

RECIRCULATION READERS GUIDE

This Guide is provided to facilitate reviewing changes between this Draft Revised Environmental Impact Report (Draft Revised EIR) and the Draft EIR circulated for public review from April 30, 2015 to June 15, 2015.

The Draft EIR was previously circulated for public review from April 30, 2015 to June 15, 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 EIR to the County of San Diego. In response to comments received from the circulation of the Draft EIR and recent court decisions on greenhouse gases, revisions have been made to portions of the environmental analysis which contain significant new information, including sections relating to greenhouse gas emissions and land use (discussed further below).

Due to these additions and changes made to the Draft EIR, the County has decided to recirculate a Draft Revised EIR for the Proposed Project. Pursuant to CEQA Guidelines Section 15088.5(f)(2), reviewers should limit their comments to the revised chapters or portions of the recirculated EIR only. The comments submitted during the earlier circulation period (April 30, 2015 to June 15, 2015) that relate to chapters or portions of the document that were not revised and are not recirculated here will be responded to as part of the Final EIR. The County will respond during this recirculation to comments submitted on this Draft Revised EIR and the specific chapters and portions that are part of this recirculation. Both sets of comments (Draft EIR circulated from April 30, 2015 to June 15, 2015) and this Draft Revised EIR will be included in the Final EIR.

The County requests that reviewers limit the scope of their comments to only the portions of the Draft EIR that have changed and are included in this Draft Revised EIR. Chapters included in this Draft Revised EIR are: Chapter 1, Project Description, Location, and Environmental Setting; Chapter 3, Environmental Effects Found Not to be Significant, Section 3.1.1 (*Global Greenhouse Gases*) and Section 3.1.4 (*Land Use and Planning*) only; and, Chapter 7, List of Mitigation Measures and Project Design Features. The County requests that comments are provided on only the text indicated in underline format, which capture all additions to these chapters. The reader can view all deleted text as indicated in strikethrough format. Appendix J has been provided in a clean format because it wholly replaced the previous Appendix J, *Greenhouse Gas Report*. The reviewer may comment on the entirety of the new Appendix J (which replaces the previous Appendix J).

New comments must be submitted. Comments on the recirculated Draft Revised EIR must be received no later than January 30, 2017 at 4:00 P.M. and should reference the project numbers and name: Valiano Project, PDS2013-SP-13-001, PDS2013-GPA-13-001, PDS2013-REZ-13-001, PDS2013-TM-5575, PDS2014-MUP-14-019, PDS2013-STP-13-003, PDS2013-ER-13-08-002. Comments must be sent to the Planning & Development Services address listed below or via email to Michelle.Chan@sdcounty.ca.gov.

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

For additional information, please contact Michelle Chan at Michelle.Chan@sdcounty.ca.gov.

The Draft Revised EIR in its entirety and the previous Draft EIR circulated from April 30, 2015 to June 15, 2015, are available on the Planning & Development Services website: [http://www.sandiegocounty.gov/content/sdc/pds/Current Projects/valiano.html](http://www.sandiegocounty.gov/content/sdc/pds/Current%20Projects/valiano.html) or at the offices at 5510 Overland Avenue, Suite 310, San Diego, California, 92123.

The major additions or changes for which new comments will be considered include the following:

- 1) A revised greenhouse gas analysis to address the November 2015 California Supreme Court ruling in the Center for Biological Diversity vs. California Department of Fish and Wildlife case (commonly referred to as the Newhall Ranch case);
- 2) The General Plan Amendment (PDS2013-GPA-13-001) included as part of the Project would be revised to also provide consistency with the County of San Diego's General Plan Policy LU-6.3 Conservation-Oriented Project Design which promotes clustered projects utilizing specific plans. Additionally the Proposed Project is located within the San Dieguito CPA, but within two community planning subareas. Specifically, Neighborhoods 1, 2, 3 and 4 are located within the San Dieguito CPA with no subarea defined and Neighborhood 5 is located with the Elfin Forest-Harmony Grove subarea portion of the San Dieguito CPA. As part of the General Plan Amendment, Neighborhood 5 would be removed from the Elfin Forest-Harmony Grove subarea of the San Dieguito CPA so that the entire Project site would be located within the San Dieguito Community Plan with no subarea. The proposed General Plan Amendment would remove the planning inconsistency of having Neighborhood 5 governed by the Elfin Forest-Harmony Grove subarea plan, with the rest of the Proposed Project being governed by only the San Dieguito Planning Area. With this proposed General Plan Amendment, Neighborhood 5 would no longer be subject to any of the requirements set forth in the Elfin Forest-Harmony Grove subarea portion of the San Dieguito CPA. The Amendment to the General Plan would ensure consistent application of policy throughout the Proposed Project and integrated conformance with the San Dieguito Community Plan and the County of San Diego's General Plan goals and policies.

Under State CEQA Guidelines Section 15088.5(c), if a revision to an EIR is limited to a few chapters or portions of the EIR, only chapters or portions that have been modified need to be recirculated. Consistent with CEQA Guidelines Section 15088.5(c), this Draft Revised EIR contains only the portions of the Draft EIR that have modified with significant new information. Please only comment on these revised and recirculated portions indicated in the underline format.

The County will respond to comments submitted on the Draft Revised EIR and the original Draft EIR in the Final EIR, which may include revisions for which recirculation is not necessary under the legal standards set forth above.

The revised chapters (including sections) and appendices include:

- Chapter 1.0 – Project Description, Location, and Environmental Setting
- Section 3.1.1– Global Greenhouse Gases
- Section 3.1.4– Land Use and Planning
- Chapter 7 – List of Mitigation Measures and Project Design Features
- Appendix J – Greenhouse Gas Report

The major additions or revisions are summarized below.

Chapter 1: Project Description, Location, and Environmental Setting

- Revised subsection 1.2.1 to include the revisions to the General Plan Amendment to remove Neighborhood 5 from the Elfin Forest-Harmony Grove subarea of the San Dieguito CPA so that the entire Project site would be located within the San Dieguito Community Plan with no subarea. The proposed General Plan Amendment would remove the planning inconsistency of having Neighborhood 5 governed by the Elfin Forest-Harmony Grove subarea plan, with the rest of the Proposed Project being governed by only the San Dieguito Planning Area. Following the approval of this General Plan Amendment, Neighborhood 5 would no longer be subject to any of the requirements set forth in the Elfin Forest-Harmony Grove subarea portion of the San Dieguito CPA. The Amendment to the General Plan would ensure consistent application of policy throughout the Proposed Project and integrated conformance with the San Dieguito Community Plan and the County of San Diego’s General Plan goals and policies.
- Revised Section 1.6 (*Project Inconsistencies with Applicable Regional and General Plans*) to reflect the changes made to subsection 1.2.1 discussed above.
- Revised Table 1-4 (*Project Design Features*) to reflect the revisions to the Project Design Features for GHG in Section 3.1.1.

Chapter 3.0: Environmental Effects Found Not to be Significant (Section 3.1.1, Global Greenhouse Gases and 3.1.4, Land Use and Planning, only)

- Section 3.1.1: Revised greenhouse gas analysis to address the Newhall Ranch case ruling.

- Section 3.1.4: Revised land use discussion to include the revisions to the General Plan Amendment to remove Neighborhood 5 from the Elfin Forest-Harmony Grove subarea of the San Dieguito CPA so that the entire Project site would be located within the San Dieguito Community Plan with no subarea.

Chapter 7.0: Mitigation Measures and Project Design Features

- Revised Project Design Features for GHG per the revised Greenhouse Gas Report.

Appendix J: Greenhouse Gas Report

- Revised analysis to address the Newhall Ranch case ruling.