

RECIRCULATION READERS GUIDE

This Guide is provided to facilitate reviewing changes between this Draft Revised Mitigated Negative Declaration and Initial Study Checklist (Draft Revised MND) and the Draft MND previously circulated for public review for the Sweetwater Place project (proposed project).

The Draft MND was previously circulated for public review from September 10, 2015 to October 26, 2015 (a 45-day public review period). All interested persons and organizations had an opportunity during this time to submit their written comments on the Draft MND to the County of San Diego. Since the previous circulation, portions of the Draft MND have been revised to provide additions and changes to the environmental analysis, pertaining to the issue area of greenhouse gas (GHG) emissions (discussed further below).

Pursuant to Section 15073.5 of the State CEQA Guidelines, the Draft MND is being recirculated for public review as a portion of it has been substantially revised after public notice of its availability was previously given. The GHG emissions section of the Draft MND has been revised to include a revised impact analysis that shows the project's net GHG emissions would be reduced to zero and would result in less than cumulatively considerable impacts associated with GHG emissions, with the addition of new mitigation measures. The County requests that reviewers limit their comments to the revised portions of the Draft Revised MND. The comments submitted during the earlier circulation period (September 10, 2015 to October 26, 2015) will be addressed as part of the Final MND. Comments on both documents (the Draft MND circulated from September 10, 2015 to October 26, 2015) and this Draft Revised MND will be included in the Final MND.

For ease of review, the County has included the entirety of the Draft Revised MND and Initial Study Checklist. However, the County requests that comments are provided on only the text indicated in underline format, which capture additions to these documents. The reader can view all deleted text as indicated in strikethrough format. The previous Draft MND was circulated for a 45-day public review period as the project entails a General Plan Amendment (GPA). As the GPA has been previously circulated for public review for 45 days and has not changed, the County as Lead Agency has determined that the 30-day public review period for the recirculated Draft Revised MND is appropriate.

New comments must be submitted. Comments on the Draft Revised MND must be received no later than **October 2, 2017 at 4:00 p.m.** (a 30-day public review period) and should reference the project name: Sweetwater Place. Comments can be emailed to David.Sibbet@sdcounty.ca.gov. Comments can be mailed to the following address:

Planning & Development Services
ATTN: David Sibbet
5510 Overland Avenue, Suite 310
San Diego, CA 92123

The Draft Revised MND can also be reviewed at the Spring Valley Branch Library, located at 836 Kempton St. Spring Valley, CA 91977. For additional information, please contact David Sibbet at (858) 694-3091 or by e-mail at David.Sibbet@sdcounty.ca.gov.

The Draft Revised MND in its entirety is available on the Planning & Development Services website: http://www.sdcounty.ca.gov/pds/ceqa_public_review.html

The major additions or changes within the Draft MND include the following:

- 1) A revised GHG analysis included as a supplemental technical report to address changes in the project design;
- 2) A revised GHG section within the Initial Study checklist to reflect the updated conclusions of the supplemental technical report; and
- 3) A revised conclusion that the project would result in less-than-significant impacts to GHG emissions with the incorporation of mitigation.

The revised portions of the Draft MND are described below as well as a summary of the changes:

- Pages 11-12 of the Draft MND, which include new mitigation measures for GHG emissions
- Section VII of the Initial Study Checklist (pages 31-40) – GHG Emissions, which includes the summarized GHG analysis, project design features, and mitigation measures
- Supplemental GHG Report, which includes the GHG analysis, project design features, and mitigation measures. This report also includes updated attachments that include the CalEEMod calculations for the updated project design.