

## **ENVIRONMENTAL-DOCUMENTS**





# COUNTY OF SAN DIEGO

## INTER-DEPARTMENTAL CORRESPONDENCE

DATE December 9, 1976

TO: Integrated Planning Office  
County Clerk

FROM: Environmental Review Board.

RECOMMENDED FINDING OF NEGATIVE DECLARATION: GENERAL PLAN TEXT AMENDMENT, PLAN  
AMENDMENT APPLICABILITY FREEZE, Log  
#76-GP-28, Countywide (Supv. Dist. I-V)

This project, a request for a general plan text amendment to allow freezing the applicability of plan amendments for use in determining General Plan conformity of major Tentative Maps for a period of one year, has been examined by the Environmental Review Board and they have determined that the proposed project will not have a substantial adverse (significant) environmental impact.

1. While this proposal could have some potential for abuse by those developers who do not have serious intentions of proceeding expeditiously with their proposed development, there will be a limitation of one year during which time they must complete their Tentative Map application. The freeze will terminate in the event the map is withdrawn, or in the event the map is not filed within one year, or if the application is denied, whichever comes first. The freeze could be extended for an additional year after the filing of the Tentative Map upon the mutual agreement of the County and the project proponent.
2. There is a possibility that this proposal would have some growth inducing impacts by encouraging developers to file proposals in areas which are being considered for more restrictive land use classifications. It can be argued, however, that the cost associated with preparing and filing a subdivision application and subsequent environmental documents would reduce this possibility to an insignificant level.

NOTE: One phone call and one letter in favor of the proposed amendment were received during the fifteen day public review period for the Extended Initial Study.

This action only becomes final upon approval by the appropriate decision-making body.

Respectfully submitted,

  
DAVID C. NIELSEN, Secretary  
Environmental Review Board

DCN:GAW:ek



# COUNTY OF SAN DIEGO

## INTER-DEPARTMENTAL CORRESPONDENCE

DATE November 1, 1976

TO: Board of Supervisors (#A500)

FROM: Secretary, Environmental Review Board (0175)

SUBJECT: DETERMINATION OF ADEQUACY OF PREVIOUSLY ADOPTED ENVIRONMENTAL  
IMPACT REPORTS FOR MATRIX CHANGES IN SIX COMMUNITY PLANS AND  
GPA 76-02 COMPOSITE

The Environmental Review Board has reviewed the changes as a result of your referral on October 13, 1976 (23), to IPO, requesting a standardized matrix for community plans and the countywide Land Use Element. The following actions were taken at the Environmental Review Board meeting on October 28, 1976:

1. Valley Center

The Environmental Review Board found that the previous Environmental Impact Report (EIR) adequately covers the changes made in the matrix. (Motion by Ken Erickson, seconded by Mike Alberson; carried with a 6/1 vote--Hurlburt opposed.)

2. Fallbrook

The Environmental Review Board found that the previous EIR adequately covers the changes made in the matrix. (Motion by Ken Erickson, seconded by Mike Evans; carried with a 5/1 vote--Hurlburt opposed, Manganelli absent.)

3. San Dieguito

The Environmental Review Board found that the previous EIR did not adequately address the proposed matrix changes for the following reason:

The Matrix and Land Use category change resulting from the substitution of the Intensive Agriculture category for the Light Agriculture category would permit commercial and industrial zones to be applied selectively. This was not covered in the previous EIR and could result in the preemption of agricultural land by other land uses. (Motion by Bob Buckner, seconded by Mike Alberson; carried with a 4/0/2 vote--Alberson, Evans abstained, Manganelli absent.)

## 4. Lemon Grove

The Environmental Review Board found that the changes in the matrix were adequately covered in the existing EIR. (Motion by Mike Evans, seconded by Bob Buckner; carried with a 4/2 vote--Hurlburt, Alberson opposed; Manganelli absent.)

## 5. Santee

The Environmental Review Board found that the changes in the matrix were not covered by the original EIR for the following reasons:

- a. The substitution of the Medium Low category for the low PRD category would allow provisional application of the R-1-15 zone which could result in a conventional subdivision development at a density of approximately 2.9 DU/Ac. This would allow urban type residential development on environmentally sensitive lands without the mitigating measures which could be applied through the PRD process.
- b. The substitution of rural residential for the restricted greenbelt category would result in increasing the maximum allowable density from .50 DU/Ac. to 1.0 DU/Ac.

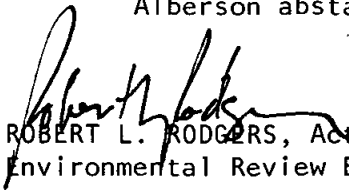
(Motion by Mike Alberson, seconded by Randy Hurlburt; carried with a 6/0 vote -- Manganelli absent.)

## 6. Julian

The Environmental Review Board found that the matrix changes were covered by the EIR. (Motion by Alberson, seconded by Evans; carried with a 6/0 vote -- Manganelli absent.)

## 7. Composite

The Environmental Review Board found that the Composite EIR was still adequate except for San Dieguito and Santee. (Motion by Evans, seconded by Randy Hurlburt; carried with a 5/0/1 vote -- Alberson abstained.)



ROBERT L. RODGERS, Acting Secretary  
Environmental Review Board

RLR:ag



# COUNTY OF SAN DIEGO

## INTER-DEPARTMENTAL CORRESPONDENCE

DATE October 29, 1976

TO: Planning Commission

FROM: Integrated Planning Office

GENERAL PLAN AMENDMENT (GPA) 76-02 - RECONSIDERATION;  
SUBITEMS (4) AND (6)

On July 9, 1976, your Commission concluded the prescribed hearing process and adopted a resolution which recommended that the Board of Supervisors approve Subitem (4), Matrix Revision, and Subitem (6), Borrego Springs, as part of the GPA 76-02 sequence. These matters were forwarded to the Board of Supervisors for consideration, and on October 13, 1976, the Board referred them back to you for hearings and report concerning only the suggested changes.

### RECOMMENDATION:

1. close hearings on Subitems (4) and (6);
2. certify the Environmental Impact Reports as required by State Law;
3. adopt a form of resolution approving and recommending adoption of Subitem (4), Matrix Revision, textual and map legend changes as applicable only to the Fallbrook, Valley Center, and Lemon Grove Community Plans as an amendment to the Land Use Element of the County General Plan as modified and reconsidered in this hearing;
4. recommend that the Board of Supervisors defer action on the Santee and San Dieguito Community Plan Matrix, textual and map legend changes of Subitem (4) until such time as an adequate Environmental Impact Report has been prepared and completed;
5. recommend that the Board of Supervisors utilize the comprehensive matrix concept relative to the Julian Community Plan; and
6. adopt a form of resolution recommending denial of Subitem (6), Borrego Springs.

### Discussion

Subitem (4), Matrix Revision, was originally intended to provide "short-term" solutions to existing land use/zoning conflicts; said inconsistencies relate to AB 1301. On July 9, 1976, your Commission concluded the GPA 76-02 sequence and recommended that the Board adopt a set of matrices for the Fallbrook, Valley Center, Lemon Grove, Santee, and San Dieguito Community Plans which were modifications of said Plans' current matrices. Upon review of this proposal by the Board of Supervisors, it became evident that different assumptions and criteria were being utilized in each of the five plans. Therefore, the Board

directed IPO to prepare a uniform matrix which would be equally applicable to all plans. It is this matrix which is before your Commission today. The attached report details the intent and content of this proposal as it would affect each of the five plans within Subitem (4) and the Julian Community Plan, Subitem (3). The Board of Supervisors has reserved November 29, 1976, for their continued hearings on this matter.

On October 28, 1976, the Environmental Review Board considered the previously prepared and certified Environmental Impact Reports for Subitems (3) and (4). After thorough discussion, it was the determination of the ERB that the existing EIR adequately covered those changes suggested by the Board of Supervisors relative to the comprehensive matrix for the Valley Center, Fallbrook, Lemon Grove and Julian Community Plans, but, that this EIR did not adequately cover those changes relative to the Santee and San Dieguito Community Plan portions of Subitem (4).


Subitem (6), Borrego Springs, was originally considered by your Commission as a private proposal to develop a retirement/second-home community on a site consisting of 1,500 acres within the Borrego Valley. Your previous recommendation was to adopt this proposal as submitted by the applicant. The Board's concurrence with this recommendation would have allowed the regulatory permits to be processed which would create a community of approximately 1,500 dwelling units, commercial, medical, and ancillary recreational facilities. The Board has taken a tentative action to approve this development concept as an amendment to the General Plan for Specific Planning Area (SPA) 0.5 which would allow approximately 750 dwellings to be constructed.

On October 13, 1976, the Board considered a request filed the applicant which would expand the project area to 3,200 acres and maintain the SPA 0.5 density. All construction would take place on the same site (1,500 acres) as originally considered by your Commission. The added acreage would be utilized in such a manner so that approximately 1,500 dwellings could be constructed on the initial acreage while the added acreage would be placed in a permanent open space classification. On October 21, 1976, the Environmental Review Board considered this amended application and determined that the existing EIR adequately covered this proposed change.

The IPO recommendation concerning this development proposal has continually been one of denial. However, should the Board of Supervisors confirm their tentative action of approval, it is believed that the proposal, as amended to encompass 3,200 acres, is more economically viable and offers a more realistic chance for success than would be possible were the proposal to be limited to 1,500 acres and 750 dwellings.

Respectfully submitted.

INTEGRATED PLANNING OFFICE

  
NEIL DUNHAM

Assistant Chief Administrative Officer  
ND:BC:bc

Attachment: Strike-out/Underline Text and Matrices-Subitems (3) & (4)



# COUNTY OF SAN DIEGO

## INTER-DEPARTMENTAL CORRESPONDENCE

DATE August 17, 1976

TO: Board of Supervisors

FROM: Planning Commission

### GENERAL PLAN AMENDMENT (GPA) 76-02

General Plan Amendment 76-02 is the second proposed amendment to the Land Use Element and the first proposed amendment to the Circulation Element of the San Diego County General Plan - 1990 in calendar year 1976. This amendment now includes five subitems: Julian Community Plan, Matrix Revision, La Mesa Country Club Zoning District, Borrego Springs, and Rancho Zorro.

On July 11, 16, and 25 and on July 1 and 9, 1976, the Planning Commission held a duly advertised public hearing on GPA76-02. After hearing testimony, the Planning Commission recommended approval of amendments to the Land Use and Circulation Elements as described below.

### Environmental Status

An individual Environmental Impact Report is on file for public review for each subitem and a composite Environmental Impact Report is on file for public review for GPA76-02. It has been determined that application of the Specific Planning Area Land Use Designation technique at a density not exceeding 1.0 for Borrego Springs and 1.5 for Rancho Zorro is adequately covered by the Environmental Impact Reports for these two proposals.

It is the Commission's

RECOMMENDATION: that your Board

1. Certify that the attached individual Environmental Impact Reports have been prepared and completed in compliance with the California Environmental Quality Act and the State Guidelines and that your Board has reviewed and considered the information contained in said reports.

2. Certify that the attached composite Environmental Impact Report has been prepared and completed in compliance with the California Environmental Quality Act and the State Guidelines and that your Board has reviewed and considered the information contained in said report.
3. Adopt the attached Form of Resolution approving GPA76-02 as an amendment to the Land Use and Circulation Elements of the San Diego County General Plan - 1990. Specifically, the items recommended for approval include:
  - Subitem (3) Julian Community Plan;
  - Subitem (4) Matrix Revision (Fallbrook, Valley Center, Lemon Grove, Santee, and San Dieguito Community Plans);
  - Subitem (5) La Mesa Country Club Zoning District;
  - Subitem (6) Borrego Springs development proposal with application of the Specific Planning Area Land Use Designation; and
  - Subitem (7) Rancho Zorro development proposal with application of the Specific Planning Area Land Use Designation.
4. Concur with the recommendation of the Planning Commission, and override the recommendation of the Environmental Review Board, and find that the Borrego Springs Development proposal would have no significant effect upon the environment.
5. Concur with the recommendation of the Planning Commission that the adverse environmental characteristics associated with the Rancho Zorro proposal can be overridden by social and economic factors as identified in the Planning Commission minutes of February 20, 1976. (Attachment)

### Discussion

The following discussion describes the Planning Commission's public hearing on all seven subitems of GPA76-02.

#### SUBITEM (1) RAMONA ADULT VILLAGE

### Background

This subitem is a private proposal of Santa Maria, Ltd. to amend the Land Use and Circulation Elements of the Countywide General Plan. The applicant intends to create an adult retirement community of 2,322 mixed residential units with supporting commercial, recreational, and medical uses on approximately 1,010 acres. The project is located approximately 4-1/2 miles southwest of the community of Ramona on State Highway 67. Full development would proceed in three phases over a 15-year period and would accommodate a population of 4,200.



The existing Land Use Element designates the 1,010-acre project site as Rural Residential (1-4 acre lots), Intensive Agriculture (2-8 acre lots), Multiple Rural Use (4-8 acre lots), and Mountain Development (4-20 acre lots).

#### Summary of Public Review

Proponents: 4 oral, 300 signatures on a petition

Opponents: 9 oral, 1,186 signatures on a petition, 1 letter

The four speakers who favored this proposal stressed the need for housing senior citizens, the slight impact upon traffic and schools, the benefit to be gained from public service agencies through increased valuation and the open space characteristics of the project design.

In addition, twenty-nine persons attended the hearing and indicated their support for the proposal but did not wish to speak.

The nine persons who spoke in opposition to this proposal requested that it be denied for reasons which included: adverse impact upon the existing community of Ramona, the adverse impacts which this proposal would have upon schools, fire protection, sewers and water supply, air pollution, the loss of agricultural land, the increased tax burden which would fall upon the present residents of Ramona, and the fact that there is adequate housing currently available in the Ramona area. Other reasons listed by the opponents were: no guarantee that this project would forever be limited to senior citizens, adverse environmental impacts, the impact this proposal would have upon the current rural lifestyle, and that the Ramona Community Plan is currently being prepared.

In addition, 36 persons attended the hearing, indicated their opposition to this proposal, but did not wish to speak.

#### Planning Commission's Action

As specified in the attached Resolution of Approval, the Planning Commission has, pursuant to Section 65351 of the California Government Code, held a duly advertised public hearing on Subitem (1) of GPA76-02. By a vote of 5 to 0, the Planning Commission determined that this proposal should be denied. Therefore, pursuant to Sections 65352 and 65354 of the Government Code, this Subitem (Ramona Adult Village Development Plan) is deleted from GPA76-02.

#### Staff Recommendation

The Integrated Planning Office recommended to the Commission that the Ramona Adult Village Development not be approved. The reasons for this recommendation are included within the attached IPO Staff Report.

The Environmental Review Board recommended to the Commission that it concur that the Ramona Adult Village Development Plan, if approved, would result in a significant adverse impact upon the environment.

## SUBITEM (2) BONITA MIGUEL

Background

The Subitem is a request of the Moreland Investment Company to change the Land Use Element map of the County General Plan from the present Rural Residential (1-4 acre lots size) and Mountain Development (4-20 acre lots size) designations to Residential Low Density (1-11 acre lots size). The site is located at the eastern end of the Bonita Valley and contains approximately 1,700 acres. The applicant intends to build 3,570 dwelling units.

Summary of Public Testimony

Proponents: 3 oral

Opponents: 11 oral, 1,400 signatures on a petition

The three speakers who supported this proposal and represented the applicant stressed the positive aspects of the proposal which were identified as: construction would not commence until 1981, the proposal would require the expenditure of large amounts of money and, therefore, stimulate the economy, increased valuation, the traffic access problems could be solved during the processing of a Specific Plan, that all urban services would be provided and that the project would not contribute to urban sprawl.

The eleven persons who spoke in opposition to this proposal indicated that Bonita Miguel, if approved, would: adversely affect the environment, contribute to urban sprawl, change the character of the area from rural to urban (industrial), would not contribute to a "high quality of life," would seriously impact the present road system of Bonita, would increase noise pollution, that the proposal is not consistent with the goals and objectives as adopted for the Sweetwater Community Planning program, and the fact that serious erosion hazards exist.

A representative of the City of Chula Vista School District appeared and testified that the District is already filled to capacity. If new schools are constructed, a heavy financial burden will be placed upon the community. If schools are not constructed, the children in the Bonita Miguel project will have to be bussed to other schools or placed on staggered schedules.

In addition, one person attended the hearing, indicated opposition to this proposal, but did not wish to speak.

Planning Commission Action

As specified in the attached Resolution of Approval, the Planning Commission has, pursuant to Section 65351 of the California Government Code, held a duly advertised public hearing on Subitem (2) of GPA76-02. By a vote of 5 to 0, the Planning Commission determined that the Bonita Miguel proposal should not be approved. Therefore, pursuant to Sections 65352 and 65354 of the California Government Code Subitem (2) of GPA76-02 (Bonita Miguel) is deleted from inclusion within GPA76-02.

Staff Recommendation

The Integrated Planning Office recommended to the Commission that the Bonita Miguel proposal not be approved. The reasons for this recommendation are included in the attached IPO Staff Report.

The Environmental Review Board recommended to the Commission that it concur that the Bonita Miguel proposal, if adopted, would result in significant (substantial adverse) impacts upon the environment for twelve major reasons.

## SUBITEM (3) JULIAN COMMUNITY PLAN

Background

The Julian Community Plan has been prepared as a guide for the orderly utilization of Julian's resources. It was prepared by a citizens' committee with selected members and representatives of viable community organizations in cooperation with a multi-disciplinary staff of professional planners, engineers, geologists, biologists, and landscape architects. It is the first community plan to address all nine State-mandated General Plan elements.

Summary of Public Testimony

Proponents: 1 oral

Opponents: 2 oral

The three speakers all supported the concept of the Julian Community Plan but requested minor mapping changes to facilitate property which they either owned or represented.

A copy of the Planning Commission Minutes of July 16, 1976 is attached.

Planning Commission Recommendation

It is the Commission's recommendation that the Julian Community Plan be adopted incorporating those mapping changes requested by the three speakers who offered public testimony and incorporating all changes requested by staff.

Staff Recommendation

The Integrated Planning Office recommended that the Planning Commission approve the Julian Community Plan including several minor textual changes which appear in the material accompanying this transmittal letter.

The Environmental Review Board recommended to the Commission that it concur that the Julian Community Plan, if adopted, would have an overall beneficial environmental impact.

The reasons for the above staff recommendations are cited in material attached to this letter.

## SUBITEM (4) MATRIX REVISION

Background

In response to AB 1301 which requires consistency between zoning and adopted general and community plans, each adopted community plan includes a Plan/Zoning Compatibility Matrix. Staff has identified several areas of inconsistency relative to these matrices. On April 17, 1975 (No. 12), your Board directed staff to recommend short-term solutions to rectify the inconsistencies. On November 19, 1975 (No. 7), your Board directed staff to prepare amendments to the Valley Center, Fallbrook, Lemon Grove, Santee, and San Dieguito Community Plans. Your Board also directed staff to brief the Executive Committees of the affected plans and to obtain their comments prior to commencement of the public hearing process. The comments of said committees are included within the material accompanying this letter.

Summary of Public Testimony

Proponents: None

Opponents: 8 oral

Of the eight speakers, five were officers or members of the affected community plan citizens' committees. All commented on some aspect of the matrix revision project as it might affect an individual community plan. Many of the speakers' comments, suggestions, and/or requests were incorporated into the Planning Commission's recommendation.

Copies of the Minutes of the Planning Commission's hearings of June 11 and 16, 1976, are attached.

Planning Commission Recommendations

As specified in the attached Resolution of Approval, the Planning Commission recommends that your Board adopt the Matrix Revision proposal with the following changes to the IPO staff recommendation:

1. Compatible Zones in Public and Semi-Public Categories

The following language was recommended for approval: "Any legally authorized Public or Semi-Public use is consistent with this designation. Zones consistent with this designation are those listed in the matrix of the predominant adjacent land use category."

2. Greenbelt-Open Space-Recreation and Entrance Treatment Categories in Lemon Grove

Change the language of these categories to read in part: "Zones consistent with these designations are those listed in the matrices of the predominant adjacent land use categories."

3. Minor Commercial in Santee Community Plan

Retain the present wording on the Santee Land Use Element map until such time as specific sites have been identified for plan change. After these minor commercial sites are reconsidered, this language should be removed from the plan map.

4. Use of the R-P Zone in the Matrix of Commercial Categories within the San Dieguito Plan

In order to allow the R-P Zone to continue to be compatible with certain commercial uses, the Commission recommends adoption of the following language: "Multi-family dwellings and their accessory uses may also locate in this category (retail-office) especially if such multi-family uses may be found compatible after a public hearing has been held and a special use permit has been granted."

5. Low Density Residential Category - Fallbrook Community Plan

The Commission recommends the creation of the Intermediate Low Density category with a maximum density of 4.3 DU/Ac. Lands designated as Intermediate Low Density would be mainly taken from the Low Density category; said lands are either presently vacant or developed at a density of 4.3 DU/Ac.

6. Open Space - Fallbrook Community Plan

The Commission recommends retention of the following: "The Board of Supervisors is encouraged to adopt a policy that all recreational facilities, trails, open space, and the like are intended to be acquired through public purchase. It is intended that eminent domain be used to implement this aspect of the plan."

7. Medium Low-Medium-Medium High Categories - San Dieguito Community Plan

The Commission recommends the following:

- a. Retain the Medium Low Residential category at 2.9 DU/Ac.
- b. Create a new Intermediate Low Residential designation with a density of 4.3 DU/Ac. Lands to be designated as Intermediate Low Residential will be determined in a subsequent plan amendment.
- c. Creation of a new zone (R-2-B) to have an 8,000 square foot minimum lot size to be utilized in conjunction with the Medium Residential category and yield a density of 10.9 DU/Ac. Addition of this new zone to The Zoning Ordinance and to the San Dieguito Plan will be accomplished in a subsequent plan amendment.
- d. Retain the Medium High Category but change the maximum density to 14.5 DU/Ac.

Staff Recommendation

The Integrated Planning Office recommends the Matrix Revision proposal as submitted to the Planning Commission; however, IPO does not oppose those changes recommended by the Commission.

The Environmental Review Board recommended to the Commission that it concur that the Matrix Revision proposal, if adopted, would result in a significant adverse impact on the environment. The Planning Commission, in its recommendation to your Board for approval, failed to identify measures to override the adverse environmental impact. Therefore, should your Board determine that approval of this proposal is warranted, social and economic overriding factors should be identified.

Reasons for the above staff recommendations are cited in material attached to this transmittal letter.

## SUBITEM (5) LA MESA COUNTRY CLUB ZONING DISTRICT

Background

This subitem is a proposal to amend the Countywide Land Use Element for two areas within the La Mesa Country Club Zoning District in the Spring Valley area. Area 1 consists of approximately 40 acres now zoned M-1, Industrial Zone. Area 2 consists of approximately 110 acres now zoned in the A-4(1) Agricultural Zone. Both of these areas are now designated on the Countywide Land Use Element map as Residential Low Density, which category provides for residential development at 1 to 11 DU/Ac. plus supporting service uses.

It is proposed that Area 1 be redesignated Industrial and Area 2 be redesignated to either the Rural Residential or the Intensive Agriculture land use classifications. The Industrial designation is intended to provide for wholesaling, warehousing, and manufacturing uses. The Rural Residential designation provides for non-urban residential development and division of land into lots no smaller than 1, 2, or 4 acres depending on slope. The Intensive Agriculture designation allows for all kinds of agricultural uses and division of land into lots no smaller than 2, 4, or 8 acres depending on various criteria.

Summary of Public Testimony

Proponents: 4 oral, 42 signatures on petitions

Opponents: 1 written

All testimony supporting this proposal regarded Area 1. Reasons given for support of the amendment include: much of the area is unsuitable for residential use because of the existing mix of residential and industrial uses in the area and because a zone reclassification which would not permit industrial uses would cause land values to depreciate.

The written opposition from the Valle de Oro Citizens' Planning Committee requested that action be deferred until such time as the Valle de Oro Community Plan is considered, i.e. GPA77-01.

Planning Commission Recommendation

The Planning Commission recommends that your Board approve the proposed amendment for Area 1. This change would redesignate Area 1, consisting of about 40 acres, to Industrial from Residential Low Density on the Countywide Land Use Element. By its action, the Commission has deleted further consideration of Area 2.

Staff Recommendation

The Integrated Planning Office recommended that the Planning Commission delete this matter from consideration at this time since the Valle de Oro Community Plan will be considered in GPA77-01.

The Environmental Review Board recommended to the Commission that it concur that Subitem (5), if approved, would have no adverse (significant) environmental impact.

The reasons for these recommendations are cited in material attached to this letter.

## SUBITEM (6) BORREGO SPRINGS

Background

The Borrego Springs development proposal, sponsored by the DiGiorgio Development Corporation, seeks to amend the Countywide Land Use Element to allow the construction of a second home/retirement community within the Borrego Valley. The project site, consisting of 1,459.5 acres, is located approximately 7 miles south of the center of the community of Borrego Springs in the Anza-Borrego Desert portion of San Diego County and is currently designated Multiple Rural Use. It is the applicant's desire to change the land use designation to Specific Planning Area (1 DU/Ac.).

On February 20, 1976, the Planning Commission considered this proposal at public hearing. It was the recommendation of the Integrated Planning Office, as identified in the Land Use Planning Staff Report (attached), that this proposal be denied for reasons which include: (1) substantial (significant adverse) environmental impacts; (2) conflict with the Initial Growth Policy; (3) non-conformance with the goals of the County General Plan; (4) conflict with the adopted region-wide growth objectives of the Comprehensive Planning Organization as related to desert regions; and (5) possible flood control problems.

After receiving public testimony it was the Planning Commission's recommendation that your Board: (1) find that the Borrego Springs development proposal would have no significant effect upon the environment; and (2) approve the Borrego Springs Development Plan as submitted.

On April 14 and 29, 1976, your Board considered the Borrego Springs Development Plan as Subitem (1) of GPA76-01. After receiving testimony, your Board directed that a "new planning tool" be developed which would allow the developer a greater degree of flexibility and the County a greater degree of control over large development proposals. Your Board also directed that the Borrego Springs proposal should be included within GPA76-02 so that the Planning Commission could report to your Board on the applicability of applying this new technique to this proposal.

On July 1, 1976, pursuant to your Board's directive, the Planning Commission conducted a public hearing at which the advisability of applying the Specific Planning Area Land Use Designation to the Borrego Springs proposal was considered. At this hearing the applicant's representatives requested that the Specific Planning Area Land Use Designation at a density of one dwelling unit per acre (1 DU/Ac.) be applied to the subject property. A summary of public testimony and the Planning Commission's recommendation to your Board follows.

#### Summary of Public Testimony

(NOTE: The Planning Commission took no further action concerning its original recommendation under GPA76-01 but only considered application of the Specific Planning Area land use designation.

Proponents: 5 oral, 1 written

Opponents: 7 oral

Three of the proponents appeared as representatives of the DiGiorgio Corporation. It was stated that the proposal sponsors, due to recent developments, would now request that the Specific Planning Area land use designation be applied to the proposal site at a density of 1.0 DU/Ac. It was also stated that this project should be approved so that a compact community to counter the existing scattered development could be achieved and because the proposal would not adversely affect the groundwater potential or either liquid or solid waste facilities. Other proponents stated that the proposal should be approved due to the beneficial climatic factors and because it will attract residents and businesses to the area.

The opponents stated that although the Specific Planning Area (SPA) concept was sound, it should not be applied to the Borrego Springs project because: the groundwater issue is not resolved and could adversely affect the present property owners of the Valley; because the proposal is premature; because the proposal is not based on available resources; the impact upon the State Park, dark sky, energy consumption, air quality, and water. It was the general consensus of those opposing this proposal that if the SPA technique is to be utilized the density should be 0.25 DU/Ac. The seven opponents represented the following organizations: Conservators of Desert Resources; San Diego Chapter of the Audubon Society; San Diego Chapter of the Sierra Club; Desert Protective Council; and Citizens' Coordinate for Century III.

In addition, five persons appeared which were in favor of the proposal but did not testify; one person appeared in opposition but did not speak.

A copy of the Planning Commission Minutes of July 1, 1976 is attached.

#### Planning Commission Recommendation

The Commission determined that utilization of the Specific Planning Area land use designation technique would be beneficial to this proposal but the Commission could not determine what density would be applicable. Therefore, it is the Commission's recommendation that your Board apply the SPA concept to the Borrego Springs proposal.



Staff Recommendation

The Integrated Planning Office recommended to the Planning Commission that the Borrego Springs development proposal be denied. The reasons for this recommendation are cited in material attached to this letter of transmittal.

The Environmental Review Board recommended to the Planning Commission that it concur that this proposal, if approved, would have a significant (substantial adverse) environmental impact. The Environmental Analysis Division of the Community Services Agency determined that application of the SPA land use designation up to a density of 1.0 DU/Ac. was adequately covered in the Environmental Impact Report prepared for this proposal.

## SUBITEM (7) RANCHO ZORRO

Background

The Rancho Zorro development proposal is a request to allow the development of a 1,240 acre tract of land with residential densities as high as 10.0 DU/Ac. along with supporting commercial and recreational facilities. Approval of this proposal would allow a maximum of 1,540 dwelling units within the amendment area of 476 acres. The proposal site is located within the San Dieguito Community Plan area adjacent to, and south of, the San Dieguito River. The nearest centers of urban development are Whispering Palms and Rancho Santa Fe.

On February 20, 1976, the Planning Commission considered this proposal at public hearing. It was the recommendation of the Integrated Planning Office, as identified in the attached Land Use Planning Staff Report, that this proposal be denied for reasons which include: (1) non-availability of public support services including schools, access (roads), and public sewage disposal system; (2) conflict with goals of the San Dieguito Community Plan; (3) conflict with the Initial Growth Policy; (4) conflict with the region-wide goals of the Comprehensive Planning Organization; (5) desirability to annex this area to the City of San Diego if urban use is to occur; and (6) substantial adverse (significant) environmental impacts.

After receiving public testimony it was the Planning Commission's recommendation that your Board approve the Rancho Zorro proposal and find that the following social and economic factors override the negative (substantial adverse/significant) environmental impacts.

1. The general public is benefited by the inherent advantages in large scale, organized, supervised planned development as exemplified by Rancho Bernardo. This type of development is preferable to the inevitable alternative of incremental single lot, separate ownership development.
2. The general public is benefited by increased density, as the requirement of low density and large lots is an exclusionary practice detrimental to the interests of the less affluent taxpayers and homeowners.
3. The general public is benefited by increased employment in the construction industry.

4. The general public is benefited by the estimated annual gross increase in revenue of 4.8 million dollars resulting in a net increase of 2 million dollars excess revenue after services are paid for.
5. The general public is benefited by the construction of any house regardless of its price because of the vacancies created by the average of 3.5 moves resulting from such construction.
6. The general public is benefited by the increased purity of water to result from the proposed tertiary sewage treatment plant.
7. The general public is benefited by the increase in facilities, such as roads, and the enhancement of aesthetic amenities which will result from development of property.
8. The general public will benefit from the relieved load on existing public sewer facilities resulting from the construction of private sewerage treatment plant.
9. The general public will benefit from the reduction in energy usage resulting from patronage of the proposed commercial facilities.

The Commissioners voting against approval cited the following as reasons:

1. The reasons given for approval could apply in an area designated presently on the plan for urban development, and do not justify a plan amendment.
2. The overriding social and economic benefits listed deal with the projected development of the property rather than with the plan amendment.
3. There is no proof of a need for population increase in this area at this time.
4. The plan amendment conflicts with the City of San Diego's plan for the area, as expressed by letter.

On April 28 and May 4, 1976, your Board considered this proposal and the recommendation of the Planning Commission at public hearing. After receiving testimony your Board directed that a "new planning tool" be developed which would allow the developer a greater degree of flexibility and the County a greater degree of control relative to large development proposals. Your Board additionally directed that the Rancho Zorro proposal be included within GPA76-02 so that the Planning Commission could report to your Board on the applicability of utilization of the Specific Planning Area Land Use Designation with this proposal.

On July 1, 1976, pursuant to your Board's directive, the Planning Commission conducted a public hearing which was limited to application of the Specific Planning Area on the Rancho Zorro property. Subsequent to public testimony, it was the Commission's recommendation that your Board utilize the Specific Planning Area technique; however, the Commission was not able to agree upon the applicable density. A summary of this hearing's minutes follows.

Summary of Public Testimony

(NOTE: The Planning Commission took no further action concerning this original recommendation under GPA76-01 but only considered application of the SPA land use designation.)

Proponents: 1 oral

Opponents: 1 oral

The project sponsors' representative stated that by using the SPA technique the entire ownership would be held together and provide a step-by-step control. It was also stated that the subject area was not suitable for agricultural use and that by developing the entire area as a single unit economies of scale would allow for the improvement of a large segment of road.

The opponent of this project, representing the Rancho Santa Fe Homeowner's Association, stated that although the SPA technique is valid this proposal is not consistent with the goals of the San Dieguito Community Plan. Therefore, even with the SPA land use designation this proposal should not be approved.

A copy of the Planning Commission Minutes of July 1 and 9, 1976 is attached.

Planning Commission Recommendation

The Commission determined that utilization of the Specific Planning Area land use designation technique would be beneficial to this proposal but could not determine what density would be applicable. Therefore, it is the Commission's recommendation that your Board apply the SPA concept to the Rancho Zorro proposal.

Staff Recommendation

The Integrated Planning Office recommended that the Planning Commission disapprove the Rancho Zorro proposal for the reasons cited in material attached to this letter.

The Environmental Review Board recommended to the Commission that it concur that the Rancho Zorro proposal would, if approved, have a potential substantial adverse (significant) environmental impact.

Respectfully submitted,

SAN DIEGO COUNTY PLANNING COMMISSION

BRUCE H. WARREN  
Secretary

BHW:BC:jr

APPROVED BY

*Bud E. Gray* 8/16/76  
Bud E. Gray

APPROVED BY

*Neil Dunham*  
Neil Dunham

FISCAL IMPACT STATEMENT:

## 1. Program: Integrated Planning Services

Remarks: This recommendation, if adopted, will not result in any unanticipated fiscal impact. The costs of amending the General Plan are included in the IPO Budget.

## 2. Program: Land Use and Environmental Regulation Administration

Remarks: This recommendation, if adopted, will not result in any unanticipated fiscal impact. The costs of processing any regulatory applications pursuant to adoption of this General Plan amendment are offset by fee collection.

ADVISORY BOARD STATEMENT:

None deemed necessary pursuant to Advisory Board Policy.

## Attachments:

- A. Planning Commission Resolution
- B. Board of Supervisors' Draft Resolution
- C. Notice of Public Hearing for Planning Commission with Affidavit of Publication
- D. Planning Commission Minutes of June 11, 16, and July 1 and 9, 1976
- E. Letters Submitted to the Planning Commission
- F. Letter from Integrated Planning Office to Planning Commission including Attachments 3 through 7 only, as listed below:
  - 3. Subitem (3) - Julian Community Plan Proposed Text and Map
    - Julian Environmental Impact Report
    - Julian Draft Environmental Impact Report
  - 4. Subitem (4) - Matrix Revision Land Use Planning Staff Report
    - Matrix Revision Environmental Impact Report
  - 5. Subitem (5) - La Mesa Country Club Zoning District Land Use Planning Staff Report
    - La Mesa Country Club Zoning District Environmental Impact Report
  - 6. Subitem (6) - Borrego Springs Land Use Planning Staff Report
    - Borrego Springs Environmental Impact Report
    - Borrego Springs Draft Environmental Impact Report
  - 7. Subitem (7) - Rancho Zorro Land Use Planning Staff Report
    - Rancho Zorro Environmental Impact Report
    - Rancho Zorro Draft Environmental Impact Report
- G. GPA76-02 Composite Environmental Impact Report
- H. General Plan Amendment 76-01 Documents Relative to Borrego Springs and Rancho Zorro including:
  - \* Letter of Transmittal from the Planning Commission to the Board of Supervisors;
  - \* Planning Commission Resolution for GPA76-01
  - \* Planning Commission Minutes of February 20, 1976;
  - \* Letters Submitted to the Planning Commission;
  - \* Board Action of May 4, 1976, placing Borrego Springs and Rancho Zorro in the GPA76-02 Sequence

DRAFT COMPOSITE EIR FOR  
GENERAL PLAN AMENDMENT 76-02

This environmental impact report is intended to more clearly analyze the cumulative impacts, either adverse or beneficial, which may result from the implementation of General Plan Amendment 76-02. Individual environmental impact reports have been prepared for each of the project modifications comprising the overall GPA 76-02, and are referenced within this EIR, rather than restating their information, in an effort to make the overall EIR package less redundant and thus more readable. This EIR and the individual project EIR's form the basic draft EIR document, pursuant to Section 15027(a) of the State EIR Guidelines.

PART I

DESCRIPTION OF PROJECT

General Plan Amendment 76-02 affects lands wholly within the unincorporated areas of San Diego County. It includes five principle projects:

Adoption of the Julian Community Plan;

Adoption of the Ramona Adult Village Plan Amendment;

Adoption of the Bonita Miguel Plan Amendment;

Adoption of changes to the zone compatibility matrices, text, and/or map densities within the Fallbrook, Valley Center, San Dieguito, Lemon Grove, and Santee Community Plans to bring them into internal consistency;

Adoption of changes to the Land Use Element map within the La Mesa Country Club Zoning District to bring two areas into consistency with the General Plan Zone Compatibility Matrix.

PART I: DESCRIPTION OF INDIVIDUAL PROJECTS COMPRISING GPA 76-02

1. Julian Community Plan\* -- see Volume I.
2. Ramona Adult Village Plan Amendment\* -- see pages , (also see pp. 1-55 DPAR-EIR).
3. Bonita Miguel Plan Amendment\* -- see pages 1-5 (also see pp 3-10 of consultant prepared EIR).
4. Revisions of Community Plan Zone Compatibility Matrices, texts, and/or map densities in the:
  - A. Fallbrook Community Plan\* -- see pages 4-6.
  - B. Valley Center Community Plan\* -- see pages 17-18.
  - C. San Dieguito Community Plan\* -- see pages 30-32.
  - D. Lemon Grove Community Plan\* -- see pages 45-47
  - E. Santee Community Plan\* -- see pages 60-62.
5. Revisions of Land Use Element map categories in the La Mesa Country Club Zoning District to conform to the General Plan Zone Compatibility Matrix\* -- see page 1.

\*The pages indexed above refer to items in the following individual project summary documents within the overall GPA 76-02 EIR package unless otherwise noted: (1) Julian Community Plan EIR (Volumes I and II); (2) EIR: (Staff Report) Ramona Adult Village General Plan Amendment; (3) EIR: Bonita Miguel Master Plan and General Plan Amendment (Enclosure A); (4) Draft EIR: Revision of Community Plan Zone Compatibility Matrices - Fallbrook, Valley Center, San Dieguito, Lemon Grove, and Santee Community Plans, and (5) EIR: La Mesa Country Club General Plan Amendment. More detailed data on the individual projects within GPA 76-02 may also be found by referring to the other environmental documents within the overall GPA 76-02 EIR package as noted within parenthesis.

PART II A

GENERAL DESCRIPTION OF ENVIRONMENTAL SETTING: SAN DIEGO COUNTY

1. LAND USE - VISUAL QUALITY, GEOLOGY, HYDROLOGY

Visual Quality

The County of San Diego comprises three distinct regions. The Coastal Region, stretching from the Mexican border in the south to north of Camp Pendleton, is characterized by sandy beaches, coastal cliffs, some flat lands and rolling foothills to the east. Most of the County's intense urban development has occurred in this region.

The central portion of the County consists of valleys and mountain ranges, varying in elevation from 1,000 feet in the west to more than 6,515 feet in the east. The lower altitudes are rich in vegetation, woodlands and orchards.

The desert region to the east is characterized by wide, boulder-strewn valleys and multihued badlands. Rock outcroppings and wind swept, shifting sand dunes give the area a foreboding yet fascinating appearance.

Geology

Three northwest-trending geographic provinces comprise San Diego County's 4,258 square miles. These provinces from west to east are the Coastal Plain, Interior Upland of Ranges and Valleys (Peninsular Range Province) and the Salton (Imperial) Basin.

The coastal plain is primarily composed of dissected marine terraces which grade into inland rolling hills. It contains two basic soil types: Loamy coarse sands and loamy fine sands. The interior ranges and valleys province is composed primarily of igneous and metamorphic rocks. It contains sandy and silt loams in the west and coarse sand to the east. The Salton Basin has a complex bedrock lithology, including metamorphic, igneous, marine, terrestine, and volcanic rocks. Soils are predominantly gravelly sand to silty loams.

Hydrology

The major streams draining the Coastal Plain include San Juan Creek and the Santa Margarita, San Luis Rey, San Dieguito, San Diego, Sweetwater, Otay, and Tia Juana Rivers. These river valleys are generally characterized by wide, gently sloping floors and bordered by steep banks which are often several hundred feet high. Although these rivers are usually short-lived, they are subject to major flooding during the rainy season.

Modifications of local hydrological conditions including the damming rivers, the importation of water, and the discharging of partially treated sewage into coastal wetlands, etc., have generally had adverse impacts on the coastal environment.

Headwaters of the major streams of the Coastal Plain originate in the Interior Ranges and Valleys. River valleys are generally steep sided and have moderate to high gradients. Most of the runoff in the County originates in this province.

In the Salton Basin the major water courses are Coyote, San Felipe, Vallecito and Carrizo Creeks. They all drain towards the interior Salton Sea Basin. These river courses are dry most of the year although flash flooding is common. In a few locations, such as the bedrock narrows along San Felipe Creek, rising surface water is found all year around.

## 2. CIRCULATION - AIR QUALITY, CIRCULATION, NOISE, ENERGY, DARK SKY

### Air Quality

San Diego County as a region has an air pollution problem. Present and future policy decisions by all the legislative entities in the region which relate to land use and transportation systems will determine the intensity of the problem. In 1970, the oxidant concentration in the San Diego Region exceeded the National Primary Air Quality Standard during 226 days. The most intense day exceeded the standard by nearly 400 percent.

### Circulation

The County of San Diego has an adopted Circulation Element. Many areas of the non-urban General Plan categories as well as the open space categories do not have access to a publicly maintained road. For further details as to the description and types of circulation routes, see the Circulation Element of the County General Plan, filed with the Department of Land Use and Environmental Regulation.

### Noise

San Diego County, like all other urbanizing areas, is experiencing increases in the noise levels in its acoustical environment. This acoustical environment consists of background noise levels or ambient noise, and peak noise levels from transportation and fixed point sources. Depending on the duration of exposure, incrementally higher levels of noise are harmful.

### Energy

The energy resources situation in San Diego County, like much of the nation, reflects an increasing dependence upon foreign fuel sources, more electrical generation from local and interregional sources, and growing costs of energy resources. Coupled with these energy supply needs, the region is also beginning to move toward somewhat more efficient uses of energy, due to further insulation standards for residential buildings, proposed energy efficiency standards for non-residential buildings, increased use of smaller vehicles, and planned further use of alternatives to the automobile (such as via extended bus services, or fixed transit systems).



Energy resources planning in the County will be documented in the Energy Element being prepared for the County of San Diego. This Element of the County General Plan should be adopted by late 1976.

### Dark Sky

Light and air pollution are the chief threats to astronomical research in this State, including San Diego County's Mt. Palomar and Mt. Laguna observatories. The outlying metropolitan areas, in the interior upland valleys, have grown in population, and have compounded smog, dust and haze, diffusing the increased light and brightening the sky at higher altitudes over wider areas of the County.

## 3. BIOLOGY

San Diego County has a very complex and diverse plant life (flora), with about 2,000 different species and varieties of ferns, conifers, flowering plants and other minor groups. Considered one of the most floristically rich areas in the world, it contains every major vegetation type found in California. The County also supports a variety of wild life (fauna), including a large number of endangered and rare species. Among these are six endangered bird species, two rare birds and two rare animals.

The California Fish and Game Plan lists the following habitat acreages in San Diego County for 1963.

<u>Habitats</u>	<u>1963 Acreage</u>	<u>Percentage of County Total</u>
Chaparral	1,121,580	41.2
Low Desert	645,780	23.7
Coast Sagebrush	364,365	13.4
Grassland	165,388	6.1
Urban-Industrial	122,275	4.5
Woodland-Grass	85,623	3.1
Agriculture	58,147	2.1
Pine-Fir-Chaparral	55,290	2.0
Juniper-Pinyon	35,165	1.3
Lakes, Bays, Reservoirs	32,795	1.2
Woodland-Chaparral	15,570	0.6
Barren	10,950	0.4
Inland-Sagebrush	5,190	0.2
Riparian (Streamside)	5,000	0.2
Marsh	1,000	Trace
Seasonal Marsh	1,000	Trace

#### 4. ARCHAEOLOGY

Material remains of earlier inhabitants have led archaeologists to conclude that three distinct culture groups make up the cultural history of the San Diego Region.

The earliest inhabitants of San Diego County were the Paleo-Indian group known as the San Dieguito. They were nomadic hunters living about 12,000 to 7,500 years ago. Their physical remains consist of numerous types of knife blades, scraper planes, large projectile points and stone tools. Their burial practices are unknown. Their sites are found throughout the County.

The second major group was the La Jollan culture. The La Jollans were seed and seafood gatherers, rather than hunters and lived from approximately 7,500 to 1,000 years ago. Their tools were similar to those of the San Dieguito, although more refined. Burial was by inhumation. Sites occupied by this culture have been found only on the coast.

The Kumeyaay (Diegueno) culture was the third major group of the region. They were both hunters and gatherers and appeared some time prior to 1,000 years ago. Their material culture included pottery, finely worked projectile points and stone tools. Their dead were disposed of by cremation. Their sites are found throughout the County.

The exact chronology and culture characteristics of each of the culture groups have not yet been clearly defined. Their generalized description is therefore subject to periodic revision.

It is estimated that there were approximately 6,500 archaeological sites in the San Diego Region in 1800 A.D. In 1972, 1304 sites were recorded. Approximately 1800 sites (36%), have been destroyed, half of them since 1960, mostly by residential and industrial development and by vandalism. Further detail is provided in attachment C of the Guidelines for Implementation of the California Environmental Quality Act of 1970 as amended, December 17, 1973.

#### 5. WATER AND WASTE DISPOSAL - WATER QUALITY, LIQUID AND SOLID WASTE DISPOSAL

##### Water Quality

The United States Environmental Protection Agency (EPA) was authorized to create effluent limitations and performance standards for industries and publicly-owned waste treatment plants by the Water Pollution Control Act of 1972 (P.L. 92-500). The Act also sets forth new enforcement powers and strict deadlines.

The Regional Water Quality Control Board (RWQCB) has adopted a "Comprehensive Water Quality Control Plan for the San Diego Basin". The Board Plan is aimed at assuring the water quality of the region. The Plan calls for secondary treatment, some reclamation on a local basis, and ocean disposal of excess waste water. Continued use of septic tanks and leach field systems are proposed to dispose of domestic wastewater in areas not served by a central sewer system. Communities such as Julian and Pine Valley which cannot economically connect to an ocean outfall will continue to use on site sewage disposal systems.

The Comprehensive Planning Organization (CPO) has adopted goals, objectives, and policies to serve as guidelines by which to judge applications from local public agencies for Federal financial assistance for construction of sewage disposal systems. The CPO's "Water, Sewerage and Flood Control Systems Plan and Implementation Program" considers not only how facilities can be constructed, but also assesses how needs can best be met within the context of comprehensive planning for regional development and conservation. The provisions of this Plan and Implementation Program are applied only when Federal financial assistance is required.

#### Liquid Waste Disposal

The four ocean outfall facilities and their design capacities for this region are:

- Encina Joint Powers Treatment Plant (6.75 mgd.)
- San Elijo Joint Powers Treatment Plant (2.0 mgd.)
- City of San Diego-Point Loma Treatment Plant (88.0 mgd.)
- City of Oceanside Treatment Plant (4.8 mgd.)

All of these facilities are undergoing or contemplating expansion. A few of the outlying communities and urban areas, such as Ramona, Pine Valley, Julian, Fallbrook, Rancho Santa Fe, and Santee/Lakeside utilize partial land discharge systems.

A major portion of San Diego County's sewage is disposed of in the Pacific Ocean. Inland communities unable to connect to the ocean outfall systems have systems which discharge treated wastewater into stream beds or reclaim the wastewater for nondomestic purposes. Although the ocean outfall disposal system appears to cause no significant, immediate, short-term adverse effects, the long-term effects have not been adequately assessed. Inland disposal systems, including individual dwelling disposal systems, have sometimes resulted in health hazards which have required corrective action by the County Health Department.

### Solid Waste Disposal

A number of private firms contract with sanitation districts throughout the County to remove the solid waste. Disposal is via land fills.

## 6. PUBLIC SERVICES - SCHOOLS, FIRE PROTECTION, LAW ENFORCEMENT, SOCIO-ECONOMIC

### Schools, Fire Protection, Law Enforcement, Socio-Economic

The environmental setting for the County's public services directly reflects the location of urbanization and the degree of such development that has occurred. Areas near incorporated cities usually benefit by this proximity. When falling within a considered sphere of influence they become likely candidates for annexation. Public services for these areas are frequently more extensive. The travel distance to schools is usually shorter and the grade range larger. Although fire protection services in unincorporated areas customarily is the responsibility of the State Division of Forestry, Mutual Aid Agreements among the various fire protection districts are commonly in effect, allowing interjurisdictional assistance upon request. Law enforcement is more exclusionary. Only the County Sheriff and to a lesser degree the Division of Parks and Recreation handle such matters. Socio-economic matters, such as housing, employment, services for children, the aged, and for the family in general, will likewise be influenced by the proximity to urbanized areas. The shorter the distance - the higher the level of services.

The basic intent of the Nonurban Land Uses portion of the Land Use Element of the County General Plan is the designation of areas that are not expected to be needed for urban expansion during the life of the Plan (1990), are not suited for urban development, or are needed for conservation purposes. It is further intended that these nonurban land use subelements be available for agriculture uses, including livestock grazing. It is also intended that only a nonurban level of services be provided. Hence, travel distance to service centers will be longer as must be the response time for emergency services.

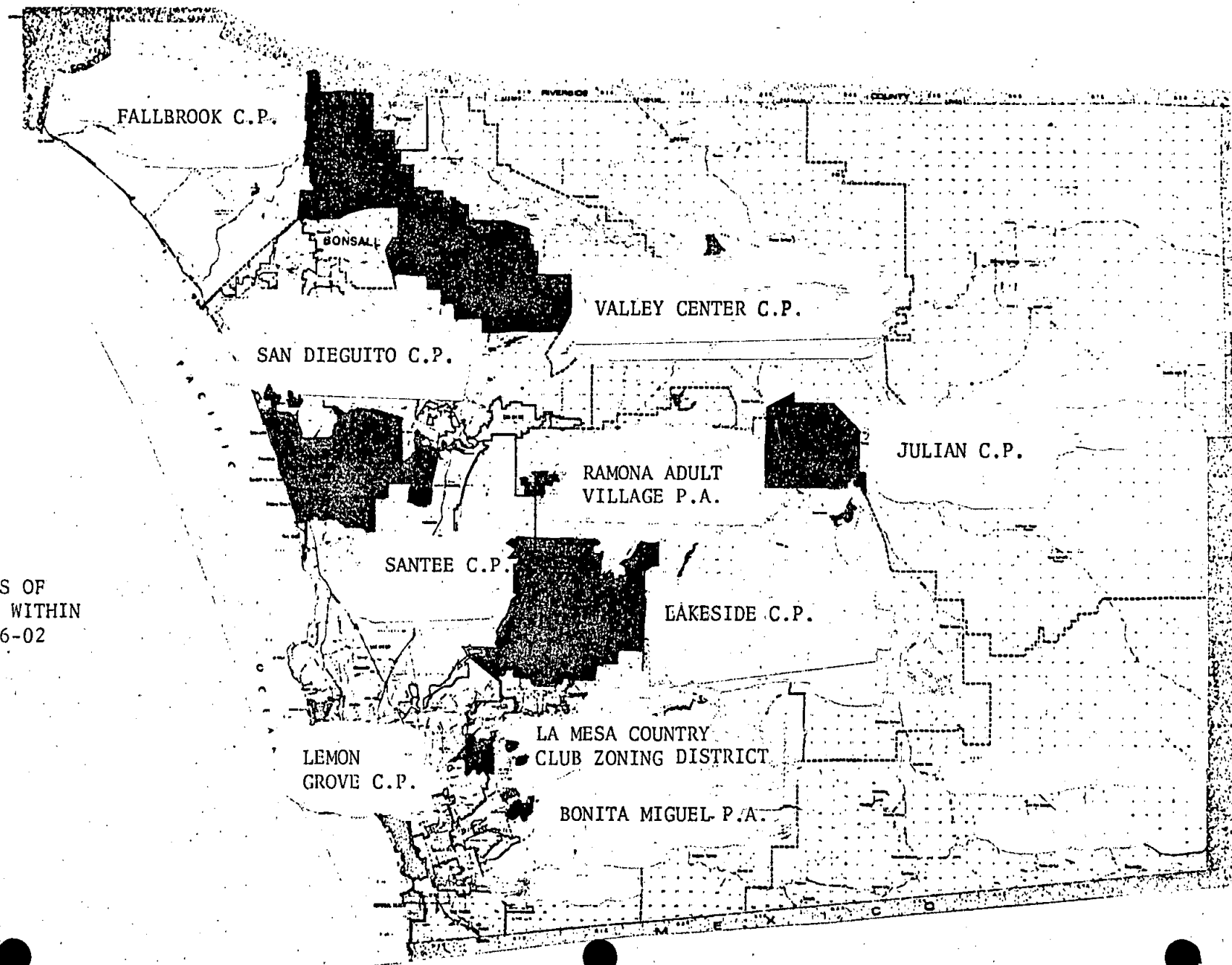
PART II B

DESCRIPTION OF ENVIRONMENTAL SETTING

1. Julian Community Plan\* -- (see pages 12-96 & Appendix I of Volume II)
2. Ramona Adult Village Plan Amendment\* -- see pages (also see pp. 66-127 DPAR-EIR and yellow appendix).
3. Bonita Miguel Plan Amendment\* -- see pages 1-5, plus tables (also see pp. 10-12 of consultant prepared EIR).
4. Revisions of Community Plan Zone Compatibility Matrices, texts, and/or map densities in the:
  - A. Fallbrook Community Plan\* -- see page 7 (also see original EIR).
  - B. Valley Center Community Plan\* -- (see original EIR).
  - C. San Dieguito Community Plan\* -- see page 31 (also see original EIR).
  - D. Lemon Grove Community Plan\* -- (see original EIR).
  - E. Santee Community Plan\* -- (see original EIR).
5. Revisions of Land Use Element map categories in the La Mesa Country Club Zoning District to conform to the General Plan Zone Compatibility Matrix\* -- see pages 1-29, 45-47.

\*The pages indexed above refer to items in the following individual project summary documents within the overall GPA 76-02 EIR package unless otherwise noted: (1) Julian Community Plan EIR (Volumes I and II); (2) EIR: (Staff Report) Ramona Adult Village General Plan Amendment; (3) EIR: Bonita Miguel Master Plan and General Plan Amendment (Enclosure A); (4) Draft EIR: Revision of Community Plan Zone Compatibility Matrices - Fallbrook, Valley Center, San Dieguito, Lemon Grove, and Santee Community Plans, and (5) EIR: La Mesa Country Club General Plan Amendment. More detailed data on the individual projects within GPA 76-02 may also be found by referring to the other environmental documents within the overall GPA 76-02 EIR package as noted within parenthesis.

LOCATIONS OF  
PROJECTS WITHIN  
G.P.A. 76-02



PART III

ENVIRONMENTAL IMPACT

(a) The Environmental Impact of the Proposed Action.

1. Julian Community Plan\* -- see pages 96-118 of Volume II.
2. Ramona Adult Village Plan Amendment\* -- see pages (also see pp. 130-169 of DPAR-EIR & yellow appendix).
3. Bonita Miguel Plan Amendment\* -- see pages 1-9 (also see pp. 13-38 of consultant-prepared EIR).
4. Revisions of Community Plan Zone Compatibility Matrices, texts, and/or map densities in the:
  - A. Fallbrook Community Plan\* -- see pages 7-9 (also see original EIR).
  - B. Valley Center Community Plan\* -- see pages 18-20 (also see original EIR).
  - C. San Dieguito Community Plan\* -- see pages 31-36 (also see original EIR).
  - D. Lemon Grove Community Plan\* -- see pages 47-50 (also see original EIR).
  - E. Santee Community Plan\* -- see pages 61, 63-68 (also see original EIR).
5. Revisions of Land Use Element map categories in the La Mesa Country Club Zoning District to conform to the General Plan Zone Compatibility Matrix\* -- see pages 35-37.

\*The pages indexed above refer to items in the following individual project summary documents within the overall GPA 76-02 EIR package unless otherwise noted: (1) Julian Community Plan EIR (Volumes I and II); (2) EIR: (Staff Report) Ramona Adult Village General Plan Amendment; (3) EIR: Bonita Miguel Master Plan and General Plan Amendment (Enclosure A); (4) Draft EIR: Revision of Community Plan Zone Compatibility Matrices - Fallbrook, Valley Center, San Dieguito, Lemon Grove, and Santee Community Plans, and (5) EIR: La Mesa Country Club General Plan Amendment. More detailed data on the individual projects within GPA 76-02 may also be found by referring to the other environmental documents within the overall GPA 76-02 EIR package as noted within parenthesis.

TABLE 1 COMPARISON OF DIFFERENCES BETWEEN EXISTING, PROPOSED, AND SPECIFIC PLAN ALTERNATIVES, ASSUMING MAXIMUM THEORETICAL RESIDENTIAL UNITS THAT COULD BE BUILT UNDER DESIGNATED LAND-USE ELEMENT CATEGORIES AND COMPATIBLE ZONES.

	Existing G.P.	Proposed G.P.A.	Specific Plan
Julian C.P.*	8,850	8,703	--
Ramona Adult Village*	1,658	10,437	2,322
Bonita Miguel*	956	21,598	7,552
Matrix**			
- Fallbrook	13,500	16,472	--
- Valley Center	7,569	10,236	--
- San Dieguito	23,208	27,018	--
- Lemon Grove	10,702	15,061	--
- Santee	49,930	63,865	--
La Mesa C.C.*	<u>1,226</u>	<u>195</u>	<u>--</u>
	117,599	173,390	N/A

Marginal Difference: 55,791 more residential units allowable in proposed G.P.A. than in existing G.P.

\*Assuming build-out at 75% of gross acreage due to streets, utilities, etc, and not making detailed analyses of restrictions such as on slopes or other environmental limitations normally in force. The number represented in these projects reflects all the plan areas.

\*\*Assuming build-out generally at 75%, but considering environmental limitations normally in force. The number in this project reflects only the marginal differences in build-out that can be possible due to the modified categories, rather than the whole of the planning areas.



TABLE 2 COMPARISON OF DIFFERENCES BETWEEN EXISTING, PROPOSED, AND SPECIFIC PLAN ALTERNATIVES RECOGNIZING ACREAGE WHICH MAY BE ALLOWED FOR NON-RESIDENTIAL USES PURSUANT TO CONTROLLING ZONE COMPATIBILITY MATRICES\*

	Existing G.P.	Proposed G.P.A.	Specific Plan
Julian C.P.**	25,200	25,200	--
Ramona Adult Village**	1,010*	1,010*	561
Bonita Miguel**	1,184*	1,184*	295
Matrix***			
- Fallbrook	3,946	****	--
- Valley Center	No Change	No Change	--
- San Dieguito	No Change	No Change	--
- Lemon Grove	No Change	No Change	--
- Santee	No Change	No Change	--
La Mesa C.C.**	No-Change	No Change	--

Marginal Difference: 3,946 less acres available for non-residential uses in proposed GPA than in existing G.P.

\*Including those non-residential uses which are consistent or consistent only when applied selectively within the land-use categories.

\*\*Includes total area of plan.

\*\*\*Includes marginal changes in plan use.

\*\*\*\*Difference due to dropping of R-P Zone from Zone Compatibility Matrix.

## SUMMARY OF MAJOR CUMULATIVE ENVIRONMENTAL IMPACTS:

Archaeology: The Julian Community Plan and the Bonita Miguel and Ramona Miguel plan amendments could significantly adversely affect archaeological resources in those areas unless major project modification or salvaging were to occur. The proposed changes involved in the other respective projects of the G.P.A. may also involve substantial resources of archaeological significance.

Agriculture: This G.P.A. would allow an overall increase in residential buildout by nearly 56,000 units beyond the existing residential uses allowed by the applicable zone compatibility matrices. However, no actual removal of lands from potential or existing agricultural production would occur as a result of the changes in the plans themselves.

Air Quality: There will be an incremental decrease in air quality due to the more intense uses of the land permitted if the changes proposed in this G.P.A. are adopted. These problems will be particularly aggravated in those areas below the common inversion layer of 1,100-1,500 feet, and in those areas for which major commuting for shopping and jobs is necessary.

Biological Resources: There will be substantial loss of native habitats due to escape of landscape plants, weeds, and cultivars, as well as increased invertebrate pests, domestic pets, and human-associated wildlife (eg: rats, mice, starlings, and house sparrows) from the substantially modified environments that will be permitted on lands within the scope of this G.P.A. There will also be increased pressures upon endangered and rare species which utilize the habitats within the affected planning areas.

Circulation: The land uses which would be allowed by this G.P.A. could cause severe localized traffic circulation and safety problems on selected major streets in the Bonita Miguel, Ramona Adult Village, and Julian Community Plan areas. There would also be substantial inducements to expand the capacity of the street systems in these areas to handle these increased traffic loads, such as through building of the Route 125 freeway or prime arterial near to Bonita Miguel and the Route 67 prime arterial adjacent to and within Ramona Adult Village.

Energy: There will be incremental increases in energy consumption caused by the further diffusion of residential and other more intense land uses into the Ramona and Julian areas, and, to a lesser extent, Bonita Miguel, and the additional transportation energy needs incurred by increased development of these areas. There will also be shifts in the future sources of energy utilized in these areas due to the trend away from the direct use of fossil fuels toward the use of electricity for heating and cooling needs in new developments. These incremental increases in electrical demand, will further decrease the reserve margin of present electrical generation capacities in the entire San Diego Gas and Electric Company system, plus decrease particularly pertinent transmission line <sup>reserve</sup> capacities in the Ramona and Julian areas, and thus cause more higher-cost new system additions to be financed throughout the entire SDG&E rate base.

Groundwater: Significant localized shortages and depletions of groundwater resources will occur in parts of the Julian Community Planning Area if present legal lots in these areas are constructed to full allowable densities, and potential availability problems may occur in other areas if developed to full allowable densities shown in the plan.

Growth-Inducement: The modifications in land uses which would be permitted through approval of this G.P.A. would incrementally add to the pressures upon major access routes and services such as police protection, water supplies, schools, electrical and other energy resources, and fire protection. These pressures, in turn, may serve to facilitate and induce additional growth in service capacities and costs to areas adjacent to land uses affected by the G.P.A.

Noise: There would be significant increases in ambient noise associated with the added traffic flows within parts of the Julian Community Plan, and building of new major roads in the Ramona Adult Village and Bonita Miguel Plan Amendment areas.

Schools: There could be increased pressure upon existing schools to serve the added youthful populations in each of the G.P.A. projects. These added enrollments could require multiple sessions, or construction of new schools if approved by 2/3 vote within the affected school districts. (This impact would be fully mitigated in the Ramona Adult Village if it is constructed as proposed as an all-adult development).

Sewers: This G.P.A. will also allow a substantial increase in sewage effluent requiring treatment either within or near the plan areas or entry to the metropolitan sewage system and treatment therein.

PART III

ENVIRONMENTAL IMPACT

(b) Any Adverse Environmental Effects Which Cannot Be Avoided If the Proposal is Implemented.

1. Julian Community Plan\* -- see page 119 of Volume II.
2. Ramona Adult Village Plan Amendment\* -- (see page 187 of DPAR-EIR).
3. Bonita Miguel Plan Amendment\* -- see pages 6-9 (also see page 39 of consultant-prepared EIR).
4. Revisions of Community Plan Zone Compatibility Matrices, texts, and/or map densities in the:
  - A. Fallbrook Community Plan\* -- (see original EIR).
  - B. Valley Center Community Plan\* -- (see original EIR).
  - C. San Dieguito Community Plan\* -- (see original EIR).
  - D. Lemon Grove Community Plan\* -- (see original EIR).
  - E. Santee Community Plan\* -- see oage 12.
5. Revisions of Land Use Element map categories in the La Mesa Country Club Zoning District to conform to the General Plan Zone Compatibility Matrix\* -- see page 38.

\*The pages indexed above refer to items in the following individual project summary documents within the overall GPA 76-02 EIR package unless otherwise noted: (1) Julian Community Plan EIR (Volumes I and II); (2) EIR: (Staff Report) Ramona Adult Village General Plan Amendment; (3) EIR: Bonita Miguel Master Plan and General Plan Amendment (Enclosure A); (4) Draft EIR: Revision of Community Plan Zone Compatibility Matrices - Fallbrook, Valley Center, San Dieguito, Lemon Grove, and Santee Community Plans, and (5) EIR: La Mesa Country Club General Plan Amendment. More detailed data on the individual projects within GPA 76-02 may also be found by referring to the other environmental documents within the overall GPA 76-02 EIR package as noted within parenthesis.

## ENVIRONMENTAL IMPACT

## (c) Mitigation Measures Proposed to Minimize the Impact:

1. Julian Community Plan\* -- see pages 120-127 of Volume II.
2. Ramona Adult Village Plan Amendment\* -- see pages (also see pp. 170-186 of DPAR-EIR).
3. Bonita Miguel Plan Amendment\* -- (see page 41 of consultant-prepared EIR).
4. Revisions of Community Plan Zone Compatibility Matrices, texts, and/or map densities in the:
  - A. Fallbrook Community Plan\* -- see page 10-12 (also see original EIR).
  - B. Valley Center Community Plan\* -- see pages 21-24 (also see original EIR).
  - C. San Dieguito Community Plan\* -- see pages 36-39 (also see original EIR).
  - D. Lemon Grove Community Plan\* -- see pages 51-54 (also see original EIR).
  - E. Santee Community Plan\* -- see pages 68-71 (also see original EIR).
5. Revisions of Land Use Element map categories in the La Mesa Country Club Zoning District to conform to the General Plan Zone Compatibility Matrix\* -- see page 39.

\*The pages indexed above refer to items in the following individual project summary documents within the overall GPA 76-02 EIR package unless otherwise noted: (1) Julian Community Plan EIR (Volumes I and II); (2) EIR: (Staff Report) Ramona Adult Village General Plan Amendment; (3) EIR: Bonita Miguel Master Plan and General Plan Amendment (Enclosure A); (4) Draft EIR: Revision of Community Plan Zone Compatibility Matrices - Fallbrook, Valley Center, San Dieguito, Lemon Grove, and Santee Community Plans, and (5) EIR: La Mesa Country Club General Plan Amendment. More detailed data on the individual projects within GPA 76-02 may also be found by referring to the other environmental documents within the overall GPA 76-02 EIR package as noted within parenthesis.

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(d) Alternatives to the Proposed Action:

1. Julian Community Plan\* -- see pages 2-11, maps 2-4, and pages 128-139 of Volume II.
2. Ramona Adult Village Plan Amendment\* -- see pages , (also see pages 188-192 of the DPAR-EIR).
3. Bonita Miguel Plan Amendment\* -- see pages 10-11 (also see pages 42-44 of the consultant prepared EIR).
4. Revisions of Community Plan Zone Compatibility Matrices, texts, and/or map densities in the:
  - A. Fallbrook Community Plan\* -- see pages 12-16 (also see original EIR).
  - B. Valley Center Community Plan\* -- see pages 25-29 (also see original EIR).
  - C. San Dieguito Community Plan\* -- see pages 40-43 (also see original EIR).
  - D. Lemon Grove Community Plan\* -- see pages 55-59 (also see original EIR).
  - E. Santee Community Plan\* -- see pages 72-77 (also see original EIR).
5. Revisions of Land Use Element map categories in the La Mesa Country Club Zoning District to conform to the General Plan Zone Compatibility Matrix\* -- see page 40.

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ENVIRONMENTAL IMPACT

- (e) The Relationship Between Local Short-Term Uses of Man's Environment and the Maintenance and Enhancement of Long-Term Productivity:
1. Julian Community Plan\* -- see page 139 of Volume II.
  2. Ramona Adult Village Plan Amendment\* -- see pages 193-195 of the DPAR-EIR.
  3. Bonita Miguel Plan Amendment\* -- (see pages 47-48 of developer-prepared EIR).
  4. Revisions of Community Plan Zone Compatibility Matrices, texts, and/or map densities in the:
    - A. Fallbrook Community Plan\* -- (see original EIR).
    - B. Valley Center Community Plan\* -- (see original EIR).
    - C. San Dieguito Community Plan\* -- (see original EIR).
    - D. Lemon Grove Community Plan\* -- (see original EIR).
    - E. Santee Community Plan\* -- see page 78 (also see original EIR).
  5. Revisions of Land Use Element map categories in the La Mesa Country Club Zoning District to conform to the General Plan Zone Compatibility Matrix\* -- see page 41.

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(f) Any Irreversible Environmental Changes Which Would Be Involved in the Proposed Action Should it Be Implemented:

1. Julian Community Plan\* -- see page 139 of Volume II.
2. Ramona Adult Village Plan Amendment\* -- see pages
3. Bonita Miguel Plan Amendment\* -- (see pages 47-48 of developer-prepared EIR),
4. Revisions of Community Plan Zone Compatibility Matrices, texts, and/or map densities in the:
  - A. Fallbrook Community Plan\* -- (see original EIR),
  - B. Valley Center Community Plan\* -- (see original EIR),
  - C. San Dieguito Community Plan\* -- (see original EIR),
  - D. Lemon Grove Community Plan\* -- (see original EIR),
  - E. Santee Community Plan\* -- see page 78 (also see original EIR),
5. Revisions of Land Use Element map categories in the La Mesa Country Club Zoning District to conform to the General Plan Zone Compatibility Matrix\* -- see page 42.

\*The pages indexed above refer to items in the following individual project summary documents within the overall GPA 76-02 EIR package unless otherwise noted: (1) Julian Community Plan EIR (Volumes I and II); (2) EIR: (Staff Report) Ramona Adult Village General Plan Amendment; (3) EIR: Bonita Miguel Master Plan and General Plan Amendment (Enclosure A); (4) Draft EIR: Revision of Community Plan Zone Compatibility Matrices - Fallbrook, Valley Center, San Dieguito, Lemon Grove, and Santee Community Plans, and (5) EIR: La Mesa Country Club General Plan Amendment. More detailed data on the individual projects within GPA 76-02 may also be found by referring to the other environmental documents within the overall GPA 76-02 EIR package as noted within parenthesis.

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(g) The Growth-Inducing Impact of the Proposed Action:

1. Julian Community Plan\* -- see page 140 of Volume II.
2. Ramona Adult Village Plan Amendment\* -- see pages (also see pages 196-198 of DPAR-EIR).
3. Bonita Miguel Plan Amendment\* -- see page 6 (also see pages 49-50 of the developer-prepared EIR).
4. Revisions of Community Plan Zone Compatibility Matrices, texts, and/or map densities in the:
  - A. Fallbrook Community Plan\* -- (see original EIR).
  - B. Valley Center Community Plan\* -- (see original EIR).
  - C. San Dieguito Community Plan\* -- (see original EIR).
  - D. Lemon Grove Community Plan\* -- see page 59 (also see original EIR).
  - E. Santee Community Plan\* -- see page 79 (also see original EIR).
5. Revisions of Land Use Element map categories in the La Mesa Country Club Zoning District to conform to the General Plan Zone Compatibility Matrix\* -- see page 43.

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1. Julian Community Plan\* -- see page 141 of Volume II.
2. Ramona Adult Village Plan Amendment\* -- see pages
3. Bonita Miguel Plan Amendment\* -- (see page 59 of the developer-prepared EIR).
4. Revisions of Community Plan Zone Compatibility Matrices, texts, and/or map densities in the:
  - A. Fallbrook Community Plan\* -- (see original EIR).
  - B. Valley Center Community Plan\* -- see page 44 (also see original EIR).
  - C. San Dieguito Community Plan\* -- see page 44 (also see original EIR).
  - D. Lemon Grove Community Plan\* -- see page 59 (also see original EIR).
  - E. Santee Community Plan\* -- see page 79 (also see original EIR).
5. Revisions of Land Use Element map categories in the La Mesa Country Club Zoning District to conform to the General Plan Zone Compatibility Matrix\* -- see page 44.

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## WATER QUALITY ASPECTS

1. Julian Community Plan\* -- see pages 23-28, 33-34, 90-91 of Volume II.
2. Ramona Adult Village Plan Amendment\* -- (see pages 39-40, 77-81, 139-141 of DPAR-EIR).
3. Bonita Miguel Plan Amendment\* -- (see pages 19-20 of the developer-prepared EIR).
4. Revisions of Community Plan Zone Compatibility Matrices, texts, and/or map densities in the:
  - A. Fallbrook Community Plan\* -- (see original EIR).
  - B. Valley Center Community Plan\* -- (see original EIR).
  - C. San Dieguito Community Plan\* -- (see original EIR).
  - D. Lemon Grove Community Plan\* -- (see original EIR).
  - E. Santee Community Plan\* -- (see original EIR).
5. Revisions of Land Use Element map categories in the La Mesa Country Club Zoning District to conform to the General Plan Zone Compatibility Matrix\* -- see pages 18-21.

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