applicants shall demonstrate compliance with relevant CAP measures as identified in the “CAP Consistency Review Checklist” in addition to all feasible on-site design features and mitigation measures. Off-site mitigation, including purchase of carbon offset credits, would be allowed after all feasible on-site design features and mitigation measures have been incorporated.

The County will consider, to the satisfaction of the Director of Planning & Development Services (PDS), the following geographic priorities for GHG reduction features, and GHG reduction projects and programs: 1) project design features/on-site reduction measures; 2) off-site within the unincorporated areas of the County of San Diego; 3) off-site within the County of San Diego; 4) off-site within the State of California; 5) off-site within the United States; and 6) off-site internationally.

If carbon offset credits are provided as mitigation after all feasible measures are provided on site, the applicant, or its designee, shall purchase and retire carbon offsets in a quantity sufficient to offset the net increase from GHG emissions above the density or intensity allowed in the 2011 GPU for the life of the project (i.e., 30 years). This includes all GHG emissions from construction (including sequestration loss from vegetation removal) and operations.

Carbon offset credits must be purchased through any of the following: (i) a CARB-approved registry, such as the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard, (ii) any registry approved by CARB to act as a registry under the state's cap-and-trade program, (iii) through the CAPCOA GHG Rx and the SDAPCD, or (iv) if no registry is in existence as identified in options (i), (ii), or (iii), above, then any other reputable registry or entity that issues carbon offsets consistent with California Health & Safety Code section 38562(d)(1)), to the satisfaction of the Director of PDS.

If utilizing the purchase of carbon credits to fulfill the requirement to offset GHG emissions associated with the increased development, prior to County's issuance of the project's first grading permit (for construction GHG emissions) or first building permit (for operations GHG emissions) the applicant, or its designee, shall provide evidence to the satisfaction of the Director of PDS that the project applicant or its designee has purchased and retired carbon offsets in a quantity sufficient to offset the net increase of construction and operations GHG emissions generated by the project. Operations emissions may be offset in phases, commensurate with the overall phasing of the project.

Option 2 (Net Zero): PSR project applicants shall reduce all project GHG emissions to net zero to achieve no net increase over baseline conditions (i.e., carbon neutrality). Project emissions shall be reduced to zero through on-site design features and mitigation measures and off-site mitigation, including purchase of carbon offset credits by the applicant or its designee. Applicants shall demonstrate compliance with relevant CAP measures as identified in the "CAP Consistency Review Checklist" before considering additional feasible on-site design features and mitigation measures. Off-site mitigation, including purchase of carbon offset credits, would be allowed after all feasible on-site design features and mitigation measures have been incorporated.

The County will consider, to the satisfaction of the Director of Planning & Development Services (PDS), the following geographic priorities for GHG reduction features, and GHG reduction projects and programs: 1) project design features/on-site reduction measures; 2) off-site within the unincorporated areas of the County of San Diego; 3) off-site within the County of San Diego; 4) off-site within the State of California; 5) off-site within the United States; and 6) off-site internationally.

If carbon offset credits are provided as mitigation after all feasible measures are provided on site, the applicant, or its designee, shall purchase and retire carbon offsets in a quantity sufficient to offset the net increase from GHG emissions above the density or intensity allowed in the 2011 GPU for the life of the project (i.e., 30 years). This includes all GHG emissions from construction (including sequestration loss from vegetation removal) and operations.

Carbon offset credits must be purchased through any of the following: (i) a CARB-approved registry, such as the Climate Action Reserve, the American Carbon Registry, and the Verified Carbon Standard, (ii) any registry approved by CARB to act as a registry under the state's cap-and-trade program, (iii) through the CAPCOA GHG Rx and the SDAPCD, or (iv) if no registry is in existence as identified in options (i), (ii), or (iii), above, then any other reputable registry or entity that issues carbon offsets consistent with California Health & Safety Code section 38562(d)(1)), to the satisfaction of the Director of PDS.

If utilizing the purchase of carbon credits to fulfill the requirement to offset GHG emissions associated with the increased development, prior to County's issuance of the project's first grading permit (for construction GHG emissions) or first building permit (for operations GHG emissions) the applicant, or its designee, shall provide evidence to the satisfaction of the Director of PDS that the project applicant or its designee has purchased and retired carbon offsets in a quantity sufficient to offset the net increase of construction and operations GHG emissions generated by the project. Operations emissions may be offset in phases, commensurate with the overall phasing of the project.

7.2.17.2 Issue 2: Conflict with Applicable Plan, Policy, or Regulation

The mitigation measures identified above in Section 7.2.17.1, Issue 1: Generation of Greenhouse Emissions, would also be applicable to the issue of conflicts with any adopted and applicable plans, policies or regulations.