

## **CURRENT GENERAL PLAN EIR MITIGATION MEASURES**

### **List of General Plan Amendments that Revised Mitigation Measures**

- GPA 20-004 adopted on September 11, 2024 (2024 Climate Action Plan Update) under a Supplemental EIR (ER Log Number 20-00-002), tiering from the General Plan Update EIR (ER Log Number 02-ZA-001)

Mitigation measure changes adopted with this GPA are shown in a strikeout/underline in the mitigation measures list below, to show how the mitigation measure was changed from prior version as adopted in 2011 General Plan Update EIR. These include mitigation measures CC-1.2, CC-1.7, and CC-1.8.

### **Mitigation Measures**

#### **Aesthetics**

##### ***Issue 1: Scenic Vistas***

- Aes-1.1** Adopt the General Plan Regional Category map and Land Use Maps which locate land uses of less density or intensity on lands that contribute to scenic vistas.
- Aes-1.2** Protect sensitive biological habitats and species through regulations that require avoidance and mitigation of impacts. Existing programs include the County MSCP and associated BMOs, RPO, and CEQA Guidelines. While protecting biological resources, these programs also preserve natural open space that contributes to the quality of many of the County's scenic vistas.
- Aes-1.3** Amend community plans with improved vision and community character statements to ensure that new development reflects the character and visions for each individual unincorporated community. Community plans are used to review development projects (including General Plan Amendments). These reviews are implemented by State law, County policy and procedures, the Subdivision Ordinance, Zoning Ordinance findings for certain permits, CEQA compliance, etc. The Community Plans also serve as the foundation for more detailed implementing regulations such as design review guidelines, Zoning box regulations, etc. Community Plans are also used for the interjurisdictional review and coordination on project conducted by other agencies.
- Aes-1.4** Revise the Design Review process to streamline the process, improve consistency in implementation, and update design criteria as necessary. Current components of that process include Special Area Designators, Design Review Guidelines, and the Site Plan review and approval process.

- Aes-1.5** Create a Conservation Subdivision Program that facilitates conservation-oriented project design.
- Aes-1.6** Require that project approvals with significant potential to adversely affect the scenic quality of a community require community review and specific findings of community compatibility. Examples can be found in the Zoning Ordinance with the numerous special uses or exceptions allowed pursuant to Administrative and Use Permits, and Site Plans. This practice has been proven useful for reducing impacts to aesthetic resources and their usefulness will increase as community plans and design guideline are updated pursuant to Aes-1.3 and Aes-1.4.
- Aes-1.7** Develop and implement programs and regulations that preserve agricultural lands (such as the County's CEQA guidelines and the Farm Program). Most existing agricultural lands are key components of scenic vistas and community character and the preservation of these resources is critical to minimizing impacts to these resources.
- Aes-1.8** Continue to develop and implement programs and regulations that minimize landform alteration and preserve ridgelines and steep slopes where appropriate. Examples include the County's Grading Ordinance, RPO, and CEQA Guidelines.
- Aes-1.9** Work with communities and other stakeholders to identify key scenic vistas, viewsheds of County scenic road and highways, and other areas of specific scenic value. Apply Resource Conservation Area designations or other special area designators, guidelines, and tools to guide future development of parcels within these viewsheds to avoid impacts to the scenic vistas.
- Aes-1.10** Participate in regional planning and planning by agencies operating within or adjacent to the County to the extent practicable. This includes participation in SANDAG and other regional planning forums, reviewing and commenting on planning and environmental documents issued by other agencies, and ongoing collaboration with tribes and adjacent jurisdictions.
- Aes-1.11** Implement the Wireless Communications Ordinance and Board Policies I-92 and J-17 to encourage the undergrounding of utilities.

## ***Issue 2: Scenic Resources***

The mitigation measures identified above in Section 7.2.1.1, Issue 1: Scenic Vistas, would also apply to scenic resources.

## ***Issue 3: Visual Character or Quality***

The mitigation measures listed under Section 7.2.1.1, Issue 1: Scenic Vistas, are applicable to this issue and are incorporated here by reference. In addition, the following mitigation measure would also contribute to a reduced impact to visual character or quality; however, impacts would not be reduced to below a significant level.

**Aes-3.1** Improve upon the County road standards or other right of way design guidelines to provide standards related to road design, parking, landscaping, and elements of the public realm that to are critical to the character of a community.

**Aes-3.2** Implement existing and prepare new community right-of-way development standards, as appropriate, that supplement the County road standards in order to recognize the unique constraints and character of different communities.

#### ***Issue 4: Light or Glare***

**Aes-4.1** Coordinate with communities and stakeholders to review light pollution controls and consider amendments or expansions to those controls as determined necessary to reduce impacts to dark skies that are important to community character.

**Aes-4.2** Maintain light and glare regulations that minimize impacts to adjacent properties, sensitive areas, community character, observatories, and dark skies. These regulations are currently found in the Light Pollution Code and Zoning Ordinance. Additional reviews are implemented on discretionary projects in accordance with CEQA and the County's CEQA guidelines.

**Aes-4.3** Participate in regional planning and planning by agencies operating within or adjacent to the County to the extent practicable. This includes participation in SANDAG and other regional planning forums, reviewing and commenting on planning and environmental documents issued by other agencies, and ongoing collaboration with Native American tribes and adjacent jurisdictions.

### **Agricultural Resources**

#### ***Issue 1: Direct Conversion of Agricultural Resources***

**Agr-1.1** Implement the General Plan Regional Category map and Land Use Maps which protect agricultural lands with lower density land use designations that will support continued agricultural operations.

**Agr-1.2** Develop and implement programs and regulations that protect agricultural lands (such as the CEQA guidelines, Zoning Ordinance, Right to Farm Act, Open Space Subvention Act, Farm and Ranch Lands Protection Program, San Diego County Agricultural Enterprises and Consumer Information Ordinance, BOS Policy I-133, and the San Diego County Farming Program), as well as, those that support implementation of the Williamson Act (including the CEQA guidelines, Zoning Ordinance, and Subdivision Ordinance).

**Agr-1.3** Create a Conservation Subdivision Program that facilitates conservation-oriented project design through changes to the Subdivision Ordinance, Resource Protection Ordinance, Zoning Ordinance, Groundwater Ordinance, and other regulations as necessary with the goal of promoting conservation of natural resources and open space (including agricultural lands) while improving

mechanisms for flexibility in project design so that the production of housing is not negatively impacted.

**Agr-1.4** Develop and implement the PACE program which compensates landowners for voluntarily limiting future development on their land.

**Agr-1.5** Revise community plans to identify important agricultural areas within them and specific compatible uses and desired buffers necessary to maintain the viability of that area. Community plans are used to review development projects (including General Plan Amendments).

### ***Issue 2: Land Use Conflicts***

The following mitigation measures would reduce impacts associated with conflicts with Williamson Act Contract lands to a level below significant.

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

### ***Issue 3: Indirect Conversion of Agricultural Resources***

The mitigation measures listed under Issue 1: Direct Conversion of Agricultural Resources, are applicable to the indirect conversion of agricultural resources.

## **Air Quality**

### ***Issue 1: Air Quality Plans***

The proposed project would not conflict with or obstruct the implementation of the RAQS or SIP. Therefore, no mitigation is necessary.

### ***Issue 2: Air Quality Violations***

In addition to the mitigation measures listed below, the mitigation measures identified below in Climate Change Issue 1: Compliance with AB 32, are also applicable to air quality violations.

**Air-2.1** Provide incentives such as preferential parking for hybrids or alternatively fueled vehicles such as compressed natural gas (CNG) vehicles or hydrogen-powered vehicles. The County shall also establish programs for priority or free parking on County streets or in County parking lots for hybrids or alternatively fueled vehicles.

**Air-2.2** Replace existing vehicles in the County fleet as needed with the cleanest vehicles commercially available that are cost-effective and meet vehicle use needs.

- Air-2.3** Implement transportation fleet fueling standards to improve the number of alternatively fueled vehicles in the County fleet.
- Air-2.4** Provide incentives to promote the siting or use of clean air technologies where feasible. These technologies shall include, but not be limited to, fuel cell technologies, renewable energy sources, and hydrogen fuel.
- Air-2.5** Require that the following measures be implemented on all construction projects where project emissions are above the SLTs:
- Multiple applications of water during grading between dozer/scrapper passes
  - Paving, chip sealing or chemical stabilization of internal roadways after completion of grading
  - Use of sweepers or water trucks to remove “track-out” at any point of public street access
  - Termination of grading if winds exceed 25 miles per hour
  - Stabilization of dirt storage piles by chemical binders, tarps, fencing or other erosion control
  - Use of low-sulfur fuels in construction equipment
  - Use of low-VOC paints
  - Projects exceeding SLTs will require ten percent of the construction fleet to use any combination of diesel catalytic converters, diesel oxidation catalysts, diesel particulate filters and/or CARB certified Tier I, II, III, IV equipment. Equipment is certified if it meets emission standards established by the EPA for mobile non-road diesel engines of almost all types. Standards established for hydrocarbons, oxides of nitrogen (NO<sub>x</sub>), carbon monoxide, and particulate matter. Tier I standards are for engines over 50 hp (such as bulldozers) built between 1996 and 2000, and engines under 50 hp (such as lawn tractors) built between 1999 and 2000. Tier II standards are for all engine sizes from 2001 to 2006, and Tier III standards are for engines rated over 50 hp from 2006 to 2008 (EPA 1998). Tier IV standards apply to engines of all sizes built in 2008 or later. Standards are increasingly stringent from Tier I to Tier IV (EPA 2004).
- Air-2.6** Use County Guidelines for Determining Significance for Air Quality to identify and mitigate adverse environmental effects on air quality.
- Air-2.7** Implement County Air Pollution Control District (APCD) regulations for air emissions from all sources under its jurisdiction.
- Air-2.8** Require NSRs to prevent permitting projects that are "major sources."
- Air-2.9** Implement the Grading, Clearing, and Watercourses Ordinance by requiring all clearing and grading to be conducted with dust control measures.

- Air-2.10** Revise Board Policy F-50 to strengthen the County's commitment and requirement to implement resource-efficient design and operations for County-funded renovation and new building projects. This could be achieved by making the guidelines within the policy mandatory rather than voluntary.
- Air-2.11** Implement County Regional Air Quality Strategy (RAQS) to attain State air quality standards for O<sub>3</sub>.
- Air-2.12** Revise Board Policy G-15 to require County facilities to comply with Silver Leadership in Energy and Environmental Design (LEED) standards or other equivalent Green Building rating systems.
- Air-2.13** Revise Board Policy G-16 to require the County to:
- Adhere to the same or higher standards it would require from the private sector when locating and designing facilities concerning environmental issues and sustainability; and
  - Require government contractors to use low emission construction vehicles and equipment.

### ***Issue 3: Non-Attainment Criteria Pollutants***

The General Plan Update mitigation measures identified above for Issue 2: Air Quality Violations would also apply to the non-attainment criteria pollutants.

### ***Issue 4: Sensitive Receptors***

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

### ***Issue 5: Objectionable Odors***

The General Plan Update would not result in significant direct or cumulative impacts associated with objectionable odors. Therefore, no mitigation is necessary.

## **Biological Resources**

### ***Issue 1: Special Status Species***

- Bio-1.1** Create a Conservation Subdivision Program that facilitates conservation-oriented project design through changes to the Subdivision Ordinance, Resource Protection Ordinance, Zoning Ordinance, Groundwater Ordinance, and other regulations as necessary. It is intended that these changes will promote conservation of natural resources and open space while improving mechanisms for flexibility in project design so that production of housing stock is not negatively

impacted. Additionally, any such allowances of flexibility must be done with consideration of community character through planning group coordination and/or findings required for project approval.

- Bio-1.2** Implement and revise existing Habitat Conservation Plans/Policies to preserve sensitive resources within a cohesive system of open space. In addition, continue preparation of MSCP Plans for North County and East County.
- Bio-1.3** Implement conservation agreements through Board Policy I-123, as this will facilitate preservation of high-value habitat in the County's MSCP Subarea Plan.
- Bio-1.4** Coordinate with nonprofit groups and other agencies to acquire preserve lands.
- Bio-1.5** Utilize County Guidelines for Determining Significance for Biological Resources to identify adverse impacts to biological resources. Also utilize the County's Geographic Information System (GIS) records and the Comprehensive Matrix of Sensitive Species to locate special status species populations on or near project sites. This information will be used to avoid or mitigate impacts as appropriate.
- Bio-1.6** Implement the RPO, BMO, and HLP Ordinance to protect wetlands, wetland buffers, sensitive habitat lands, biological resource core areas, linkages, corridors, high-value habitat areas, subregional coastal sage scrub focus areas, and populations of rare, or endangered plant or animal species.
- Bio-1.7** Minimize edge effects from development projects located near sensitive resources by implementing the County Noise Ordinance, the County Groundwater Ordinance, the County's Landscaping Regulations (currently part of the Zoning Ordinance), and the County Watershed Protection, Storm Water Management, and Discharge Control Ordinance.

## ***Issue 2: Riparian Habitat and Other Sensitive Natural Communities***

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

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

**Bio-2.4** Implement the Watershed Protection, Storm Water Management, and Discharge Control Ordinance to protect wetlands.

### ***Issue 3: Federally Protected Wetlands***

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

### ***Issue 4: Wildlife Movement Corridors and Nursery Sites***

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

### ***Issue 5: Local Policies and Ordinances***

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

### ***Issue 6: Habitat Conservation Plans and NCCPs***

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

## **Cultural Resources**

### ***Issue 1: Historical Resources***

**Cul-1.1** Utilize the RPO, CEQA, the Grading and Clearing Ordinance, and the Zoning Ordinance to identify and protect important historic and archaeological resources by requiring appropriate reviews and applying mitigation when impacts are significant.

**Cul-1.2** Provide incentives through the Mills Act to encourage the restoration, renovation, or adaptive reuse of historic resources.

**Cul-1.3** Initiate a new effort to identify and catalog historic and potentially historic resources within unincorporated San Diego County. This process will require public participation and evaluation by County staff and the Historic Site Board. The anticipated result of this effort is: (1) at minimum, landowners will be better informed of potential resources on their properties as well as the options available to them under the State/National Register or the Mills Act; and (2) in some cases, properties may be zoned with a special area designator for historic resources, thereby restricting demolition/removal and requiring a Site Plan permit for proposed construction which will be reviewed by the Historic Site Board.

**Cul-1.4** Support the Historic Site Board in their efforts to provide oversight for historic resources.



- Cul-1.5** Ensure landmarking and historical listing of County owned historic sites.
- Cul-1.6** Implement, and update as necessary, the County's Guidelines for Determining Significance for Cultural Resources to identify and minimize adverse impacts to historic and archaeological resources.
- Cul-1.7** Identify potentially historic structures within the County and enter the information in the Department of Planning and Land Use property database. Identification will occur by compiling information from all available sources (e.g., County surveys, Historic Site Board, information received from SOHO and community planning groups, information from other jurisdictions, etc.) and shall be updated at least every five years.
- Cul-1.8** Revise the Resource Protection Ordinance (RPO) to apply to the demolition or alteration of identified significant historic structures.

## ***Issue 2: Archaeological Resources***

In addition to the following mitigation measures, measures Cul-1.1 and Cul-1.6 identified above in Issue 1: Historical Resources, would also apply to archaeological resources.

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

### ***Issue 3: Paleontological Resources***

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

### ***Issue 4: Human Remains***

In addition to the following mitigation measure, measures Cul-1.1 and Cul-1.6 identified above in Issue 1: Historical Resources, would also apply to human remains.

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

## **Geology and Soils**

### ***Issue 1: Exposure to Seismic-Related Hazards***

Impacts associated with exposure to seismic-related hazards would be less than significant; therefore, mitigation is not required.

### ***Issue 2: Soil Erosion or Topsoil Loss***

Impacts associated with conflicts with soil erosion or topsoil loss would be less than significant; therefore, mitigation is not required.

### ***Issue 3: Soil Stability***

Impacts associated with conflicts with soil stability would be less than significant; therefore, therefore, mitigation is not required.

### ***Issue 4: Expansive Soils***

Impacts associated with conflicts with expansive soils would be less than significant; therefore, mitigation is not required.

### ***Issue 5: Waste Water Disposal Systems***

Impacts associated with conflicts with waste water disposal systems would be less than significant; therefore, mitigation is not required.

### ***Issue 6: Unique Geologic Features***

Impacts associated with conflicts with unique geologic features would be less than significant; therefore, mitigation is not required.

## **Hazards and Hazardous Materials**

### ***Issue 1: Transport, Use, and Disposal of Hazardous Materials***

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

### ***Issue 2: Accidental Release of Hazardous Materials***

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

### ***Issue 3: Hazards to Schools***

Impacts related to the related to hazardous materials and schools were found to be less than significant. Therefore, mitigation is not required.

### ***Issue 4: Existing Hazardous Materials Sites***

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

### ***Issue 5: Public Airports***

**Haz-1.1**      Implement the Guidelines for Determining Significance, Airport Hazards, when reviewing new development projects to ensure compatibility with surrounding airports and land uses and apply appropriate mitigation when impacts are significant.

**Haz-1.2**      Participate in the development of ALUCPs and future revisions to the ALUCPs to ensure the compatibility of land uses and airport operations.

**Haz-1.3**      Review the AICUZ when reviewing new development projects within the study area. Ensure that such development projects are consistent with the land use compatibility and safety policies therein.

**Haz-1.4** Facilitate coordination between DPW and DPLU staff when planning new airports or operational changes to existing airports when those changes would produce new or modified airport hazard zones.

**Haz-1.5** Coordinate with the San Diego County Regional Airport Authority (SDCRAA) and County Airports for issues related to airport planning and operations.

### ***Issue 6: Private Airports***

In addition to the following mitigation measure, the measures listed under Issue 5: Public Airports, would also apply to private airports hazards.

**Haz-2.1** Implement and revise as necessary the Zoning Ordinance requiring MUPs for private airports and heliports.

### ***Issue 7: Emergency Response and Evacuation Plans***

**Haz-3.1** Facilitate coordination between DPLU and the Office of Emergency services to implement and periodically update the Hazard Mitigation Plan.

**Haz-3.2** Implement the CEQA Guidelines for Determining Significance to ensure that discretionary projects do not adversely impact emergency response or evacuation plans. Also implement the County Public Road Standards and County Private Road Standards during these reviews and ensure that road improvements are consistent with Emergency Response and Evacuation Plans. Apply appropriate mitigation when impacts are significant.

**Haz-3.3** Prepare Fire Access Road network plans and include in Community Plans or other document as appropriate. Also implement the County Fire Code and require fire apparatus access roads and secondary access for projects.

### ***Issue 8: Wildland Fires***

**Haz-4.1** Identify and minimize potential fire hazards for future development by using and maintaining a database that identifies fire prone areas, locating development away from Fire Hazard areas whenever practicable, and adhering to the County Guidelines for Determining Significance for Wildland Fires & Fire Protection and applying appropriate mitigation when impacts are significant.

**Haz-4.2** Conduct effective and environmentally sensitive brush management measures such as: addressing habitat-specific fire controls within Resource Management Plans; implementation of the Weed Abatement Ordinance and enforcing proper techniques for maintaining defensible space around structures; coordination with the local FAHJ to ensure that district goals for fuel management and fire protection are being met; and recognizing the Memorandum of Understanding between the wildlife agencies and fire authorities that guides the abatement of flammable vegetation without violating environmental regulations for habitat protection.

- Haz-4.3** Enforce and comply with Building and Fire Code to ensure there are adequate fire service levels; and require site and/or building designs that incorporate features that reduce fire hazards. Also implement the General Plan Regional Category map and Land Use Maps, which typically show lower densities in wildland areas.
- Haz-4.4** Create a Conservation Subdivision Program that facilitates conservation-oriented, fire-safe, project design through changes to the Subdivision Ordinance, Resource Protection Ordinance, Zoning Ordinance, Groundwater Ordinance, and other regulations as necessary.

### ***Issue 9: Vectors***

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

## **Hydrology and Water Quality**

### ***Issue 1: Water Quality Standards and Requirements***

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

**Hyd-1.9** Review septic system design, construction, and maintenance in cooperation with the Regional Water Quality Control Board through the Septic Tank Permit Process.

**Hyd-1.10** Coordinate with the State Water Resources Control Board to develop statewide performance and design standards for conventional and alternative On-site Wastewater Treatment Systems.

## ***Issue 2: Groundwater Supplies and Recharge***

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

**Hyd-2.1** Implement, and revise as necessary, Board Policy I-84 requiring that discretionary project applications include commitments from available water districts. Also implement and revise as necessary Board Policy G-15 to conserve water at County facilities.

**Hyd-2.2** Implement the Groundwater Ordinance to balance groundwater resources with new development. Also revise the Ordinance Relating to Water Conservation for Landscaping (currently Zoning Ordinance Sections 6712 through 6725) to further water conservation through the use of recycled water.

**Hyd-2.3** Establish a water credits program between the County and the Borrego Water District to provide a streamlined and consistent process for the permanent cessation of outdoor water intensive uses such as irrigated agricultural or golf course land.

**Hyd-2.4** Coordinate with the San Diego County Water Authority and other water agencies to coordinate land use planning with water supply planning and implementation and enhancement of water conservation programs.

**Hyd-2.5** Implement and revise as necessary the Resource Protection Ordinance and Policy I-68 Proposed Projects in Flood Plains / Floodways to restrict development in flood plains / floodways.

## ***Issue 3: Erosion or Siltation***

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

**Hyd-3.1** Implement and revise, as necessary, ordinances to require new development to be located down and away from ridgelines, conform to the natural topography, not significantly alter dominant physical characteristics of the site, and maximize natural drainage and topography when conveying stormwater.

**Hyd-3.2** Implement and revise as necessary the RPO to limit development on steep slopes. Also incorporate Board Policy I-73, the Hillside Development Policy, into the RPO to the extent that it will allow for one comprehensive approach to steep-slope protections.

**Hyd-3.3** Implement the Grading, Clearing and Watercourses Ordinance to protect development sites against erosion and instability.

#### ***Issue 4: Flooding***

In addition to the following mitigation measures, measures Hyd-1.1, Hyd-1.2, Hyd-1.3, Hyd-1.4, Hyd-1.5, and Hyd-2.5 as identified above in Issue 1 and Issue 2, would also apply to flooding.

**Hyd-4.1** Implement the Flood Damage Prevention Ordinance to reduce flood losses in specified areas.

**Hyd-4.2** Implement the Grading, Clearing and Watercourses Ordinance to limit activities affecting watercourses.

**Hyd-4.3** Implement and revise as necessary Board Policies such as: Policy I-68, which establishes procedures for projects that impact floodways; Policy I-45, which defines watercourses that are subject to flood control; and Policy I-56, which permits, and establishes criteria for, staged construction of off-site flood control and drainage facilities by the private sector when there is a demonstrated and substantial public, private or environmental benefit.

#### ***Issue 5: Exceed Capacity of Stormwater Systems***

Mitigation measures Hyd-1.1, Hyd-1.2, Hyd-1.3, Hyd-1.4, Hyd-1.5, Hyd-2.5, Hyd-3.1, Hyd-4.1, Hyd-4.2, and Hyd-4.3 as identified above in Issues 1, 2, 3, and 4 would also apply to capacity of stormwater systems.

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

In addition to the following mitigation measure, measures Hyd-1.2, Hyd-1.5, Hyd-2.5, Hyd-4.1, and Hyd-4.2 as identified above in Issues 1, 2, and 4 would also apply to placement of housing within a 100-year flood hazard area.

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

#### ***Issue 7: Impeding or Redirecting Flood Flows***

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

## ***Issue 8: Dam Inundation and Flood Hazards***

In addition to the following mitigation measures, measures Hyd-1.2, Hyd-1.5, Hyd-2.5, Hyd-4.1, Hyd-4.2, Hyd-4.3, and Hyd-6.1 as identified above in Issues 1, 2, 4, and 6 would also apply to dam inundation and flood hazards.

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

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

## ***Issue 9: Seiche, Tsunami, and Mudflow Hazards***

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

## **Land Use**

### ***Issue 1: Physical Division of an Established Community***

**Lan-1.1** Coordinate with adjacent cities and other agencies regarding planning efforts and resource protection. This includes working with SANDAG during updates to the RTP to ensure that regional roads are properly planned, sited, and designed. Additional on-going consultations include coordination with state, federal, and local agencies regarding the high speed rail, the Sunrise Powerlink, and tribal casinos.

**Lan-1.2** Coordinate with land owners, other departments, and community groups to ensure that both public and private development projects and associated infrastructure minimize impacts to established communities. This involves community input and General Plan conformance reviews on County road projects to insure that County road planning and development is consistent with the General Plan. This also includes analysis of potential environmental impacts for public and private road projects and application of mitigation measures pursuant to CEQA. DPW policies and procedures shall be evaluated to ensure that such reviews are conducted and that issues regarding potential division of communities are identified and addressed. General Plan Amendments that propose changes to the circulation network shall be kept consistent with the General Plan Goals and Policies, and such proposals will also be reviewed by the communities. In addition, Board Policy I-63 and/or department procedures will be updated to meet this standard.

**Lan-1.3** Maintain plans and standards for infrastructure and roads so that divisions of communities do not occur. This will include: 1) updates to County Road Standards to ensure that roads are designed and built in a safe manner consistent with the General Plan and community context; 2) adherence to Community Plans to guide infrastructure planning in the individual and unique



communities of the County; 3) evaluation and, if necessary, revisions to the subdivision ordinance to ensure future project designs, and corresponding infrastructure designs, are consistent with the General Plan and with established community character; 4) preparation of local public road network plans to improve mobility, connectivity, and safety; and 5) preparation of community road standards that supplement the County road standards in order to recognize the unique constraints and character of different communities.

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

Impacts associated with conflicts with applicable land use plans, policies, or regulations would be less than significant; therefore, mitigation is not required.

## ***Issue 3: Conflicts with HCPs or NCCPs***

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

## **Mineral Resources**

### ***Issue 1: Mineral Resource Availability***

**Min-1.1** Assess the impact of new development on mineral resources as required by the County Guidelines for Determining Significance for Mineral Resources. Update the CEQA Guidelines for Determining Significance (Mineral Resources) to include the requirement to evaluate whether access is being maintained to existing mining sites.

**Min-1.2** Revise and update the County ordinances to designate areas of known importance for mineral resources as follows:

- Update the Zoning Ordinance with the addition of a Mining Compatibility Designator or Overlay that identifies parcels with a high potential for mineral resources. The purpose is to take into account the potential mineral resources not to preclude the potential mining use. In addition, specify that notification of potential mining use is provided to all parcels within a 1,500 foot radius of parcels with a Mining Compatibility Designator/Overlay.
- Revise the Zoning Ordinance to facilitate recycling of salvaged concrete, asphalt, and rock by allowing this activity to occur by right at permitted mining facilities.
- Revise the Zoning Ordinance and Grading Ordinance to authorize surface mining operations with a Surface Mining Permit rather than a MUP. Incorporate findings of approval that reflect Mineral Compatibility Designator, SMARA Sections 2762 and 2763, and the inherent nature of surface mining operations. Parcels with a high potential for mineral resources could include those areas designated as MRZ-2 or other areas identified as containing

mineral resources that are located where a sufficient buffer is available so that extraction activities are feasible.

- Min-1.3** Request that the State Geologist identify mineral resources in previously unmapped areas of East and North County.

## ***Issue 2: Mineral Resource Recovery Sites***

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

## **Noise**

### ***Issue 1: Excessive Noise Levels***

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

County will notify and coordinate with the appropriate jurisdiction(s) to determine appropriate project design techniques and/or mitigation.

**Noi-1.8** Implement and/or establish procedures (or cooperative agreements) with Caltrans, the City of San Diego, and other jurisdictions as appropriate to ensure that a public participation process or forum is available for the affected community to participate and discuss issues regarding transportation generated noise impacts for new or expanded roadway projects that may affect noise sensitive land uses within the unincorporated areas of San Diego County.

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

## ***Issue 2: Excessive Groundborne Vibration***

In addition to the following mitigation measures, Noi-1.7 as described above in Issue 1 would also apply to excessive groundborne vibration.

**Noi-2.1** For Land Use Designations defined in Table 2.11-14, a ground-borne vibration technical study shall be required for proposed land uses within the following distances from the Sprinter Rail Line right-of-way and the property line: 600 feet of a Category 1 Land Use, 200 feet of a Category 2 Land Use, and 120 feet of a Category 3 Land Use. If necessary, mitigation shall be required for land uses in compliance with the standards listed in Tables 2 and 3 of the County of San Diego Guidelines for Determining Significance for Noise.

**Noi-2.2** Revise the County CEQA determinations of significance to reflect limits in the Noise Compatibility Guidelines and Noise Standards [Policy N-3.1]. Periodically review the Guidelines for Determining Significance to incorporate standards for minimizing effects of groundborne vibration during project operation or construction.

**Noi-2.3** Review project applications for industrial facilities to ensure they are located in areas that would minimize impacts to noise-sensitive land uses. Revise CEQA Guidelines for Determining Significance to incorporate appropriate noise attenuation measures for minimizing industrial-related noise.

**Noi-2.4** Require an acoustical study whenever a proposed extractive land use facility may result in a significant noise impact to existing noise sensitive land uses, or when a proposed noise sensitive land use may be significantly affected by an existing extractive land use facility. The results of the acoustical study may require a "buffer zone" to be identified on all Major Use Permit applications for

extractive facilities whenever a potential for a noise impact to noise sensitive land uses may occur.

### ***Issue 3: Permanent Increase in Ambient Noise Levels***

In addition to the following mitigation measures, measures Noi-1.3, Noi-1.4, Noi-1.5, Noi-1.8, Noi-2.3 and Noi-2.4 as described above in Issues 1 and 2 would also apply to permanent increases in ambient noise levels.

**Noi-3.1** Ensure that for new County road improvement projects either the County's Noise Standards are used to evaluate noise impacts or the project does not exceed 3 decibels over existing noise levels.

**Noi-3.2** Work with the project applicant during the review of either the building permit or discretionary action (whichever is applicable) to determine appropriate noise reduction site design techniques that include:

- Orientation of loading/unloading docks away from noise sensitive land uses
- Setbacks or buffers to separate noise generating activities from noise sensitive land uses
- Design on-site ingress and egress access away from noise sensitive land uses

### ***Issue 4: Temporary Increase in Ambient Noise Levels***

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

**Noi-4.2** Augment staff and equipment as appropriate to facilitate enforcement of the Noise Ordinance.

### ***Issues 5 and 6: Excessive Noise Exposure from a Public or Private Airport***

**Noi-5.1** Use the applicable Airport Land Use Compatibility Plan's (ALUCP) as guidance/reference during development review of projects that are planned within an Airport Influence Area (AIA). Any projects that are within the AIA shall be submitted to the San Diego County Regional Airport Authority (SDCRAA) for review.

**Noi-5.2** Evaluate noise exposure impacts related to a private airport or heliport use or consistency with the FAA standards.

**Noi-5.3** Consult with the FAA standards and the County Noise Ordinance as a guide for assessing noise impacts from private airports and helipads.

## Population and Housing

### ***Issue 1: Population Growth***

Impacts associated with inducement of unplanned population growth would be less than significant; therefore, no mitigation is necessary.

### ***Issue 2: Displacement of Housing***

Impacts associated with displacement of housing would be less than significant; therefore, no mitigation is necessary.

### ***Issue 3: Displacement of People***

Impacts associated with displacement of people would be less than significant; therefore, no mitigation is necessary.

## Public Services

### ***Issue 1: Fire Protection Services***

In addition to the following mitigation measures, the measures identified in other sections would also contribute to reduced impacts related to the construction or expansion of fire protection facilities.

- Pub-1.1** Participate in interjurisdictional reviews to gather information on and review and provide comments on plans for new or expanded governmental facilities in the region.
- Pub-1.2** Plan and site governmental facilities that are context-specific according to their location in village, semi-rural, or rural lands.
- Pub-1.3** Revise Board Policy I-63 to minimize leapfrog development and to establish specific criteria for GPAs proposing expansion of areas designated Village regional category. This is intended to limit unexpected demands for new or expanded public services and the associated governmental facilities.
- Pub-1.4** Review General Plan Amendments for consistency with the goals and policies of the General Plan such that future development in hazardous wildfire areas will be limited to low-density land uses that do not necessitate extensive new fire protection facilities.
- Pub-1.5** Implement, and revise as necessary, Board Policy I-84 requiring that discretionary project applications include commitments from available fire protection districts. These commitments shall also demonstrate that the distance between the projects and the fire service facilities do not result in unacceptable travel times.

- Pub-1.6** Maintain and use the County GIS and the County Guidelines for Determining Significant impacts in order to identify fire prone areas during the review of development projects. Once identified, ensure that development proposals meet requirements set by the FAHJ and that new/additional fire protection facilities are not required; or, if such facilities are required, that potential environmental impacts resulting from construction are evaluated along with the development project under review.
- Pub-1.7** Implement the Building and Fire code to ensure there are adequate fire protections in place associated with the construction of structures and their defensibility, accessibility and egress, adequate water supply, coverage by the local fire district, and other critical issues.
- Pub-1.8** Require CEQA reviews on new public facilities (fire, sheriff, libraries, etc.) or significant expansions and mitigation of environmental impact to the extent feasible.
- Pub-1.9** Implement procedures to ensure new large development projects fund their fair share toward fire services facilities and explore, and if feasible, establish an impact fee program or Mello-Roos District for all new development to fund their fair share contribution toward fire service facilities. Large development projects are required to provide their fair share contribution to fire services either by providing additional funds and/or development of infrastructure.

## ***Issue 2: Police Protection Services***

Mitigation measures Pub-1.1, Pub-1.2, and Pub-1.3 as identified above in Issue 1: Fire Protection Services, would also apply to the issue of police protection services. In addition, the measures identified in other sections would also contribute to reduced impacts related to the construction or expansion of police protection facilities.

## ***Issue 3: School Services***

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

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

## ***Issue 4: Other Public Services***

Mitigation measures Pub-1.1, Pub-1.2, and Pub-1.3 as identified above in Issue 1: Fire Protection Services, would also apply to the issue of other public services such as library services. In addition, the measures identified in other sections would also contribute to reduced impacts related to the construction or expansion of library facilities.

## **Recreation**

### ***Issue 1: Deterioration of Parks and Recreational Facilities***

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

private resources and the population served. As part of this effort, also maintain a database of information on the locations, status of easements, classifications, forms of access, management activities and land ownership relative to trail facilities.

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

## ***Issue 2: Construction of New Recreational Facilities***

In addition to the following mitigation measures, measures Rec-1.1, Rec-1.2, Rec-1.3, Rec-1.4, Rec-1.8, Rec-1.9, and Rec-1.12 as identified above in Issue 1: Deterioration of Parks and Recreational Facilities, would also apply to the construction of new recreational facilities.

- Rec-2.1** Update Community Plans to reflect the character and vision for each individual community; to address civic needs in a community and encourage the co-location of uses; to establish and maintain greenbelts between communities; to prioritize infrastructure improvements and the provision of public facilities for villages and community cores; and to identify pedestrian routes. With these issues addressed in community plans, potential impacts to visual resources, community character, natural resources, cultural resources, and traffic will be substantially lessened should new or expanded recreational facilities be needed in a given community.
- Rec-2.2** Use community design guidelines as a resource when designing park and recreation facilities. This will help ensure that such facilities are consistent with community character.
- Rec-2.3** Amend the Subdivision Ordinance to require new residential development to be integrated with existing neighborhoods by providing connected and continuous road, environmentally-sensitive pathway/trail and recreation/open space networks. Also add new conservation-oriented design guidelines for rural lands projects as part of this amendment. These measures will assist in the planning



for recreational facilities as new development is proposed while minimizing impacts to sensitive resources and community character.

- Rec-2.4** Develop procedures to consider designating trails that correspond to existing (non-designated) trails, paths, or unpaved roadbeds that already have a disturbed tread. This will minimize new impacts to the natural environment and will potentially benefit existing trail users.
- Rec-2.5** Through implementation of Resource Management Plans, monitor and manage preserves and trails such that environmental resources do not become impacted as a result of soil erosion, flooding, fire hazard, or other environmental or man-made effects. Any impacts identified to environmental resources will be restored in accordance with the management directives within the Resource Management Plans.
- Rec-2.6** Develop procedures to encourage the involvement and input of the agricultural community in matters relating to trails on or adjacent to agricultural lands and place a priority on the protection of agriculture.

## **Transportation and Traffic**

### ***Issue 1: Unincorporated County Traffic and Level of Service Standards***

- Tra-1.1** Coordinate with SANDAG and adjacent cities during updates to the RTP to identify a transportation network that maximizes efficiency, enhances connectivity between different modes of travel, and minimizes impacts when locating new freeways and State highways.
- Tra-1.2** Coordinate with Caltrans and adjacent jurisdictions during planning and design for improvements to the freeway and State highway network.
- Tra-1.3** Implement the County Public Road Standards during review of new development projects. Also revise the Public Road Standards to include a range of road types according to Regional Category context.
- Tra-1.4** Implement and revise as necessary the County Guidelines for Determining Significance for Transportation and Traffic to evaluate adverse environmental effects of projects and require mitigation when significant impacts are identified.
- Tra-1.5** Implement the Congestion Management Strategies identified in the Regional Transportation Plan and require large projects to mitigate impacts to State highways and freeways.
- Tra-1.6** Develop project review procedures to require large commercial and office development to use Transportation Demand Management Programs to reduce single-occupant vehicle traffic generation and to prepare and forward annual reports to the County on the effectiveness of the program.

- Tra-1.7** Implement the San Diego County TIF Ordinance, which defrays the costs of constructing planned transportation facilities necessary to accommodate increased traffic generated by future development.

### ***Issue 2: Adjacent Cities Traffic and Level of Service Standards***

In addition to the following mitigation measure, measures Tra-1.1, Tra-1.2, Tra-1.3, Tra-1.4, Tra-1.5, and Tra-1.6 as identified above in Issue 1: Unincorporated County Traffic and Level of Service Standards, would also apply to adjacent cities traffic and LOS standards.

- Tra-2.1** Establish coordination efforts with other jurisdictions when development projects will result in a significant impact on city roads. When available, use the applicable jurisdiction's significance thresholds and recommended mitigation measures to evaluate and alleviate impacts.

### ***Issue 3: Rural Road Safety***

In addition to the following mitigation measure, measures Tra-1.3, Tra-1.4, and 1.6 as identified above in Issue 1: Unincorporated County Traffic and Level of Service Standards, would also apply to rural road safety.

- Tra-3.1** Coordinate with SANDAG to obtain funding for operational improvements to State highways and freeways in the unincorporated area.

### ***Issue 4: Emergency Access***

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

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

### ***Issue 5: Parking Capacity***

In addition to the following mitigation measures, measure Tra-1.4 as identified above in Issue 1: Unincorporated County Traffic and Level of Service Standards, would also apply to parking capacity.

- Tra-5.1** When updating the Zoning Ordinance, review and revise parking regulations for senior housing and affordable housing, utilizing data from studies conducted for these groups.
- Tra-5.2** Prepare town center plans for village areas that incorporate shared parking facilities and include in Community Plans or other appropriate documents.
- Tra-5.3** Revise the Public Road Standards to include standards for the provision of parallel and diagonal on-street parking, according to Regional Category.

### ***Issue 6: Alternative Transportation***

In addition to the following mitigation measures, measures Tra-5.1 and Tra-5.2 as identified above in Issues 1 and 5, would also apply to alternative transportation.

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

- Tra-6.9** Implement and revise as necessary the County Trails Program for trail development and management. Implement and revise as necessary the Community Trails Master Plan, which incorporates adopted individual community trail and pathway plans, based on community goals, policies, and implementation criteria.

## **Utilities and Service Systems**

### ***Issue 1: Wastewater Treatment Requirements***

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

### ***Issue 2: New Water and Wastewater Facilities***

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

### ***Issue 3: Sufficient Stormwater Drainage Facilities***

- USS-3.1** Amend the Subdivision Ordinance to add additional design requirements for subdivisions that encourage conservation oriented design. Also amend it to require new residential development to be integrated with existing neighborhoods by providing connected and continuous road, pathway/trail and recreation/open space networks. This will reduce scattered development footprints and increase pervious surfaces in site design, thereby minimizing the need for new stormwater drainage facilities.

- USS-3.2** Prepare Subdivision Design Guidelines that establish a process to identify significant resources on a project site, identify the best areas for development and create a conservation oriented design for both the project and open space areas.
- USS-3.3** Use the County Guidelines for Determining Significance for Surface Water Quality and Hydrology to identify adverse environmental effects on water quality.
- USS-3.4** Implement the LID handbook and establish LID standards for new development to minimize runoff and maximize infiltration.
- USS-3.5** Evaluate the environmental effects of all proposed stormwater drainage facilities and ensure that significant adverse effects are minimized and mitigated.

#### ***Issue 4: Adequate Water Supplies***

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

### **7.2.16.5 Issue 5: Adequate Wastewater Facilities**

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

### **7.2.16.6 Issue 6: Sufficient Landfill Capacity**

- USS-6.1** Participate in interjurisdictional reviews to gather information on and provide comments on plans of incorporated jurisdictions and public agencies in the region. Also work with jurisdictions in the County to facilitate regulations to site recycling facilities.
- USS-6.2** Review all plans for large scale projects and planned developments to insure there is space allocation for on-site storage to separate recyclable solid waste.
- USS-6.3** Promote and enforce the Management of Solid Waste Ordinance requiring mandatory recycling. Evaluate the Zoning Ordinance and other County ordinances, codes and policies to allow the development of the most environmentally sound infrastructure for solid waste facilities including recycling, reuse and composting businesses. Also implement the Zoning Ordinance requirements for a Major Use Permit for new landfills to ensure the facilities are sited in accordance with the San Diego County IWMP.
- USS-6.4** Promote the use of Board Policy B-67 requiring the County to purchase products containing recycled and recyclable materials.
- USS-6.5** Regulate refuse hauling companies through County Franchise Hauler Agreement permits. Coordinate with solid waste facility operators to extend and/or expand existing landfill capacity by encouraging on-site materials diversion options. Also develop incentives to encourage pilot projects with unincorporated area landfills to use anaerobic digesters to process organic materials currently being landfilled.
- USS-6.6** Permit and regulate solid waste operators and closed solid waste disposal sites to ensure compliance with California Code of Regulations and Titles 14 and 27.
- USS-6.7** Maintain and monitor inactive solid waste disposal sites to ensure compliance with all applicable environmental regulations. Also establish additional compatible uses for inactive solid waste sites, where possible, that generate cost-saving revenue and provide desirable community resources.
- USS-6.8** Conduct recycling and composting public education programs for residents, schools, and businesses. Develop programs to assist farmers, residents, and businesses to divert organic materials. Also encourage the County and private contractors and developers to practice deconstruction and recycling of construction, demolition and land clearing debris.

## **Issue 7: Solid Waste Regulations**

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

### **7.2.16.8 Issue 8: Energy**

**USS-8.1** Implement, and revise as necessary, the County Green Building Program through incentives for development that is energy efficient and conserves resources.

**USS-8.2** Revise Board Policy F-50 to strengthen the County's commitment and requirement to implement resource-efficient design and operations for County funded renovation and new building projects. Also revise Board Policy G-15 to require County facilities to comply with Leadership in Energy and Environmental Design (LEED) standards or other Green Building rating systems.

**USS-8.3** Revise Board Policy G-16 to require the County to:

- Adhere to the same or higher standards it would require from the private sector when locating and designing facilities concerning environmental issues and sustainability; and
- Require government contractors to use low emission construction vehicles and equipment.

**USS-8.4** Prepare a County Climate Change Action Plan with a baseline inventory of greenhouse gas emissions from all sources; greenhouse gas emissions reduction targets and deadlines, and enforceable greenhouse gas emissions reduction measures.

## **Climate Change**

### **Issue 1: Compliance with AB 32**

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

**CC-1.2** ~~Prepare a County Climate Change Action Plan with an updated baseline inventory of GHG emissions from all sources, more detailed GHG emissions reduction targets and deadlines; and a comprehensive and enforceable GHG emissions reduction measures that will achieve a 17% reduction in emissions from County operations from 2006 by 2020 and a 9% reduction in community emissions between 2006 and 2020. Once prepared, implementation of the plan will be monitored and progress reported on a regular basis. Climate Action Plan for the reduction of community-wide (i.e., unincorporated county) and County operations greenhouse gas emissions consistent with state-legislative targets, as described in General Plan Goal COS-20, and consistent with State CEQA~~

Guidelines Section 15183.5 or as amended, as referenced in General Plan Policy COS-20.1. As described in Section 15183.5, the key elements of the Climate Action Plan would include:

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

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

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

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

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

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

- CC-1.3** Work with SANDAG to achieve regional goals in reducing GHG emissions associated with land use and transportation.
- CC-1.4** Review traffic operations to implement measures that improve flow and reduce idling such as improving traffic signal synchronization and decreasing stop rate and time.



- CC-1.5** Coordinate with the San Diego County Water Authority and other water agencies to better link land use planning with water supply planning with specific regard to potential impacts from climate change and continued implementation and enhancement of water conservation programs to reduce demand. Also support water conservation pricing (e.g., tiered rate structures) to encourage efficient water use.
- CC-1.6** Implement and expand County-wide recycling and composting programs for residents and businesses. Require commercial and industrial recycling.
- CC-1.7** ~~Incorporate the California ARB's recommendations for a climate change CEQA threshold into the County Guidelines for Determining Significance for Climate Change. These recommendations will include energy, waste, water, and transportation performance measures for new discretionary projects in order to reduce GHG emissions. Should the recommendation not be released in a timely manner, the County will prepare and adopt its own threshold for GHG emissions and shall include this threshold in the *County of San Diego Guidelines for Determining Significance: Climate Change*.~~
- (Reference: [2011 General Plan Update Program EIR Page 2.17-30 and Page 2.17-31](#))
- CC-1.8** ~~Revise *Prepare County of San Diego Guidelines for Determining Significance: Climate Change* based on the Climate Change Action Plan. The revisions guidelines will include guidance for identify the specific actions proposed discretionary projects will need to take to achieve greater energy, water, waste, and transportation efficiency demonstrate consistency with the Climate Action Plan pursuant to Section 15183.5 of the State CEQA Guidelines or as amended, as described in the 2011 General Plan Update Program EIR Mitigation Measure CC-1.2, as amended.~~
- (Reference: [2011 General Plan Update Program EIR Page 2.17-31](#))
- CC-1.9** Coordinate with APCD, SDG&E, and the California Center for Sustainable Energy to research and possibly develop a mitigation credit program. Under this program, mitigation funds will be used to retrofit existing buildings for energy efficiency to reduce GHG emissions.
- CC-1.10** Continue to implement the County Groundwater Ordinance, Watershed Protection Ordinance (WPO), Resource Protection Ordinance (RPO), MSCP and prepare MSCP Plans for North and East County in order to further preserve wildlife habitat and corridors, wetlands, watersheds, groundwater recharge areas and other open space that provide carbon sequestration benefits and to restrict the use of water for cleaning outdoor surfaces and vehicles. The WPO also implements low-impact development practices that maintain the existing hydrologic character of the site to manage storm water and protect the environment. (Retaining storm water runoff on-site can drastically reduce the need for energy-intensive imported water at the site.)

- CC-1.11** Revise the Ordinance Relating to Water Conservation for Landscaping to further water conservation to:
- Create water-efficient landscapes and use water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls.
  - Use reclaimed water for landscape irrigation.
  - Restrict watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff.
  - Provide education about water conservation and available programs and incentives.
- CC-1.12** Continue to coordinate with resource agencies, CALFIRE, and fire districts to minimize potential wildfire risks in the County and to plan for the potential increase in future risk that may result from Climate Change.
- CC-1.13** Continue to implement and revise as necessary the Regional Trails Plan as well as the Community Trails Master Plan to connect parks and publicly accessible open space through shared pedestrian/bike paths and trails to encourage walking and bicycling.
- CC-1.14** Provide public education and information about options for reducing greenhouse gas emissions. In addition to addressing land development, education should also address purchasing, conservation, and recycling.
- CC-1.15** Reduce VMT and encourage alternative modes of transportation by implementing the following measures:
- During Community Plan updates, establish policies and design guidelines that encourage commercial centers in compact walkable configurations and discourage "strip" commercial development.
  - Expand community bicycle infrastructure.
  - Revise the Off-Street Parking Design Manual to include parking placement concepts that encourage pedestrian activity and concepts for providing shared parking facilities.
  - Establish comprehensive planning principles for transit nodes such as the Sprinter Station located in North County Metro.
  - Continue to locate County facilities near transit facilities whenever feasible.
  - Coordinate with SANDAG, Caltrans, and tribal governments to maximize opportunities to locate park and ride facilities.
  - Continue to coordinate with SANDAG, Caltrans, and transit agencies to expand the mass transit opportunities in the unincorporated county and to review the location and design of transit stops. Establish a DPLU transit coordinator to ensure land use issues are being addressed.

- Update the Zoning Ordinance to require commercial, office, and industrial development to provide preferred parking for carpools, vanpools, electric vehicles, and flex cars.

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

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

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

- Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).
- Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas.
- Recover by-product methane to generate electricity.
- Provide education and publicity about reducing waste and available recycling services.

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

**CC-1.19** Revise the Zoning Ordinance to facilitate recycling salvaged concrete, asphalt, and rock.

## ***Issue 2: Effects of Global Climate Change on the General Plan Update***

The mitigation measures identified above in Issue 1: Compliance with AB 32, would also apply to the effects of global climate change on the General Plan Update.

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**SUMMARY OF DETERMINATIONS AND MITIGATION WITHIN THE FINAL ENVIRONMENTAL  
IMPACT REPORT  
COUNTY OF SAN DIEGO GENERAL PLAN UPDATE  
SCH # 2002111067**

This document is a summary of the Final Environmental Impact Report (FEIR) for the County of San Diego General Plan Update, which was certified on August 3, 2011. The project that was adopted on August 3, 2011 is described in the FEIR as the Recommended Project Alternative (hereinafter referred to as the project or the General Plan Update). The full analysis for this alternative is available in Volume IV of the FEIR and can be accessed at: [http://www.sdcountry.ca.gov/dplu/gpupdate/docs/BOS\\_Aug2011/EIR/G4.1\\_VolumeIV\\_Final-with-Figure.pdf](http://www.sdcountry.ca.gov/dplu/gpupdate/docs/BOS_Aug2011/EIR/G4.1_VolumeIV_Final-with-Figure.pdf)

This summary includes a brief description of the determinations made for each environmental subject area in the FEIR as well as descriptions of any applicable mitigation measures and how they serve to reduce potential environmental impacts. The purpose of this document is to allow for one cohesive reference when reviewing discretionary development applications subject to Section 15183 of the CEQA Guidelines.

Use the following hyperlinks to skip to the environmental subject areas discussed in this document:

- |   |   |  |
|---|---|--|
| <a href="#">AESTHETICS</a>                        | <a href="#">AGRICULTURAL RESOURCES</a>      | <a href="#">AIR QUALITY</a>                |
| <a href="#">BIOLOGICAL RESOURCES</a>              | <a href="#">CULTURAL RESOURCES</a>          | <a href="#">GEOLOGY AND SOILS</a>          |
| <a href="#">HAZARDS &amp; HAZARDOUS MATERIALS</a> | <a href="#">HYDROLOGY AND WATER QUALITY</a> | <a href="#">LAND USE</a>                   |
| <a href="#">MINERAL RESOURCES</a>                 | <a href="#">NOISE</a>                       | <a href="#">POPULATION AND HOUSING</a>     |
| <a href="#">PUBLIC SERVICES</a>                   | <a href="#">RECREATION</a>                  | <a href="#">TRANSPORTATION AND TRAFFIC</a> |
| <a href="#">UTILITIES AND SERVICE SYSTEMS</a>     | <a href="#">GLOBAL CLIMATE CHANGE</a>       |  |

**AESTHETICS**

Issue Number	Issue Topic	Project Direct Impact	Project Cumulative Impact	Impact After Mitigation
1	Scenic Vistas	Potentially Significant	Potentially Significant	Less Than Significant
2	Scenic Resources	Potentially Significant	Potentially Significant	Less Than Significant
3	Visual Character or Quality	Potentially Significant	Potentially Significant	Significant and Unavoidable
4	Light or Glare	Potentially Significant	Potentially Significant	Significant and Unavoidable

- Significant Effect – Scenic Vistas:** The FEIR identifies significant impacts associated with the potential obstruction, interruption, or detraction of a scenic vista as a result of future development activity.

**Mitigation Measures:** Aes-1.1 through Aes-1.11.

**Discussion:** The County contains visual resources affording opportunities for scenic vistas in every community. Although there are no formally designated scenic vistas, various communities have identified Resource Conservation Areas that have aesthetic value. These are described in detail in section 2.1.1.2 of the FEIR. Visual access to these resources is available via public roads, parks, and trails. If future development

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or infrastructure is developed that is inconsistent with these vistas, it could detract from the scenic value and would cause a significant impact.

The project contains goals and policies in the Land Use, Mobility, and Conservation and Open Space Elements to protect scenic vistas by requiring development to preserve or conserve scenic features of the County. The relevant policies are: LU-6.2, LU-6.3, LU-6.4, LU-6.6, LU-6.7, LU-6.9, LU-10.1, LU-10.2, M-2.3, COS-11.1, COS-11.2, COS-11.3, COS-11.4, COS-11.5, COS-11.6, COS-11.7; COS-12.1; COS-12.2. These policies direct development away from undeveloped areas with intact sensitive natural resources by designating these areas for very low-density or intensity land uses, support conservation-oriented project design when consistent the applicable community plan, require certain residential subdivisions to conserve open space and natural resources, require incorporation of natural features into proposed development, require contiguous open space areas, require new development to conform to the natural topography to limit grading and not significantly alter the dominant physical characteristics of a site, require new residential development to be integrated with existing neighborhoods, require the location and development of private roads to minimize visual impacts, and protect scenic highways. Adherence to these policies will reduce potential obstruction, interruption, or detracting of scenic vistas.

The land use map has been developed to locate land uses of less density or intensity on those lands that contribute to scenic vistas. In addition, the project includes further mitigation measures for potentially significant impacts as follows:

- Aes-1.1 will ensure that lands contributing to scenic vistas will not be developed with high density or high intensity uses. Therefore, visual impacts will be avoided or lessened. Visual resources will not be significantly affected by build-out of the project.
- Aes-1.2 requires protections of sensitive biological habitats and species through the Biological Mitigation Ordinance, the Resource Protection Ordinance, Habitat Loss Permit Ordinance and the Multiple Species Conservation Program. By conserving natural resources, these regulations also preserve natural open space that contribute to the quality of many of the County's scenic vistas.
- Aes-1.3 will result in updates to Community Plans, which will further ensure that future development reflects the character and vision of each unincorporated community. Where scenic resources are a characteristic part of such communities, development proposals will need to avoid or minimize potential visual impacts.
- Aes-1.4 will result in an improved Design Review process for future development. This will allow a more current and consistent approach to a subjective issue, thereby ensuring that surrounding scenic resources are considered during the site design process to minimize potential impacts.

- Aes-1.5 is the preparation and implementation of a Conservation Subdivision Program, under which future subdivisions will be encouraged to use preserve design standards to conserve resources on site including visual scenic vistas and minimize impacts to natural resources. Such a program would guide preservation adjacent to other open space areas, avoiding impacts to sensitive areas, including scenic vistas. Thus, new development pursuant to the plan will be less likely to detract value from scenic resources, minimizing impacts to these resources.
- Aes-1.6 will require community review and specific compatibility findings for development projects that may have significant adverse effects on scenic resources. These measures will help ensure that project designs are compatible with the surrounding context, especially where scenic resources are in close proximity.
- Aes-1.7 will result in programs and regulations that preserve agricultural lands. Agricultural lands are often key components of scenic vistas and an integral part of community character. Therefore, preservation of these lands will help to minimize potential impacts to scenic resources.
- Aes-1.8 is direction to develop and improve regulations that protect the County's unique topography. This measure will minimize potential impacts to steep slopes and ridgelines that contribute to scenic landscapes in the unincorporated County because these regulations prohibit the disturbance of these resources.
- Aes-1.9 is the identification of scenic resources in the County through a cooperative effort among stakeholders. The data collected can then be used to evaluate future development projects within proximity to areas of specific scenic value and minimize or mitigate potential impacts.
- Aes-1.10 requires the County to participate in local and regional planning efforts with other agencies/entities. In so doing, the County will be able to better identify scenic resources within or near its land use jurisdiction. This effort will facilitate the protection of such resources because they will be identified and impacts to them can be avoided when processing development projects.
- Aes-1.11 will continue the on-going efforts to require undergrounding of utilities for projects and to convert existing overhead utilities. This measure will reduce potential impacts to scenic vistas from overhead utility facilities throughout the County unincorporated area.

**Cumulative Impact – Scenic Vistas:** Cumulatively, projects located in the San Diego region would have the potential to result in a cumulative impact due to obstruction, interruption, or detraction from scenic vistas. In combination with other ongoing projects, the General Plan Update would have the potential to result in impacts that are cumulatively considerable. However, the General Plan Update policies and mitigation measures described above, in combination with the Resource Protection Ordinance and County Zoning Ordinance, would mitigate cumulative impacts to scenic vistas to below a significant level.

2. **Significant Effect – Scenic Resources:** The FEIR identifies a significant impact to scenic resources associated with the potential removal or substantial adverse change of features that contribute to the valued visual character or image of a neighborhood, community, State Scenic Highway, or localized area.

**Mitigation Measures:** Aes-1.1 through Aes-1.11

**Discussion:** The unincorporated County contains many scenic resources including mountains, watersheds, scenic geologic features, and Resource Conservation Areas that have been identified for protection because of their scenic value. Scenic resources are often found in parks, habitat preserves, reservoirs, and other undeveloped lands throughout the County, but can also be found in urbanized areas. Future residential, commercial or infrastructure development would have the potential to result in the removal or alteration of scenic neighborhood or community resources. In addition, development along the two designated state scenic highways located in the County would have the potential to detract from the visual quality of the scenic highway.

The project contains goals and policies in the Land Use, Mobility, and Conservation and Open Space Elements to protect scenic resources. The relevant policies are: LU-6.2, LU-6.3, LU-6.4, LU-6.6, LU-6.7, LU-6.9, LU-10.1, LU-10.2, M-2.3, COS-11.1, COS-11.2, COS-11.3, COS-11.4, COS-11.5, COS-11.6, COS-11.7; COS-12.1; COS-12.2. These policies direct development away from undeveloped areas with intact sensitive natural resources by designating these areas for very low-density or intensity land uses, support conservation-oriented project design when consistent the applicable community plan, require certain residential subdivisions to conserve open space and natural resources, require incorporation of natural features into proposed development, require contiguous open space areas, require new development to conform to the natural topography to limit grading and not significantly alter the dominant physical characteristics of a site, require new residential development to be integrated with existing neighborhoods, require the location and development of private roads to minimize visual impacts, and protect scenic highways. Adherence to these policies will minimize potential removal or alteration of scenic resources.

The land use maps have been developed to locate land uses of less density or intensity on those lands that contribute to scenic resources. In addition, the project includes further mitigation measures for potentially significant impacts as follows:

- Aes-1.1 will ensure that lands contributing to scenic vistas will not be developed with high density or high intensity uses. Therefore, visual impacts will be avoided or lessened. Visual resources will not be significantly affected by build-out of the project.
- Aes-1.2 requires protections of sensitive biological habitats and through the Biological Mitigation Ordinance, the Resource Protection Ordinance, Habitat Loss Permit Ordinance, and the Multiple Species Conservation Program. By conserving natural resources, these regulations also preserve scenic resources.



- Aes-1.3 will result in updates to Community Plans, which will further ensure that future development reflects the character and vision of each unincorporated community. The updates will identify locations of scenic resources, and where scenic resources are a characteristic part of such communities, development proposals can be required to avoid or minimize potential visual impacts.
- Aes-1.4 will result in an improved Design Review process for future development. This will allow a more current and consistent approach to a subjective issue, thereby ensuring that surrounding scenic resources are considered during the site design process to minimize potential impacts.
- Aes-1.5 is the preparation and implementation of a Conservation Subdivision Program, under which future subdivisions will be encouraged to use preserve design standards to conserve resources on site including visual scenic vistas and minimize impacts to natural resources. Such a program would guide preservation adjacent to other open space areas, avoiding impacts to sensitive areas, including scenic vistas. Thus, new development pursuant to the plan will be less likely to detract value from scenic resources, minimizing impacts to these resources.
- Aes-1.6 will require community review and specific compatibility findings for development projects that may have significant adverse effects on scenic resources. These measures will help ensure that project designs are compatible with the surrounding context, especially where scenic resources are in close proximity.
- Aes-1.7 will result in programs and regulations that preserve agricultural lands. Agricultural lands are often key components of scenic vistas and an integral part of community character. Therefore, preservation of these lands will help to minimize potential impacts to scenic resources.
- Aes-1.8 is direction to develop and improve regulations that protect the County's unique topography. This measure will minimize potential impacts to steep slopes and ridgelines that contribute to scenic landscapes in the unincorporated County because these regulations can prohibit the disturbance of these resources.
- Aes-1.9 is the identification of scenic resources in the County through a cooperative effort among stakeholders. The data collected can then be used to evaluate future development projects within proximity to areas of specific scenic value and minimize or mitigate potential impacts.
- Aes-1.10 requires the County to participate in local and regional planning efforts with other agencies/entities. In so doing, the County will be able to better identify scenic resources within or near its land use jurisdiction. This effort will facilitate the protection of such resources because local agencies will be able to consider scenic resources adjacent to their jurisdictions when planning development and infrastructure.

- Aes-1.11 will continue the on-going efforts to require undergrounding of utilities for projects and to convert existing overhead utilities. This measure will reduce potential impacts to scenic resources from overhead utility facilities throughout the County unincorporated area.

**Cumulative Impact – Scenic Resources:** Cumulatively, projects located in the San Diego region would have the potential to result in a cumulative impact to scenic resources due to removal or substantial adverse change of one or more features that contribute to the valued visual character or image of a neighborhood, community, State scenic highway, or localized area. In combination with other ongoing projects, the proposed General Plan Update project would have the potential to result in impacts that are cumulatively considerable. However, the proposed General Plan Update policies and mitigation measures described above, in combination with the Resource Protection Ordinance and County Zoning Ordinance, would mitigate cumulative impacts to scenic vistas to below a significant level.

3. **Significant Effect – Visual Character or Quality:** The FEIR identifies significant impacts from future development that would substantially degrade the existing visual character or quality of the areas of the project and its surroundings by introducing features that would detract from or contrast with the existing visual character and/or quality of a neighborhood, community, or localized area.

**Mitigation Measures:** Aes-1.1 through Aes-1.11, Aes-3.1, and Aes-3.2

**Discussion:** Implementation of the General Plan Update would accommodate intensified development, especially in town centers, which has the potential to result in the degradation of, or substantial change in, the existing visual character or quality of communities throughout the unincorporated County. General Plan Update policies and mitigation measures (described below), have been identified that would reduce these impacts, but not to below a level of significance.

The project includes policies in the Land Use, Mobility and Housing Elements which would reduce the potential for visual character and quality impacts. The relevant policies are: LU-1.4, LU-2.1, LU-2.3, LU-2.5, LU-4.1, LU-4.2, LU-4.3, LU-4.4, LU-11.2, LU-12.4, M-10.6, and H-2.1. These policies require community plans to be maintained, guide development to reflect community character, assign appropriate densities and minimum lot sizes, limit expansions of village densities unless consistent with community character, require regional coordination, plan for infrastructure to match community character, limit and guide parking in rural areas, and require that development in existing residential areas respect the surrounding character. Adherence to these policies will further reduce impacts associated with visual character or quality from future development.

The mitigation measures identified in the FEIR partially mitigate the significant impact as follows:

- Aes-1.1 is the adoption of a General Plan Regional Category Map and Land Use Maps which locate land uses of less density or intensity on lands that contribute to

scenic vistas. This will reduce potential contrasts that future development in proximity to scenic vistas may have with the surrounding setting.

- Aes-1.2 requires protection of sensitive biological habitats and species through regulations that require avoidance and mitigation of impacts, such as through the Biological Mitigation Ordinance, the Resource Protection Ordinance, and Habitat Loss Permit Ordinance. By conserving natural resources, these regulations also preserve the visual character and quality of a large portion of the project area.
- Aes-1.3 is the update of community plans with improved vision and community character statements to ensure that new development reflects the character and visions for each individual unincorporated community. This will better clarify what developments need to do to maintain community character and visual quality of an area.
- Aes-1.4 is the revision of the Design Review process to streamline the process, improve consistency in implementation, and update design criteria as necessary. Current components of that process include Special Area Designators, Design Review Guidelines, and the Site Plan review and approval process. This will allow a more current and consistent approach to a subjective issue, thereby ensuring that surrounding visual quality and character are considered during the site design process to minimize potential impacts.
- Aes-1.5 is the preparation and implementation of a Conservation Subdivision Program that facilitates conservation-oriented project design. Under this program, future subdivisions will be encouraged to use preserve design standards to conserve resources on site and minimize impacts to natural resources. Such a program would guide preservation adjacent to other open space areas. Thus, new subdivisions will be less likely to degrade existing visual character or quality.
- Aes-1.6 requires community review and specific compatibility findings for development projects that may have significant adverse effects on the scenic quality of the community. This will ensure that project designs are compatible with the surrounding context.
- Aes-1.7 is the development and implementation of programs and regulations that preserve agricultural lands. Agricultural lands are often key components of scenic vistas and community character. Therefore, preservation of these lands will help to minimize potential impacts to scenic resources.
- Aes-1.8 is the continuation and implementation of programs and regulations that minimize landform alteration and preserve ridgelines and steep slopes where appropriate. This measure will protect the County's unique topography which adds to the visual quality of the unincorporated area.
- Aes-1.9 requires that the County work with communities and other stakeholders to identify key scenic vistas, viewsheds of County scenic roads and highways, and other areas of specific scenic value. It further requires application of Resource

Conservation Area designations or other special area designators, guidelines, and tools to guide future development of parcels within these viewsheds to avoid impacts to scenic vistas. This cooperative effort among stakeholders and the subsequent changes in land use regulations will ensure that future development near important visual resources will avoid or mitigate potential impacts to the surrounding visual character.

- Aes-1.10 requires the County to participate in local and regional planning efforts with other agencies. This includes participation in SANDAG and other regional planning forums, reviewing and commenting on planning and environmental documents issued by other agencies, and ongoing collaboration with Native American tribes and adjacent jurisdictions. In so doing, the County will be able to better identify important visual resources within or near its land use jurisdiction and ensure that future development be designed or screened such that it will not adversely affect the nearby visual character or quality.
- Aes-1.11 requires implementation of the Wireless Communications Ordinance and BOS Policies I-92 and J-17 to encourage the undergrounding of utilities. Combined with the on-going effort to convert existing overhead utilities, this measure will substantially reduce potential impacts to scenic resources from overhead utilities throughout the County unincorporated area.
- Aes-3.1 is the update of County road standards to provide standards related to road design, parking, landscaping, and elements of the public realm that are critical to the character of a community. These standards would reduce or prevent potential visual impacts associated with road improvements that would otherwise conflict with the character of the surrounding community or setting.
- Aes-3.2 is the implementation of existing, and preparation of new, community right-of-way development standards, as appropriate, that supplement the County road standards in order to recognize the unique constraints and character of different communities. These standards will further provide setting-specific guidance that would minimize potential community character impacts from future road improvements.

**Cumulative Impact – Visual Character or Quality:** Cumulative projects located in the San Diego region would have the potential to result in a cumulative impact to visual character or quality if, in combination, they would substantially degrade the existing visual character or quality of the site and its surroundings by introducing features that would detract from or contrast with the existing visual character and/or quality of a neighborhood, community, or localized area. A cumulative impact to community character may occur from projects already in process in the County that would not be consistent with the General Plan Update. Additionally, projects in Mexico or on tribal lands may not be subject to regulations protecting community character, or they may have different standards. Therefore, the cumulative projects in the region would have the potential to result in a significant cumulative impact related to visual character or quality. The General Plan Update would have a cumulatively considerable contribution to this impact.

General Plan Update policies and mitigation measures would reduce cumulative impacts to visual character and quality, but not to below a level of significance. Therefore, project impacts to visual character or quality would remain cumulatively considerable for the reasons noted above.

4. **Significant Effect – Light or Glare:** The FEIR identifies significant impacts from future development that would create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

**Mitigation Measures:** Aes-4.1 through Aes-4.3

**Discussion:** The General Plan Update would have the potential to result in a substantial new source of light or glare from future development that requires night lighting, such as security lighting in commercial areas, or from the use of materials that would result in glare, such as expanses of glass on office buildings. Most of the General Plan Update land use designations would be consistent with existing conditions, though intensified development would be accommodated in several town centers.

The proposed General Plan Update would have the potential to result in increased light within the County that would adversely affect day or nighttime views. The proposed General Plan Update policies and mitigation measures would reduce direct impacts associated with increased light, but not to below a level of significance.

The project includes policies in the Conservation and Open Space Element which would reduce the potential for light or glare impacts. The relevant policies are: COS-13.1, COS-13.2, and COS-13.3. These policies promote the preservation of dark skies that is necessary for local observatories and that contributes to the rural character of a community as well as restrict outdoor lighting and glare from development projects in semi-rural and rural areas. In addition, Policy COS-13.2 requires that development in areas surrounding the Palomar Mountain and Mount Laguna Observatories be designed to maintain dark skies to the maximum extent feasible. As such, adherence to these policies will further reduce impacts associated with light or glare from future development.

The mitigation measures identified in the FEIR partially mitigate the significant impact as follows:

- Aes-4.1 requires the County to coordinate with communities and stakeholders to review light pollution controls and consider amendments or expansions to those controls as determined necessary to reduce impacts to dark skies that are important to community character. This will ensure that potential artificial lighting impacts from development are monitored and controlled as needed to preserve community character.
- Aes-4.2 requires the County to maintain light and glare regulations that minimize impacts to adjacent properties, sensitive areas, community character,

observatories, and dark skies. These regulations are currently found in the Light Pollution Code and Zoning Ordinance. Additional reviews are implemented on discretionary projects in accordance with CEQA and the County’s CEQA guidelines. These efforts will help protect the existing unincorporated area and surrounding environment from excessive artificial lighting impacts.

- Aes-4.3 is the participation in local and regional planning to the extent practicable. This includes participation in SANDAG and other regional planning forums, reviewing and commenting on planning and environmental documents issued by other agencies, and ongoing collaboration with Native American tribes and adjacent jurisdictions. This inter-agency coordination will help identify any needed adjustments to lighting controls among jurisdictions to maintain dark skies and community character.

**Cumulative Impact – Light or Glare:** The construction and operation of cumulative projects located in the San Diego region would have the potential to result in a new source of glare from new development or redevelopment that requires night lighting, such as security lighting in commercial areas, or is constructed with materials that would result in glare, such as expanses of glass on office buildings. Impacts from glare are generally localized and not cumulative in nature; therefore, a significant cumulative impact related to glare would not occur. However, any new sources of nighttime light pollution in the San Diego region would result in a potential lighting impact to the Palomar Mountain and Mount Laguna Observatories. Therefore, project impacts associated with light and glare would remain cumulatively considerable.

**AGRICULTURE**

Issue Number	Issue Topic	Project Direct Impact	Project Cumulative Impact	Impact After Mitigation
1	Conversion of Agricultural Resources	Potentially Significant	Potentially Significant	Significant and Unavoidable
2	Land Use Conflicts	Potentially Significant	Less Than Significant	Less Than Significant
3	Indirect Conversion of Agricultural Resources	Potentially Significant	Potentially Significant	Significant and Unavoidable

**AGRICULTURAL RESOURCES**

**C-3 Significant Effect – Conversion of Farmland:** The FEIR identifies significant impacts related to the conversion of San Diego County Agricultural Resources (including, but not limited to, Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance, pursuant to the FMMP of the California Resources Agency), or other agricultural resources, to non-agricultural use.

**Mitigation Measures:** Agr-1.1 through Agr-1.5

**Discussion:** Implementation of the proposed General Plan Update could result in the direct conversion of 53,495 acres of agricultural resources to non-agricultural land uses. General Plan Update policies and mitigation measures have been identified that would reduce these impacts, but not to below a level of significance.

The project includes policies in the Land Use and Conservation and Open Space Elements which would reduce the potential for direct conversion of farmland. The relevant policies are: LU-6.4, LU-7.1, LU-7.2, and COS-6.4. These policies will guide development to preserve existing agricultural resources, encourage acquisition and voluntary dedication of conservation easements and programs, and promote the agricultural industry within the County to ensure the long term-viability of agricultural resources. Adherence to these policies will further reduce impacts associated with the direct conversion of agricultural resources from future development.

The mitigation measures identified in the FEIR partially mitigate the significant impacts as follows:

- Agr-1.1 is the implementation of the General Plan Regional Category map and Land Use Maps which protect agricultural lands with lower density land use designations that will support continued agricultural operations. This measure is a substantial change in allowable uses where agricultural and other natural resources occur. By lowering density in rural areas, the potential conversion of agriculture to development will be considerably reduced.
- Agr-1.2 requires the County to develop and implement programs and regulations that protect agricultural lands, as well as those that support implementation of the Williamson Act. Implementation programs include County CEQA guidelines, Zoning Ordinance, Subdivision Ordinance, Right to Farm Act, Open Space Subvention Act, Farm and Ranch Lands Protection Program, San Diego County Agricultural Enterprises and Consumer Information Ordinance, BOS Policy I-133, and the San Diego County Farming Program. Each of these programs or regulations places limits on allowable impacts to agriculture, thereby substantially reducing the amount of conversion to non-agricultural uses.
- Agr-1.3 requires the County to create a Conservation Subdivision Program that facilitates conservation-oriented project design through changes to the Subdivision Ordinance, Resource Protection Ordinance, Zoning Ordinance, Groundwater Ordinance, and other regulations as necessary with the goal of promoting conservation of natural resources and open space (including agricultural lands) while improving mechanisms for flexibility in project design so that the production of housing is not negatively impacted. This program will provide sufficient area on subdivision project sites to continue agricultural production while still creating new parcels.
- Agr-1.4 requires the County to develop and implement the PACE program which compensates landowners for voluntarily limiting future development on their land. This program will incentivize the placement of agricultural conservation easements on farmland, thereby increasing preservation and reducing conversion of agricultural resources in San Diego County.
- Agr-1.5 is the revision of community plans to identify important agricultural areas, specific compatible uses, and desired buffers necessary to maintain the viability of agriculture in that area. Since community plans are used to review development

projects, these revisions will limit future conversion of farmland identified as important for each community.

**Cumulative Impact – Conversion of Farmland:** Cumulative projects located in the San Diego region would have the potential to result in a cumulative impact to agricultural resources if, in combination, they would convert existing agriculture to non-agricultural uses. A cumulative impact to agricultural resources can occur from adjacent jurisdictions due to placement of incompatible uses near agriculture. The General Plan Update would have a cumulatively considerable contribution to this impact.

General Plan Update policies and mitigation measures would reduce cumulative impacts to agricultural resources, but not to below a level of significance. Therefore, project impacts associated with the direct conversion of farmland would remain cumulatively considerable.

2. **Significant Effect – Land Use Conflicts:** The FEIR identifies significant impacts related to land use conflicts with Williamson Act contract lands.

**Mitigation Measures:** Agr-2.1

**Discussion:** While approximately 402,100 acres of agricultural land are within County adopted Agricultural Preserves; only approximately 80,500 acres of that land is currently under Williamson Act Contract. The project would remove approximately 321,590 acres of land that is not currently under Williamson Act Contracts from adopted Agricultural Preserves. A direct land use conflict would not occur; however, agricultural resources may be impacted through the removal of non-contracted lands from Agricultural Preserves. Where such lands occur at the boundary of a Contract area, new incompatible land uses could be developed adjacent to existing agricultural operations. Incompatible land uses could result in an indirect conversion of agricultural resources. Therefore, a potential land use conflict would occur because agricultural resources under Williamson Act Contract, and in the vicinity of the areas removed from Agricultural Preserve designation, may no longer be fully protected from surrounding development pressures.

The project contains goals and policies in the Land Use and Conservation and Open Space Elements that would reduce agricultural land use conflicts. The relevant policies are LU-7.1 and COS-6.3. These policies require lower density development designations, and siting of compatible recreational and open space uses in agricultural areas. Adherence to these policies will reduce potential land use conflicts with Williamson Act Contract lands because it will ensure that lands adjacent to Contract lands will either have low intensity development, or open space uses.

In addition, the project includes a mitigation measure which will mitigate potentially significant impacts as follows:

- Agr-2.1 requires that prior to approval of any Zoning Ordinance Amendment an impact analysis be completed for each land area proposed to be removed from



Agricultural Preserve. The analysis will determine whether or not the action will have indirect effects on Williamson Act Contract lands and the Agricultural Preserve disestablishment. If potential impacts are identified, then removal of the preserve status (*i.e.*, the Zoning Ordinance Amendment) will not take place. This will ensure that potential land use conflicts with Williamson Act Contract lands are avoided.

**Cumulative Impact – Land Use Conflicts:** Within the San Diego region, cumulative projects would not result in conflicts with existing agricultural zoning or Williamson Act Contracts since regulations are in place to prevent such conflicts. Implementation of the General Plan Update would result in a potentially significant conflict with agricultural zoning or land under Williamson Act Contract. However, a potentially significant cumulative impact would not occur from the combined impacts of other cumulative projects. Therefore, the proposed General Plan Update would not contribute to a potentially significant cumulative impact.

3. **Significant Effect – Indirect Conversion of Farmland:** The FEIR identifies significant impacts involving other changes in the existing environment which, due to their location or nature, could result in conversion of a San Diego County agricultural resource to non-agricultural use.

**Mitigation Measures:** Agr-1.1 through Agr-1.5

**Discussion:** The General Plan Update places lower densities in many areas with existing agriculture or prime conditions for future agriculture. However, the project would also redirect high density growth into areas containing agricultural resources, which would potentially cause some indirect conversion of agricultural resources to non-agricultural use because of incompatibility between development accommodated by the General Plan Update and existing agricultural activity. Therefore, this would be considered a potentially significant impact. General Plan Update policies and mitigation measures would reduce impacts, but not to below a level of significance.

The project includes policies in the Land Use and Conservation and Open Space Elements which would reduce the potential for indirect conversion of farmland. The relevant policies are: LU-6.4, LU-7.1, LU-7.2, COS-6.2, COS-6.3, and COS-6.4. These policies minimize indirect conversion of farmland by requiring conservation of agricultural lands and operations, and by limiting conflicts from incompatible uses adjacent to farmland. Adherence to these policies will further minimize impacts associated with indirect conversion of agricultural resources from future development.

The mitigation measures identified in the FEIR partially mitigate the significant impacts as follows:

- Agr-1.1 is the implementation of the General Plan Regional Category map and Land Use Maps which protect agricultural lands with lower density land use designations that will support continued agricultural operations. This measure is a substantial change in allowable uses where agricultural and other natural resources occur. By lowering density in rural areas, the potential for indirect

conversion of agriculture, through compatibility conflicts between existing agriculture and new development, will be considerably reduced.

- Agr-1.2 requires the County to develop and implement programs and regulations that protect agricultural lands, as well as those that support implementation of the Williamson Act. Implementation programs include County CEQA guidelines, Zoning Ordinance, Subdivision Ordinance, Right to Farm Act, Open Space Subvention Act, Farm and Ranch Lands Protection Program, San Diego County Agricultural Enterprises and Consumer Information Ordinance, BOS Policy I-133, and the San Diego County Farming Program. Each of these programs or regulations places limits on allowable impacts to agriculture, thereby substantially reducing the amount of indirect conversion to non-agricultural uses.
- Agr-1.3 requires the County to create a Conservation Subdivision Program that facilitates conservation-oriented project design through changes to the Subdivision Ordinance, Resource Protection Ordinance, Zoning Ordinance, Groundwater Ordinance, and other regulations as necessary with the goal of promoting conservation of natural resources and open space (including agricultural lands) while improving mechanisms for flexibility in project design so that the production of housing is not negatively impacted. This program will provide sufficient area on subdivision project sites to continue agricultural production while still creating new parcels. Moreover, it will lead to a more cohesive network of agriculture rather than a distribution pattern of development mixed with intense agriculture. This will reduce potential compatibility conflicts and indirect conversion of farmland.
- Agr-1.4 requires the County to develop and implement the PACE program which compensates landowners for voluntarily limiting future development on their land. This program will incentivize the placement of agricultural conservation easements on farmland, thereby increasing preservation and reducing indirect conversion of agricultural resources in San Diego County.
- Agr-1.5 is the revision of community plans to identify important agricultural areas, specific compatible uses, and desired buffers necessary to maintain the viability of agriculture in that area. Community-level planning that identifies important areas for agriculture will minimize potential compatibility conflicts between agriculture and other uses, thereby reducing indirect conversion of farmland.

**Cumulative Impact – Indirect Conversion of Farmland:** Cumulative projects located in the San Diego region would have the potential to result in a cumulative impact associated with indirect conversion of farmland if, in combination, they would create compatibility conflicts that ultimately result in changes from existing agricultural uses to non-agricultural use. Within the San Diego region, the indirect conversion of farmland is increasing due to population growth and the subsequent development required to support this growth. Land use conflicts often arise from increased agricultural/urban interface areas, high operating costs, and escalating property values. These conflicts have the potential to occur between jurisdictions such as cities, counties, tribal lands, state lands, and federal lands. The project also has the potential to result in an indirect conversion of agricultural resources to non-agricultural

uses from conflicts arising from proposed General Plan Update designations. In combination with other cumulative projects such as development projects allowable under surrounding jurisdictions' authority, the project would have a cumulatively considerable contribution to a regionally significant impact to the indirect conversion of agricultural land.

General Plan Update policies and mitigation measures would reduce cumulative impacts associated with indirect conversion of agricultural resources to non-agricultural uses, but not to below a level of significance. Therefore, project impacts associated with indirect conversion of farmland would remain cumulatively considerable.

**AIR QUALITY**

Issue Number	Issue Topic	Project Direct Impact	Project Cumulative Impact	Impact After Mitigation
1	Air Quality Plans	Less Than Significant	Less Than Significant	N/A
2	Air Quality Violations	Potentially Significant	Potentially Significant	Significant and Unavoidable
3	Non-Attainment Criteria Pollutants	Potentially Significant	Potentially Significant	Significant and Unavoidable
4	Sensitive Receptors	Potentially Significant	Potentially Significant	Significant and Unavoidable
5	Objectionable Odors	Less Than Significant	Less Than Significant	N/A

- 1. Less than Significant – Air Quality Plans:** The proposed General Plan Update includes land use designations that would allow development of residential, commercial, industrial, and other land uses in the unincorporated County. Future development would be required to demonstrate compliance with the strategies and measures adopted as part of the RAQS and SIP during the County's environmental review process, as well as with the requirements of the County and/or APCD to reduce emissions of particulate matter. Based on the requirements for consistency with emission control strategies in the RAQS and SIP, the General Plan Update would not conflict with or obstruct the implementation of the San Diego RAQS and/or applicable portions of the SIP. Implementation of the General Plan Update would result in a less than significant impact associated with conflicts to applicable air quality plans.

**Mitigation Measures:** N/A

- 2. Significant Effect – Air Quality Violations:** The FEIR identifies significant impacts associated with exceedance of quantitative screening-level thresholds (SLTs) for attainment pollutants (NO<sub>2</sub>, SO<sub>2</sub>, and CO) and exceedance of SLTs for nonattainment pollutants (O<sub>3</sub> precursors and particulate matter).

**Mitigation Measures:** Air-2.1 through Air-2.13

**Discussion:** The General Plan Update would have the potential to result in a significant impact associated with violation of an air quality standard because emissions of criteria pollutants associated with new residential, commercial, and industrial development under the General Plan Update would exceed the screening-level thresholds for air pollutants. The proposed General Plan Update policies and

mitigation measures would reduce direct impacts to air quality violations, but not to below a level of significance.

The project includes policies in the Conservation and Open Space Element that address air quality violations. The relevant policies are: COS-14.1, COS-14.2, COS-14.8, COS-14.9, COS-14.10, COS-15.1, COS-15.3, COS-15.4, COS-15.5, COS-16.2, COS-16.3, and COS-20.3. These policies encourage mixed uses and alternative transportation to reduce emissions, reduce land use conflicts that expose people to air pollutants, and apply renewable energy and energy-efficiency practices to future development and to County facilities. Adherence to these policies will further reduce impacts associated with air quality violations from future development.

The mitigation measures identified in the FEIR partially mitigate the significant impacts as follows (NOTE: the mitigation measures that were applied for Climate Change Impacts, Compliance with AB 32, are also applicable to this issue of Air Quality Violations – see measures CC-1.1 through CC-1.19):

- Air-2.1 is the provision of incentives such as preferential parking for hybrids or alternatively fueled vehicles. This measure also requires the County to establish programs for priority or free parking on County streets or in County parking lots for hybrids or alternatively fueled vehicles. This would encourage use of low-emission vehicles by increasing the benefits of such use for the public.
- Air-2.2 requires replacement of existing vehicles in the County fleet as needed with the cleanest vehicles commercially available that are cost-effective and meet vehicle use needs. This effort would ensure that on-going County municipal operations result in minimal carbon emissions associated with vehicle usage.
- Air-2.3 is the implementation of transportation fleet fueling standards to improve the number of alternatively fueled vehicles in the County fleet. As with Air-2.2, this measure would ensure County municipal operations result in minimal carbon emissions from vehicle usage.
- Air-2.4 is the provision of incentives to promote the siting or use of clean air technologies where feasible. These technologies shall include, but not be limited to, fuel cell technologies, renewable energy sources, and hydrogen fuel. By increasing the benefits to using or developing such alternatives, potential impacts from pollutants will be substantially reduced.
- Air-2.5 requires mitigation on all construction projects where emissions are above the SLTs. Requirements may include:
  - Multiple applications of water during grading between dozer/scrapper passes
  - Paving, chip sealing or chemical stabilization of internal roadways after completion of grading
  - Use of sweepers or water trucks to remove “track-out” at any point of public street access
  - Termination of grading if winds exceed 25 miles per hour

- Stabilization of dirt storage piles by chemical binders, tarps, fencing or other erosion control
- Use of low-sulfur fuels in construction equipment
- Use of low-VOC paints
- Projects exceeding SLTs will require ten percent of the construction fleet to use any combination of diesel catalytic converters, diesel oxidation catalysts, diesel particulate filters and/or CARB certified Tier I, II, III, IV equipment. Equipment is certified if it meets emission standards established by the EPA for mobile non-road diesel engines of almost all types. Standards established for hydrocarbons, oxides of nitrogen (NOX), carbon monoxide, and particulate matter. Tier I standards are for engines over 50 hp (such as bulldozers) built between 1996 and 2000, and engines under 50 hp (such as lawn tractors) built between 1999 and 2000. Tier II standards are for all engine sizes from 2001 to 2006, and Tier III standards are for engines rated over 50 hp from 2006 to 2008 (EPA 1998). Tier IV standards apply to engines of all sizes built in 2008 or later. Standards are increasingly stringent from Tier I to Tier IV (EPA 2004).

Application of these types of standards will prevent release of construction-related pollutants, thereby substantially reducing the potential for air quality violations from new development under the General Plan Update.

- Air-2.6 requires the use of County Guidelines for Determining Significance – Air Quality to identify and mitigate adverse environmental effects on air quality. Use of these guidelines will ensure that discretionary projects under the General Plan Update identify and mitigate significant impacts to air quality.
- Air-2.7 is the implementation of County Air Pollution Control District (APCD) regulations for air emissions from all sources under its jurisdiction. Enforcement of these regulations ensures that development pursuant to the General Plan Update will not violate air quality standards.
- Air-2.8 is the requirement for New Source Reviews to prevent permitting projects that are “major sources.” The purpose of these reviews is to allow continued industrial growth in non-attainment areas and, at the same time, ensure that new and modified sources do not aggravate existing air quality problems and/or negate emissions reductions from other sources.
- Air-2.9 is the implementation of the Grading, Clearing, and Watercourses Ordinance, which requires all clearing and grading to be conducted with dust control measures. These measures minimize particulate matter emissions from construction and prevent nuisance to nearby persons or public or private property. Clearing, grading or improvement plans shall require that measures such as the following be undertaken to achieve this result: watering, application of surfactants, shrouding, control of vehicle speeds, paving of access areas, or other operational or technological measures to reduce dispersion of dust.

- Air-2.10 is the revision of Board Policy F-50 to strengthen the County's commitment and requirement to implement resource-efficient design and operations for County-funded renovation and new building projects. This could be achieved by making the guidelines within the policy mandatory rather than voluntary. This will substantially reduce emissions associated with County operations.
- Air-2.11 is the implementation of County Regional Air Quality Strategy (RAQS) to attain State air quality standards for O3. Currently, San Diego County does not meet State and federal health standards for O3.
- Air-2.12 Revise Board Policy G-15 to require County facilities to comply with Silver Leadership in Energy and Environmental Design (LEED) standards or other equivalent Green Building rating systems.
- Air-2.13 Revise Board Policy G-16 to require the County to:
  - Adhere to the same or higher standards it would require from the private sector when locating and designing facilities concerning environmental issues and sustainability; and
  - Require government contractors to use low emission construction vehicles and equipment.

**Cumulative Impact – Air Quality Violations:** Cumulative projects located in the San Diego region would have the potential to result in a significant cumulative air quality violation if, in combination, they would violate any air quality standard or contribute to an existing or projected air quality violation. New stationary sources of criteria pollutants or projects that would increase vehicle trips may result in increases in pollutant emissions. Cumulative projects in other jurisdictions may not be required to comply with set standards or may have significant unavoidable air quality impacts. The General Plan Update would potentially have a cumulatively considerable contribution to this impact.

General Plan Update policies and mitigation measures would reduce cumulative impacts to air quality violations, but not to below a level of significance. Additional mitigation measures as described above for project-level impacts were considered but found to be infeasible. Therefore, project impacts to air quality violations would remain cumulatively considerable.

3. **Significant Effect – Non-Attainment Criteria Pollutants:** The FEIR identifies significant impacts related to a cumulatively considerable net increase of any criteria pollutant for which the San Diego Air Basin (SDAB) is non-attainment under applicable federal or State ambient air quality standards (AAQS).

**Mitigation Measures:** Air-2.1 through Air-2.13

**Discussion:** Emissions of criteria pollutants associated with future development under the General Plan Update would result in a cumulatively significant impact associated

with PM10 and PM2.5, and O3 precursors under California Ambient Air Quality Standards (CAAQS). Future development under the General Plan Update would be required to comply with the San Diego County Regional Air Quality Strategy (RAQS), the State Implementation Plan (SIP), California Air Resources Board (CARB) motor vehicle standards, Air Pollution Control District (APCD) regulations for stationary sources and architectural coatings, Title 24 energy efficiency standards, and the General Plan Update goals and policies. While existing County policies and regulations and proposed General Plan Update goals and policies are intended to minimize impacts associated with non-attainment criteria pollutants, implementation of the General Plan Update would allow for the development of land uses that would increase County-wide emissions of PM<sub>10</sub> and PM<sub>2.5</sub>. Therefore, the General Plan Update would result in a cumulatively significant impact on air quality. General Plan Update policies and mitigation measures would reduce impacts associated with non-attainment criteria pollutants, but not to below a level of significance.

The project includes policies in the Conservation and Open Space Element that address non-attainment criteria pollutants. The relevant policies are: COS-14.1, COS-14.2, COS-14.8, COS-14.9, COS-14.10, COS-15.1, COS-15.3, COS-15.4, COS-15.5, COS-16.2, COS-16.3, and COS-20.3. These policies encourage mixed uses and alternative transportation to reduce emissions, reduce land use conflicts that expose people to air pollutants, and apply renewable energy and energy-efficiency practices to future development and to County facilities. Adherence to these policies will further reduce impacts associated with non-attainment criteria pollutants from future development.

The mitigation measures identified in the FEIR partially mitigate the significant impact as follows (NOTE: the mitigation measures that were applied for Climate Change Impacts, Compliance with AB 32, are also applicable to this issue of Air Quality Violations – see measures CC-1.1 through CC-1.9):

- Air-2.1 is the provision of incentives such as preferential parking for hybrids or alternatively fueled vehicles. This measure also requires the County to establish programs for priority or free parking on County streets or in County parking lots for hybrids or alternatively fueled vehicles. This would encourage use of low-emission vehicles by increasing the benefits of such use for the public.
- Air-2.2 requires replacement of existing vehicles in the County fleet as needed with the cleanest vehicles commercially available that are cost-effective and meet vehicle use needs. This effort would ensure that on-going County municipal operations result in minimal carbon emissions associated with vehicle usage.
- Air-2.3 is the implementation of transportation fleet fueling standards to improve the number of alternatively fueled vehicles in the County fleet. As with Air-2.2, this measure would ensure County municipal operations result in minimal carbon emissions from vehicle usage.
- Air-2.4 is the provision of incentives to promote the siting or use of clean air technologies where feasible. These technologies shall include, but not be limited

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to, fuel cell technologies, renewable energy sources, and hydrogen fuel. By increasing the benefits to using or developing such alternatives, potential impacts from pollutants will be substantially reduced.

- Air-2.5 requires mitigation on all construction projects where emissions are above the SLTs. Requirements may include:
  - Multiple applications of water during grading between dozer/scrapper passes
  - Paving, chip sealing or chemical stabilization of internal roadways after completion of grading
  - Use of sweepers or water trucks to remove “track-out” at any point of public street access
  - Termination of grading if winds exceed 25 miles per hour
  - Stabilization of dirt storage piles by chemical binders, tarps, fencing or other erosion control
  - Use of low-sulfur fuels in construction equipment
  - Use of low-VOC paints
  - Projects exceeding SLTs will require ten percent of the construction fleet to use any combination of diesel catalytic converters, diesel oxidation catalysts, diesel particulate filters and/or CARB certified Tier I, II, III, IV equipment. Equipment is certified if it meets emission standards established by the EPA for mobile non-road diesel engines of almost all types. Standards established for hydrocarbons, oxides of nitrogen (NOX), carbon monoxide, and particulate matter. Tier I standards are for engines over 50 hp (such as bulldozers) built between 1996 and 2000, and engines under 50 hp (such as lawn tractors) built between 1999 and 2000. Tier II standards are for all engine sizes from 2001 to 2006, and Tier III standards are for engines rated over 50 hp from 2006 to 2008 (EPA 1998). Tier IV standards apply to engines of all sizes built in 2008 or later. Standards are increasingly stringent from Tier I to Tier IV (EPA 2004).

Application of these types of standards will prevent release of construction-related pollutants, thereby substantially reducing the potential for pollutants from new development under the General Plan Update.

- Air-2.6 requires the use of County Guidelines for Determining Significance – Air Quality to identify and mitigate adverse environmental effects on air quality. Use of these guidelines will ensure that discretionary projects under the General Plan Update identify and mitigate significant impacts to air quality.
- Air-2.7 is the implementation of County Air Pollution Control District (APCD) regulations for air emissions from all sources under its jurisdiction. Enforcement of these regulations ensures that development pursuant to the General Plan Update will not violate air quality standards.
- Air-2.8 is the requirement for New Source Reviews to prevent permitting projects that are “major sources.” The purpose of these reviews is to allow continued industrial growth in non-attainment areas and, at the same time, ensure that new



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and modified sources do not aggravate existing air quality problems and/or negate emissions reductions from other sources.

- Air-2.9 is the implementation of the Grading, Clearing, and Watercourses Ordinance, which requires all clearing and grading to be conducted with dust control measures. These measures minimize particulate matter emissions from construction and prevent nuisance to nearby persons or public or private property. Clearing, grading or improvement plans shall require that measures such as the following be undertaken to achieve this result: watering, application of surfactants, shrouding, control of vehicle speeds, paving of access areas, or other operational or technological measures to reduce dispersion of dust.
- Air-2.10 is the revision of Board Policy F-50 to strengthen the County's commitment and requirement to implement resource-efficient design and operations for County-funded renovation and new building projects. This could be achieved by making the guidelines within the policy mandatory rather than voluntary. This will substantially reduce emissions associated with County operations.
- Air-2.11 is the implementation of County Regional Air Quality Strategy (RAQS) to attain State air quality standards for O3. Currently, San Diego County does not meet State and federal health standards for O3.
- Air-2.12 Revise Board Policy G-15 to require County facilities to comply with Silver Leadership in Energy and Environmental Design (LEED) standards or other equivalent Green Building rating systems.
- Air-2.13 Revise Board Policy G-16 to require the County to:
  - Adhere to the same or higher standards it would require from the private sector when locating and designing facilities concerning environmental issues and sustainability; and
  - Require government contractors to use low emission construction vehicles and equipment.

**Cumulative Impact – Non-Attainment Criteria Pollutants:** Cumulative projects located in the San Diego region would have the potential to result in a significant cumulative impact associated with non-attainment criteria pollutants if, in combination, they would result in a net increase of any criteria pollutant for which the SDAB is non-attainment. The project would result in a potentially significant direct impact associated with non-attainment criteria pollutants. Therefore, the General Plan Update would have a cumulatively considerable contribution to this impact. General Plan Update policies and mitigation measures would reduce cumulative impacts associated with non-attainment criteria pollutants, but not to below a level of significance. Additional mitigation measures as described above for project-level impacts were considered but found to be infeasible. Therefore, project impacts associated with non-attainment criteria pollutants would remain cumulatively considerable.

- 4 Significant Effect – Sensitive Receptors:** The FEIR identifies significant impacts to sensitive receptors from exposure to diesel particulate matter.

**Mitigation Measure:** Air-4.1

**Discussion:** Future development consistent with the General Plan Update would result in potentially significant emissions of diesel particulate matter. Heavy-duty trucks that utilize diesel as a fuel emit diesel particulate matter. Diesel particulate matter from diesel-fueled engines is responsible for most of the airborne cancer risk from TACs in California. Land development projects are required to comply with AB 2588, APCD Rule 1210, and CARB standards for diesel engines. CARB programs designed to reduce emissions, as well as phase-out of older vehicles, would reduce emissions of these pollutants, but not to less than significant levels. Furthermore, growth anticipated by implementation of the General Plan Update would result in the need to develop and expand transportation corridors to allow for the movement of goods within the County; therefore, it is projected that truck trips would increase in the County. General Plan Update mitigation would reduce impacts to associated with sensitive receptors, but not to below a level of significance.

The mitigation measure identified in the FEIR partially mitigates the significant impact as follows:

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

**Cumulative Impact –** Cumulative projects located in the San Diego region would have the potential to result in a cumulative impact to sensitive receptors if, in combination, they would they would expose sensitive receptors to a substantial concentration of TACs or HAPs that would significantly increase cancer risk. Cumulatively, projects in the region would have the potential to result in diesel particulate matter from truck trips. In general, construction of cumulative projects would result in a temporary increase in truck trips to haul construction materials to and from the site. In addition, new industrial or commercial developments would have the potential to result in permanent increases in truck trips to an area due to project operation. The General Plan Update would have a cumulatively considerable contribution to this impact.

General Plan Update mitigation would reduce cumulative impacts to sensitive receptors, but not to below a level of significance. Additional mitigation measures as described above for project-level impacts were considered but found to be infeasible. Therefore, project impacts to sensitive receptors would remain cumulatively considerable.

5. **Less Than Significant – Objectionable Odors:** While odor sources are present within San Diego County, such as agricultural operations and landfills, the County odor policies enforced by the APCD, including Rule 51 and County Code Sections 63.401 and 63.402, prohibit nuisance odors and identify enforcement measures to reduce odor impacts to nearby receptors. Development of land uses consistent with the General Plan Update that would have the potential to result in nuisance odors, such as new industrial facilities, would be required to comply with these regulations. Therefore, impacts associated with objectionable odors would be less than significant.

**Mitigation Measures:** N/A

**BIOLOGICAL RESOURCES**

Issue Number	Issue Topic	Project Direct Impact	Project Cumulative Impact	Impact After Mitigation
1	Special Status Species	Potentially Significant	Potentially Significant	Significant and Unavoidable
2	Riparian Habitat and Other Sensitive Natural Communities	Potentially Significant	Potentially Significant	Significant and Unavoidable
3	Federally Protected Wetlands	Potentially Significant	Less Than Significant	Less Than Significant
4	Wildlife Movement Corridors	Potentially Significant	Potentially Significant	Significant and Unavoidable
5	Local Policies and Ordinances	Less Than Significant	Less Than Significant	N/A
6	Habitat Conservation Plans and Natural Community Conservation Plans	Less Than Significant	Less Than Significant	N/A

1. **Significant Effect – Special Status Species:** The FEIR identifies significant impacts, either directly or through habitat modifications, on species identified as candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the CDFG or USFWS.

**Mitigation Measures:** Bio-1.1 through Bio-1.7

**Discussion:** The General Plan Update would have the potential to result in direct and/or indirect impacts to special status plant and wildlife species and their habitat from the development of land uses proposed under this alternative. It is estimated that the Project could result in 150,642 acres of direct impacts to habitats that would have the potential to support special status plant and wildlife species. General Plan Update policies and mitigation measures would reduce impacts to special status species, but not to below a level of significance.

The project includes policies in the Conservation and Open Space Element and the Land Use Element that address special status species and their habitats. The relevant policies are: COS-1.3, COS-1.6 through COS-1.11, COS-2.1, COS-2.2, LU-6.1, LU-6.2, LU-6.3, LU-6.4, LU-6.6, LU-6.7, and LU-10.2. These policies require monitoring, management and maintenance of a regional preserve system, facilitate preserve assembly and funding, help minimize edge effects, facilitate preparation of

habitat conservation plans and resource management plans, direct development to avoid and/or preserve habitat, provide for long-term sustainability of the natural environment, and encourage contiguous open space areas that protect wildlife habitat and corridors. Adherence to these policies will further reduce impacts to special status species from future development.

The mitigation measures identified in the FEIR partially mitigate the significant impact as follows:

- Bio-1.1 is the preparation of a Conservation Subdivision Program that facilitates conservation-oriented project design through changes to the Subdivision Ordinance, Resource Protection Ordinance, Zoning Ordinance, and Groundwater Ordinance. This program will promote conservation of natural resources and open space while improving mechanisms for flexibility in project design so that production of housing stock is not negatively impacted. Additionally, any such allowances of flexibility must be done with consideration of community character through planning group coordination and/or findings required for project approval.
- Bio-1.2 requires the County to implement and revise existing Habitat Conservation Plans/Policies to preserve sensitive resources within a cohesive system of open space; and to continue preparation of Multiple Species Conservation Program (MSCP) Plans for North County and East County. Implementation of the existing South County MSCP has been very effective in preserving candidate species and their habitat as intended; and this measure will ensure that this success is continued and carried forward to future MSCP efforts.
- Bio-1.3 requires the County to implement conservation agreements through Board Policy I-123, as this will facilitate preservation of high-value habitat in the County's MSCP Subarea Plan. This measure will benefit sensitive species by preserving sizeable areas of habitat in the unincorporated County.
- Bio-1.4 requires the County to coordinate with nonprofit groups and other agencies to acquire preserve lands. This measure will help continue the County's success with acquiring large areas of open space that are utilized by resident and migratory special status species throughout the region.
- Bio-1.5 directs the County to utilize County Guidelines for Determining Significance for Biological Resources to identify adverse impacts to biological resources, and to utilize the County's Geographic Information System (GIS) records and the Comprehensive Matrix of Sensitive Species to locate special status species populations on or near project sites. This information will be used to avoid or mitigate potential project impacts in the County as appropriate.
- Bio-1.6 is the implementation of the Resource Protection Ordinance (RPO), the Biological Mitigation Ordinance (BMO), and the Habitat Loss Permit (HLP) Ordinance to protect wetlands, wetland buffers, sensitive habitat lands, biological resource core areas, linkages, corridors, high-value habitat areas, subregional coastal sage scrub focus areas, and populations of rare, or endangered plant or

animal species. These ordinances are part of the County regulatory code and explicitly mandate preservation of sensitive biological resources.

- Bio-1.7 requires the County to minimize edge effects from development projects located near sensitive resources by implementing the County Noise Ordinance, the County Groundwater Ordinance, the County's Landscaping Regulations (currently part of the Zoning Ordinance), and the County Watershed Protection, Storm Water Management, and Discharge Control Ordinance. Implementation of these ordinances reduces potential indirect impacts to special status species and their habitats.

**Cumulative Impact – Special Status Species:** Cumulative projects located in the San Diego region would have the potential to result in impacts to special status plant and wildlife species, including loss of habitat. Without a comprehensive NCCP in place for the long-term protection of special status plant and wildlife species for the entire southern California region, a cumulative loss of habitat supporting special status plant and wildlife species would occur, even after mitigation has been implemented for individual projects. Therefore, a significant cumulative impact associated with special status plant and wildlife species would occur.

General Plan Update policies and mitigation measures would reduce cumulative impacts to special status species, but not to below a level of significance. The County has adopted an MSCP South County Subarea Plan for the southwestern portion of the County, but is still developing MSCP Plans for North County and East County areas. Therefore, until the County has adopted the North County and East County Plans with concurrence from State and federal agencies, the project's contribution, in combination with other cumulative projects, would be cumulatively considerable.

## 2. **Significant Effect – Riparian Habitat and Other Sensitive Natural Communities:**

The FEIR identifies significant impacts on riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by CDFG or USFWS.

**Mitigation Measures:** Bio-1.1 through Bio-1.7 and Bio-2.1 through Bio-2.4

**Discussion:** The General Plan Update would have the potential to result in direct and/or indirect loss of riparian habitat and other sensitive natural communities by the removal or destruction of such habitat for new development or infrastructure. Potential indirect impacts include adverse effects to water quality in riparian habitat from pollutants in runoff and sedimentation during construction, and fugitive dust produced by construction that would have the potential to disperse onto sensitive vegetation adjacent to construction sites. It is estimated that the Project could result in 150,642 acres of direct impacts to habitats, approximately 8,668 acres of which would qualify as riparian habitat. General Plan Update policies and mitigation measures would reduce impacts to special status species, but not to below a level of significance.

The project includes policies in the Conservation and Open Space Element and the Land Use Element that address riparian habitat and other sensitive natural

communities. The relevant policies are: COS-1.3, COS-1.6 through COS-1.11, COS-2.1, COS-2.2, COS-3.1, LU-6.1, LU-6.2, LU-6.3, LU-6.4, LU-6.6, LU-6.7, and LU-10.2. These policies require monitoring, management and maintenance of a regional preserve system, facilitate preserve assembly and funding, help minimize edge effects, facilitate preparation of habitat conservation plans and resource management plans, direct development to avoid and/or preserve habitat, provide for long-term sustainability of the natural environment, and encourage contiguous open space areas that protect wildlife habitat and corridors. Adherence to these policies will further reduce impacts to riparian habitat and other sensitive natural communities from future development.

The mitigation measures identified in the FEIR partially mitigate the significant impact as follows:

- Bio-1.1 is the preparation of a Conservation Subdivision Program that facilitates conservation-oriented project design through changes to the Subdivision Ordinance, Resource Protection Ordinance, Zoning Ordinance, and Groundwater Ordinance. This program will promote conservation of natural resources and open space while improving mechanisms for flexibility in project design so that production of housing stock is not negatively impacted. Additionally, any such allowances of flexibility must be done with consideration of community character through planning group coordination and/or findings required for project approval.
- Bio-1.2 requires the County to implement and revise existing Habitat Conservation Plans/Policies to preserve sensitive resources within a cohesive system of open space; and to continue preparation of Multiple Species Conservation Program (MSCP) Plans for North County and East County. Implementation of the existing South County MSCP has been very effective in preserving riparian habitat and other sensitive natural communities; and this measure will ensure that this success is continued and carried forward to future MSCP efforts.
- Bio-1.3 requires the County to implement conservation agreements through Board Policy I-123, as this will facilitate preservation of high-value habitat in the County's MSCP Subarea Plan. This measure preserves riparian habitat and other sensitive natural communities in the unincorporated County.
- Bio-1.4 requires the County to coordinate with nonprofit groups and other agencies to acquire preserve lands. This measure will help continue the County's success with acquiring large areas of open space that contain riparian habitat and other sensitive natural communities throughout the region.
- Bio-1.5 directs the County to utilize County Guidelines for Determining Significance for Biological Resources to identify adverse impacts to biological resources, and to utilize the County's Geographic Information System (GIS) records and the Comprehensive Matrix of Sensitive Species to locate special status species populations on or near project sites. This information will be used to avoid or mitigate potential project impacts to sensitive habitats in the County as appropriate.

- Bio-1.6 is the implementation of the Resource Protection Ordinance (RPO), the Biological Mitigation Ordinance (BMO), and the Habitat Loss Permit (HLP) Ordinance to protect wetlands, wetland buffers, sensitive habitat lands, biological resource core areas, linkages, corridors, high-value habitat areas, subregional coastal sage scrub focus areas, and populations of rare, or endangered plant or animal species. These ordinances are part of the County regulatory code and explicitly mandate preservation of sensitive biological resources.
- Bio-1.7 requires the County to minimize edge effects from development projects located near sensitive resources by implementing the County Noise Ordinance, the County Groundwater Ordinance, the County's Landscaping Regulations (currently part of the Zoning Ordinance), and the County Watershed Protection, Storm Water Management, and Discharge Control Ordinance. Implementation of these ordinances reduces potential indirect impacts to riparian habitat and other sensitive natural communities.
- Bio-2.1 requires the County to revise the Ordinance Relating to Water Conservation for Landscaping to incorporate appropriate plant types and regulations requiring planting of native or compatible non-native, non-invasive plant species in new development. For applicable project subject to this ordinance, this measure will prevent indirect impacts to riparian habitat and other sensitive natural communities associated with invasive plant species.
- Bio-2.2 is the requirement that development projects obtain Clean Water Act (CWA) Section 401/404 permits issued by the California Regional Water Quality Control Board and U.S. Army Corps of Engineers for all project-related disturbances of waters of the U.S. and/or associated wetlands. It further requires that projects obtain Fish and Game Code Section 1602 Streambed Alteration Agreements from the California Department of Fish and Game for all project-related disturbances of streambeds. By identifying the need for these permits, the County can ensure that applicable mitigating measures required or requested by these agencies can be included for such projects.
- Bio-2.3 is the requirement that wetlands and wetland buffer areas are adequately preserved whenever feasible to maintain biological functions and values. While this preservation requirement is applied to project permits subject to the Resource Protection Ordinance, this mitigation measure ensures that the same level of protection is applied whenever feasible to other projects. As such, potential impacts to riparian habitat and other sensitive natural communities will be reduced.
- Bio-2.4 is the implementation of the Watershed Protection, Storm Water Management, and Discharge Control Ordinance to protect wetlands. By applying these provisions to development projects, potential indirect impacts to riparian habitat and other sensitive natural communities from stormwater runoff will be reduced.

**Cumulative Impact – Riparian Habitat and Other Sensitive Natural Communities:**  
Cumulative projects located in the San Diego region have the potential to result in

impacts to riparian habitat and other sensitive natural communities if in combination they would cause direct and/or indirect loss or degradation. State regulations such as the California Lake and Streambed Alteration Program or the California NCCP Act provide protections for riparian and other sensitive habitats. In addition, many projects that affect riparian or other protected habitat types require approval from the USFWS and the CDFG. If potentially significant impacts would occur from particular cumulative projects, then mitigation measures would be implemented to reduce impacts to the extent feasible. However, without a comprehensive NCCP in place for the long-term protection of sensitive natural communities for the entire southern California region, a cumulative loss of riparian and other sensitive habitat would occur, even after mitigation has been implemented for individual projects. Therefore, a significant cumulative impact

General Plan Update policies and mitigation measures would reduce cumulative impacts to riparian habitat and other sensitive natural communities, but not to below a level of significance. The County has adopted an MSCP South County Subarea Plan for the southwestern portion of the County, but is still developing MSCP Plans for North County and East County areas. Therefore, until the County has adopted the North County and East County Plans with concurrence from State and federal agencies, the project's contribution, in combination with other cumulative projects, would be cumulatively considerable.

- 3. Significant Effect – Federally Protected Wetlands:** The FEIR identifies significant impacts to federally protected wetlands as defined by Section 404 of the Clean Water Act.

**Mitigation Measures:** Bio-1.1, Bio-1.5, Bio-1.6, Bio-1.7, Bio-2.2, Bio-2.3, and Bio-2.4.

**Discussion:** Impacts to federally protected wetlands would occur if development resulted in removal, filling, hydrological interruption, or other disturbance of wetlands. Based on an estimate in the FEIR, approximately 1,706 acres of federally defined wetlands would have the potential to be impacted by the project.

The project includes policies in the Conservation and Open Space Element which would reduce the potential for adverse impacts to federally protected wetlands. The relevant policies are: COS-3.1 and COS-3.2. Adherence to these policies will reduce direct impacts to federally protected wetlands from future development because they require new development to protect and avoid wetland areas and where impacts do occur they require a no-net loss of wetland habitats.

In addition, the project includes mitigation measures which will mitigate potentially significant impacts to below significant as follows:

- Bio-1.1 requires the preparation and implementation of a Conservation Subdivision Program, under which future subdivisions will use preserve design standards to conserve sensitive habitat on site and minimize impacts to natural resources. This program will prevent direct impacts to federally protected wetlands located on subdivision sites.



- Bio-1.5 requires the use of GIS and other tools to identify sensitive resources, such as wetlands, on project sites at time of project processing. It also requires application of the County Guidelines for Determining Significance for Biological Resources during project review to avoid or mitigate potential impacts to sensitive biological resources, including federally protected wetlands.
- Bio-1.6 requires application of County ordinances to projects for the purpose of protecting important biological resources. This includes the Resource Protection Ordinance, the Biological Mitigation Ordinance, and the Habitat Loss Permit Ordinance. Sensitive resources protected under these regulations include wetlands, wetland buffers, sensitive habitat lands, biological resource core areas, linkages, corridors, high-value habitat areas, subregional coastal sage scrub focus areas, and populations of rare, or endangered plant or animal species. Under these regulations, impacts to federally protected wetlands are either avoided or mitigated to the standard of no-net-loss to wetlands.
- Bio-1.7 requires application of other County ordinances that minimize indirect effects to biological resources. Such regulations include the Noise Ordinance, the Groundwater Ordinance, Landscaping Regulations (currently part of the Zoning Ordinance), and the County Watershed Protection, Storm Water Management, and Discharge Control Ordinance. As these regulations are applied to projects, potential impacts to federally protected wetlands are further minimized or avoided.
- Bio-2.2 requires that development projects obtain CWA Section 401/404 permits issued by the California Regional Water Quality Control Board and U.S. Army Corps of Engineers for all project-related disturbances of waters of the U.S. and/or associated wetlands. It further requires that projects obtain Fish and Game Code Section 1602 Streambed Alteration Agreements from the California Department of Fish and Game for all project-related disturbances of streambeds. These permitting processes require that impacts are avoided or mitigated to the satisfaction of the state and federal agencies.
- Bio-2.3 requires that wetlands and wetland buffer areas be adequately preserved whenever feasible to maintain biological functions and values. This standard shall be applied to private and public projects and to minimize potential impacts to federally protected wetlands.
- Bio-2.4 requires implementation of the Watershed Protection, Storm Water Management, and Discharge Control Ordinance to protect wetlands. By reducing polluted runoff and improving the water quality of receiving waters, this ordinance shall further minimize potential impacts to federally protected wetlands.

**Cumulative Impact – Federally Protected Wetlands:** Cumulatively, projects located in the San Diego region would have the potential to result in a cumulative impact to federally protected wetlands. However, individual projects will be required to mitigate their impacts to the extent feasible to meet the no-net-loss standard. Existing regulations and policies noted above would ensure that a significant cumulative impact

associated with federally protected wetlands would not occur. Therefore, the project would not contribute to a significant cumulative impact.

- 4. Significant Effect – Wildlife Movement Corridors and Nursery Sites:** The FEIR identifies significant impacts that would interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

**Mitigation Measures:** Bio-1.1 through Bio-1.7, and Bio-2.3

**Discussion:** The General Plan Update would have the potential to result in impacts to wildlife movement corridors and the use of native wildlife nursery sites. Development associated with the designated land uses would have potentially significant direct and indirect impacts to sensitive habitats, including habitats that currently function as a wildlife movement corridor or a nursery site. General Plan Update policies and mitigation measures would reduce impacts to wildlife movement corridors and nursery sites, but not to below a level of significance.

The project includes policies in the Conservation and Open Space Element and Land Use Element that address wildlife movement corridors and/or nursery sites. The relevant policies are: COS-1.1 through COS-1.5, LU-6.1, LU-6.7. These policies allow creation, protection, maintenance and management of a coordinated biological preserve system that includes Biological Resource Core Areas, wildlife corridors, and linkages to allow wildlife to travel throughout their habitat ranges. Policy COS-1.2 prohibits private development within established preserves. Adherence to these policies will further reduce impacts to wildlife movement corridors and nursery sites from future development.

The mitigation measures identified in the FEIR partially mitigate the significant impact as follows:

- Bio-1.1 is the preparation of a Conservation Subdivision Program that facilitates conservation-oriented project design through changes to the Subdivision Ordinance, Resource Protection Ordinance, Zoning Ordinance, and Groundwater Ordinance. This program will promote conservation of natural resources and open space while improving mechanisms for flexibility in project design so that production of housing stock is not negatively impacted. Additionally, any such allowances of flexibility must be done with consideration of community character through planning group coordination and/or findings required for project approval.
- Bio-1.2 requires the County to implement and revise existing Habitat Conservation Plans/Policies to preserve sensitive resources within a cohesive system of open space; and to continue preparation of Multiple Species Conservation Program (MSCP) Plans for North County and East County. Implementation of the existing South County MSCP has been very effective in preserving wildlife movement corridors and nursery sites; and this measure will ensure that this success is continued and carried forward to future MSCP efforts.

- Bio-1.3 requires the County to implement conservation agreements through Board Policy I-123, as this will facilitate preservation of high-value habitat in the County's MSCP Subarea Plan. This measure preserves wildlife movement corridors and nursery sites in the unincorporated County.
- Bio-1.4 requires the County to coordinate with nonprofit groups and other agencies to acquire preserve lands. This measure will help continue the County's success with acquiring large areas of open space that contain wildlife movement corridors and nursery sites throughout the region.
- Bio-1.5 directs the County to utilize County Guidelines for Determining Significance for Biological Resources to identify adverse impacts to biological resources, and to utilize the County's Geographic Information System (GIS) records and the Comprehensive Matrix of Sensitive Species to locate special status species populations on or near project sites. This information will be used to avoid or mitigate potential project impacts to wildlife movement corridors and nursery sites in the County as appropriate.
- Bio-1.6 is the implementation of the Resource Protection Ordinance (RPO), the Biological Mitigation Ordinance (BMO), and the Habitat Loss Permit (HLP) Ordinance to protect wetlands, wetland buffers, sensitive habitat lands, biological resource core areas, linkages, corridors, high-value habitat areas, subregional coastal sage scrub focus areas, and populations of rare, or endangered plant or animal species. These ordinances are part of the County regulatory code and explicitly mandate preservation of sensitive biological resources.
- Bio-1.7 requires the County to minimize edge effects from development projects located near sensitive resources by implementing the County Noise Ordinance, the County Groundwater Ordinance, the County's Landscaping Regulations (currently part of the Zoning Ordinance), and the County Watershed Protection, Storm Water Management, and Discharge Control Ordinance. Implementation of these ordinances reduces potential indirect impacts wildlife movement corridors and nursery sites.
- Bio-2.3 is the requirement that wetlands and wetland buffer areas are adequately preserved whenever feasible to maintain biological functions and values. While this preservation requirement is applied to project permits subject to the Resource Protection Ordinance, this mitigation measure ensures that the same level of protection is applied whenever feasible to other projects. As such, potential impacts to wildlife movement corridors and nursery sites will be reduced.

**Cumulative Impact – Wildlife Movement Corridors and Nursery Sites:** Cumulative projects located in the San Diego region would have the potential to result in a cumulative impact associated with wildlife movement corridors and nursery sites. Applicable federal and/or State regulations such as the California NCCP Act provide protections for wildlife movement corridors and nursery sites. However, without a comprehensive NCCP in place for the long-term protection of wildlife movement

corridors and nursery sites for the entire southern California region, a cumulative loss of wildlife movement corridors and nursery sites would occur, even after mitigation has been implemented for individual projects. Therefore, a significant cumulative impact associated with wildlife movement corridors and nursery sites would occur.

General Plan Update policies and mitigation measures would reduce cumulative impacts to wildlife movement corridors and nursery sites, but not to below a level of significance. The County has adopted an MSCP South County Subarea Plan for the southwestern portion of the County, but is still developing MSCP Plans for North County and East County areas. Therefore, until the County has adopted the North County and East County Plans with concurrence from State and federal agencies, the project’s contribution, in combination with other cumulative projects, would be cumulatively considerable.

- 5. **Less Than Significant – Local Policies and Ordinances:** Future projects proposed under the General Plan Update would be required to comply with applicable local policies and ordinances. Regulatory processes to ensure compliance are already in place and would not be impacted by the General Plan Update. Therefore, a potentially significant impact associated with conflicts with local policies and ordinances would not occur.

**Mitigation Measures:** N/A

- 6. **Less Than Significant– Habitat Conservation Plans and Natural Community Conservation Plans:** Future projects proposed under the General Plan Update would be required to comply with applicable HCPs and NCCPs. Regulatory processes to ensure compliance are already in place and would not be impacted by the General Plan Update. Therefore, a potentially significant impact associated with conflicts with HCPs and NCCPs would not occur.

**Mitigation Measures:** N/A

**CULTURAL RESOURCES**

Issue Number	Issue Topic	Project Direct Impact	Project Cumulative Impact	Impact After Mitigation
1	Historical Resources	Potentially Significant	Potentially Significant	Less Than Significant
2	Archaeological Resources	Potentially Significant	Potentially Significant	Less Than Significant
3	Paleontological Resources	Potentially Significant	Potentially Significant	Less Than Significant
4	Human Remains	Potentially Significant	Potentially Significant	Less Than Significant

- 1. **Significant Effect – Historical Resources:** The FEIR identifies significant impacts to historical resources as defined in Section 15064.5 of the state CEQA Guidelines or the County’s Resource Protection Ordinance.

**Mitigation Measures:** Cul-1.1 through Cul-1.8

**Discussion:** Impacts to historical resources would occur if development resulted in physical demolition, destruction, relocation, or alteration of the resource or its

immediate surroundings such that the significance of an historical resource would be materially impaired. Both direct and indirect impacts to historical resources may result from development under the project.

The project includes a policy in the Conservation and Open Space Element which would reduce the potential for adverse impacts to historical resources. The relevant policy is COS-8.1. This policy encourages the preservation and/or appropriate adaptive re-use of historic structures and the preservation of historical landscaping as a means of protecting important historical resources while respecting the heritage, context, design, and scale of older structures and neighborhoods. Adherence to these policies will reduce direct impacts to historical resources from future development because the preservation or adaptive reuse of historic sites, structures, and landscapes will be encouraged.

In addition, the project includes mitigation measures which will mitigate potentially significant impacts to below significant as follows:

- Cul-1.1 is the utilization of regulations such as the Resource Protection Ordinance, CEQA Guidelines, the Grading and Clearing Ordinance, and the Zoning Ordinance to identify and protect important historic and archaeological resources. This will be accomplished by requiring appropriate reviews to identify historic resources and requiring avoidance or mitigation to when impacts are significant.
- Cul-1.2 requires the County to provide incentives through the Mills Act to encourage the restoration, renovation, or adaptive reuse of historic resources. This will minimize potential direct and indirect impacts to historical resources since property owners will be encouraged to maintain those resources, and will obtain tax benefits from doing so.
- Cul-1.3 will result in a new effort to identify and catalog historic and potentially historic resources within unincorporated San Diego County. This will ensure that landowners are better informed of potential resources on their properties as well as the options available to them under the State/National Register or the Mills Act. In some cases, properties may be zoned with a special area designator for historic resources, thereby restricting demolition/removal and requiring a Site Plan permit for proposed construction which will be reviewed by the Historic Site Board. This measure will ameliorate on-going impacts as well as potential impacts that may result from development under the project.
- Cul-1.4 requires the County to support the Historic Site Board in their efforts to provide oversight for historic resources. This Board is an advisory body that provides recommendations to decision makers regarding archaeological and historic cultural resources. The Historic Site Board is responsible for reviewing resources seeking historic designation and participation in the Mills Act as well as discretionary projects with significant cultural resources. This coordination will increase awareness of existing resources and minimize potential direct or indirect effects from development or environmental changes.

- Cul-1.5 requires landmarking and historical listing of County owned historic sites. In so doing, the County can increase public awareness and prevent potential impacts that would otherwise result from development permits.
- Cul-1.6 is the implementation, and update as necessary, of the County's Guidelines for Determining Significance for Cultural Resources. These guidelines apply to all discretionary actions and require identification and minimization of adverse impacts to historic and archaeological resources.
- Cul-1.7 requires the County to identify potentially historic structures within the County through the use of surveys, input from the Historic Site Board, information from the Save Our Heritage Organization as well as from planning groups and other jurisdictions. Once identified, the County will keep these records in the property database and monitor their status with updates every five years. This information will be used to help avoid potential impacts as described in Cul-1.6 above.
- Cul-1.8 is the revision of the Resource Protection Ordinance to apply to the demolition or alteration of identified significant historic structures.

**Cumulative Impact – Historical Resources:** Cumulatively, projects located in the southern California region would have the potential to result in a cumulative impact associated with the loss of historical resources through the physical demolition, destruction, relocation, or alteration of a resource or its immediate surroundings such that the significance of a historical resource would be materially impaired. Past projects involving development and construction have already impacted historical resources within the region. Additionally, the project would result in a potentially significant cumulative impact prior to mitigation. However, the proposed General Plan Update policies and mitigation measures identified above would mitigate potentially significant cumulative impacts identified for the project to a less than significant level.

2. **Significant Effect – Archaeological Resources:** The FEIR identifies significant impacts to archaeological resources from potential ground-disturbing activities associated with future development.

**Mitigation Measures:** Cul-1.1, Cul-1.6, and Cul-2.1 through 2.6

**Discussion:** Impacts to archaeological resources would occur if development resulted in a substantial adverse change in the significance of an archaeological resource as defined by Public Resources Code Section 21083.2 and State CEQA Guidelines Section 15064.5(a). Indirect impacts may also occur from land use development activities that increase erosion, fugitive dust, or the accessibility of a surface or subsurface resource.

The project includes policies in the Conservation and Open Space Element which would reduce the potential for adverse impacts to archaeological resources. The relevant policies are: COS-7.1, COS-7.2, COS-7.3, and COS-7.4. These policies describe how archaeological resources should be protected, require new development

to include appropriate mitigation to protect the quality and integrity of important archaeological resources, promote avoidance of archaeological resources and protection of them in open space easements whenever possible, require appropriate treatment and preservation of collected archaeological resources, and require consultation with local Native American tribes concerning the preservation and treatment of tribal archaeological resources and support of appropriate signage. Adherence to these policies will reduce direct impacts to archaeological resources from future development.

In addition, the project includes mitigation measures which will mitigate potentially significant impacts to below significant as follows:

- Cul-1.1 is the utilization of regulations such as the Resource Protection Ordinance, CEQA Guidelines, the Grading and Clearing Ordinance, and the Zoning Ordinance to identify and protect important historic and archaeological resources. This will be accomplished by requiring appropriate reviews to identify historic resources and requiring avoidance or mitigation to resources when impacts are significant.
- Cul-1.6 is the implementation, and update as necessary, of the County's Guidelines for Determining Significance for Cultural Resources. These guidelines apply to all discretionary actions and require identification and minimization of adverse impacts to historic and archaeological resources.
- Cul-2.1 requires that the County develop management and restoration plans for identified and acquired properties with archaeological resources. Such plans will prevent or ameliorate adverse changes in the significance of known archaeological resources.
- Cul-2.2 is the identification and acquisition of important resources through collaboration with agencies, tribes, and institutions, such as the South Coast Information Center (SCIC), while maintaining the confidentiality of sensitive cultural information. Such acquisitions would preserve resources in their existing sites while preventing disclosure of the locations to the general public.
- Cul-2.3 requires County support of dedication of easements that protect important cultural resources through a variety of funding methods, such as grants or matching funds, or funds from private organizations. Such easements preserve cultural resources in their existing site locations and thus, help to minimize potential direct or indirect impacts.
- Cul-2.4 is the on-going regional coordination and consultation with the NAHC and local tribal governments, including SB-18 review. These cooperative efforts ensure that significant sites are identified and preserved to the satisfaction of all parties.
- Cul-2.5 requires grading monitoring by a qualified archaeologist and a Native American monitor during ground disturbing activities in the vicinity of known archaeological resources and during initial surveys. The use of monitors prevents direct impacts to archaeological resources.

- Cul-2.6 requires identification and acquisition of important resources through regional coordination with agencies and institutions such as the South Coast Information Center (SCIC). It further requires consultation with the Native American Heritage Commission (NAHC) and local tribal governments, including SB-18 review. These steps would ensure that identified archaeological resources are protected in place.

**Cumulative Impact – Archaeological Resources:** Cumulatively, projects located in the southern California region would have the potential to result in a cumulative impact associated with the loss of archaeological resources through development activities that could cause a substantial adverse change in the significance of an archaeological resource. Past projects involving development and construction have already impacted archaeological resources within the region. Additionally, the project would result in a potentially significant cumulative impact prior to mitigation. However, the proposed General Plan Update policies and mitigation measures identified above would mitigate the project's potentially significant direct and cumulative impacts related to archaeological resources to a less than significant level.

3. **Significant Effect – Paleontological Resources:** The FEIR identifies significant impacts to paleontological resources from future development activities.

**Mitigation Measures:** Cul-3.1 and Cul-3.2

**Discussion:** Paleontological resources are found in sedimentary strata of the County, which primarily underlies the coastal plain, the desert and some mountain valleys. Impacts to paleontological resources would occur if development activities directly or indirectly destroy a unique paleontological resource or site. Such impacts usually result from the physical destruction of fossil remains by excavation operations that cut into geologic formations.

The project includes one goal and policy in the Conservation and Open Space Element that would protect paleontological resources. The relevant goal is COS-9 and the relevant policy is COS-9.1, which requires the salvage and preservation of unique paleontological resources when exposed to the elements during excavation, grading activities, or other development practices. Adherence to this policy will reduce direct impacts to paleontological resources from future development.

In addition, the project includes mitigation measures which will mitigate potentially significant impacts to below significant as follows:

- Cul-3.1 implements the County Grading Ordinance and CEQA guidelines which require a paleontological resources monitor during grading when appropriate, to avoid or minimize impacts to resources, and to apply appropriate mitigation when impacts are significant (e.g., salvage, curation, data collection, etc.). These measures would prevent significant losses of unique paleontological resources.
- Cul-3.2 requires the County to implement, and update as necessary, the County's Guidelines for Determining Significance for Paleontological Resources to identify and minimize adverse impacts to paleontological resources. These guidelines



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apply to discretionary actions and development projects under the project and result in identification of resources and avoid or mitigate significant impacts.

**Cumulative Impact – Paleontological Resources:** Cumulatively, projects located in the southern California region would have the potential to result in a cumulative impact associated with paleontological resources from extensive grading, excavation or other ground-disturbing activities. Additionally, the project would result in a potentially significant cumulative impact prior to mitigation. However, the proposed General Plan Update policy and mitigation measure identified in Section 2.5.6.3 would mitigate project's potentially significant direct and cumulative impacts related to paleontological resources to a less than significant level.

4. **Significant Effect – Human Remains:** The FEIR identifies significant impacts to human remains from future development activities.

**Mitigation Measures:** Cul-1.1, Cul-1.6, and Cul-4.1

**Discussion:** Archaeological investigations within the unincorporated County have identified human remains from prior human occupations, which are important cultural resources. The disturbance of human remains, Native American or otherwise, including those interred outside of formal cemeteries, is considered a significant impact.

The project includes one policy in the Conservation and Open Space Element that addresses human remains. The relevant policy is COS-7.5. Adherence to this policy will reduce direct impacts to human remains from future development because it requires that where human remains are encountered, they be treated in a dignified manner.

In addition, the project includes mitigation measures which will mitigate potentially significant impacts to below significant as follows:

- Cul-1.1 is the utilization of regulations such as the Resource Protection Ordinance, CEQA Guidelines, the Grading and Clearing Ordinance, and the Zoning Ordinance to identify and protect important historic and archaeological resources. This will be accomplished by requiring appropriate reviews to identify historic resources and requiring avoidance or mitigation to when impacts are significant.
- Cul-1.6 is the implementation, and modification as necessary, of the County's Guidelines for Determining Significance for Cultural Resources. These guidelines are used in conjunction with permitting processes to identify and minimize adverse impacts to historic and archaeological resources, including human remains.
- Cul-4.1 requires that all land disturbance and archaeological-related programs include regulations and procedures that address what to do if human remains are discovered. These procedures will promote preservation and include proper handling and mitigating actions. They will also require coordination with applicable Native American groups.

**Cumulative Impact – Human Remains:** Cumulative projects located in the southern California region would have the potential to result in impacts associated with human remains due to grading, excavation or other ground-disturbing activities. Additionally, the project would result in a potentially significant cumulative impact prior to mitigation. However, the proposed General Plan Update policy and mitigation measure identified above would mitigate potentially significant direct and cumulative impacts related to human remains to a less than significant level.

**GEOLOGY AND SOILS**

Issue Number	Issue Topic	Project Direct Impact	Project Cumulative Impact	Impact After Mitigation
1	Exposure to Seismic-Related Hazards	Less Than Significant	Less Than Significant	N/A
2	Soil Erosion or Topsoil Loss	Less Than Significant	Less Than Significant	N/A
3	Soil Stability	Less Than Significant	Less Than Significant	N/A
4	Expansive Soils	Less Than Significant	Less Than Significant	N/A
5	Waste Water Disposal Systems	Less Than Significant	Less Than Significant	N/A
6	Unique Geologic Features	Less Than Significant	Less Than Significant	N/A

1. **Less Than Significant – Exposure to Seismic-Related Hazards:** Implementation of the proposed General Plan Update would designate land uses, which would allow development to occur in areas with geological risks such as seismically induced ground shaking, liquefaction, and landslides. However, future development would be required to comply with all relevant federal, State and local regulations and building standards, including the CBC and County required geotechnical reconnaissance reports and investigations. Therefore, impacts from seismically induced fault rupture, ground shaking, liquefaction, and landslides would be less than significant.

**Mitigation Measures:** N/A

2. **Less Than Significant – Soil Erosion or Topsoil Loss:** Compliance with the policies and mitigation measures identified for Hydrology and Water Quality and Land Use, as well as all applicable regulations including the NPDES, CBC, and the County Grading Ordinance, would prevent potential impacts to soil erosion or the loss of topsoil to below a significant level.

**Mitigation Measures:** N/A

3. **Less Than Significant – Soil Stability:** Build-out of the proposed General Plan Update would have the potential to result in hazards associated with on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. However, future development under the General Plan Update would be required to comply with federal, State and local building standards and regulations, including the CBC and County-required geotechnical reconnaissance reports and investigations. Compliance with such regulations would reduce impacts associated with on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse to a less than significant level.

**Mitigation Measures: N/A**

4. **Less Than Significant – Expansive Soils:** The General Plan Update would designate land uses that would allow for the development of structures on potentially expansive soils. Therefore, future construction projects in San Diego County would be affected by expansive soils. However, projects would be required to comply with all applicable federal, State and local regulations, including the IBC and CBC. Compliance with such regulations would reduce potentially significant impacts to below a level of significance.

**Mitigation Measures: N/A**

5. **Less Than Significant – Waste Water Disposal Systems:** Implementation of the proposed General Plan Update would designate land uses that have the potential to allow development to occur in areas where soils are incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems. However, all future development projects would be required to comply with all applicable federal, State and local regulations related to septic tanks and waste water disposal, including County DEH standards. Compliance with such regulations would reduce the potential for septic systems to be located in soils incapable of supporting such systems. Therefore, impacts would be less than significant.

**Mitigation Measures: N/A**

6. **Less Than Significant – Unique Geologic Features:** Implementation of the proposed General Plan Update would designate land uses that would allow development in areas that may have the potential to materially impair a unique geologic feature by destroying or altering the physical characteristics that convey the uniqueness of the resource. However, future development would be required to follow all applicable regulatory processes, including compliance with the County's Guidelines for Determining Significance, which could require the completion of a geological reconnaissance report to evaluate the significance of unique geologic features on a given project site. In addition, most of the known features in the unincorporated County are in locations that would not be affected by future development of the General Plan Update. Given the existing conditions and regulatory processes, and the fact that unique geologic resources are such a rarity in San Diego County, potential impacts to unique geologic features would be less than significant.

**Mitigation Measures: N/A**

**HAZARDS AND HAZARDOUS MATERIALS**

Issue Number	Issue Topic	Project Direct Impact	Project Cumulative Impact	Impact After Mitigation
1	Transport, Use and Disposal of Hazardous Materials	Less Than Significant	Less Than Significant	N/A
2	Accidental Release of Hazardous Materials	Less Than Significant	Less Than Significant	N/A
3	Hazards to Schools	Less Than Significant	Less Than Significant	N/A
4	Existing Hazardous Materials Sites	Less Than Significant	Less Than Significant	N/A
5	Public Airports	Potentially Significant	Less Than Significant	Less Than Significant
6	Private Airports	Potentially Significant	Less Than Significant	Less Than Significant
7	Emergency Response and Evacuation Plans	Potentially Significant	Less Than Significant	Less Than Significant
8	Wildland Fires	Potentially Significant	Potentially Significant	Significant and Unavoidable
9	Vectors	Less Than Significant	Less Than Significant	N/A

1. **Less Than Significant – Transport, Use and Disposal of Hazardous Materials:** Implementation of the proposed General Plan Update would involve an increase in the transport, use, and disposal of hazardous materials. However, any future development and use of land uses, as designated under the proposed General Plan Update, would be required to comply with applicable federal, State and local regulations related to hazardous materials. Required compliance with these regulations would ensure impacts related to transport, use and disposal of hazardous materials would be less than significant.

**Mitigation Measures:** N/A

2. **Less Than Significant – Accidental Release of Hazardous Materials:** Implementation of the proposed General Plan Update would result in an increase in land uses that commonly store, use, and dispose of hazardous materials, such as limited impact industrial, medium impact industrial, and high impact industrial development. Additionally, existing industries and businesses that use hazardous materials may expand or increase to accommodate the projected growth under the General Plan Update. However, all future development, allowable under the proposed land use designations identified in the General Plan Update, would be required to comply with applicable federal, State and local regulations related to the transportation, use, storage, and disposal of hazardous materials. Compliance with such regulations would minimize the potential for a release to occur and provide planning mechanisms for prompt and effective cleanup if an accidental release did occur. Therefore, required compliance with existing regulations would ensure impacts related to an accidental hazardous materials release would be less than significant.

**Mitigation Measures:** N/A

3. **Less Than Significant – Hazards to Schools:** The General Plan Update proposes land uses that have a high potential for hazardous materials usage to be located within one-quarter mile of an existing or proposed school or daycare. However,

compliance with federal and State regulations pertaining to hazardous wastes, including the CEQA Guidelines specified above, would ensure that risks associated with hazardous emissions and schools would remain below a level of significance.

**Mitigation Measures:** N/A

4. **Less Than Significant – Existing Hazardous Materials Sites:** Under implementation of the proposed General Plan Update, land uses and development may be located on a site such as those pursuant to Government Code 65962.5, burn dump sites, active, abandoned or closed landfills, FUDS, areas with historic or current agriculture or areas with petroleum contamination. However, compliance with applicable existing regulations and processes would ensure that the General Plan Update would not result in a significant hazard to the public or the environment from future development on existing hazardous materials sites. Therefore, the proposed General Plan Update would have a less than significant impact associated with existing hazardous materials sites.

**Mitigation Measures:** N/A

5. **Significant Effect – Public Airports:** The FEIR identifies significant safety hazard impacts associated with development near public airports.

**Mitigation Measures:** Haz-1.1 through Haz-1.5

**Discussion:** Within the unincorporated County of San Diego, there are six public airports, including Fallbrook Community Airport, Borrego Valley Airport, Ocotillo Airport, Ramona Airport, Agua Caliente Airstrip, and Jacumba Airport. The project proposes rural lands, open space, semi-rural lands, and federal or State land designations near public airports. However, some public airports, such as Fallbrook Community Airport, may have village residential uses designated nearby, which would maintain higher density populations. Development would be required to comply with the applicable Airport Land Use Compatibility Plan (ALUCP). But if projects are located within the Airport Influence Area (AIA) of a public airport they could result in airport safety hazards for people living or working in these areas.

The project includes policies in the Safety Element and Mobility Element that would reduce safety hazards associated with public airports. The relevant policies are S-15.1, S-15.2, S-15.3, and M-7.1. These policies require coordination with the Airport Land Use Commission (ALUC) and support review of Airport Land Use Compatibility Plans for development within Airport Influence Areas, require land uses surrounding airports to be compatible with the operation of each airport, require operational plans for new public/private airports and heliports to be compatible with existing and planned land uses that surround the airport facility, restrict potentially hazardous obstructions or other hazards to flight located within airport approach and departure areas, discourage uses that may impact airport operations or do not meet federal or State aviation standards, and require minimization of impacts to environmental resources and surrounding communities when operating and/or expanding public aviation

facilities. Adherence to these policies will reduce safety hazard impacts associated with public airports.

In addition, the project includes mitigation measures which will mitigate potentially significant impacts to below significant as follows:

- Haz-1.1 requires the County to apply the Guidelines for Determining Significance, Airport Hazards, when reviewing new development projects to ensure compatibility with surrounding airports and land uses. It also requires application of appropriate mitigation, such as design/construction standards and aviation easements, when impacts are significant. This measure will prevent potential safety hazards associated with development located near public airports because specific design standards will be applied to ensure that the new development is compatible with the nearby uses.
- Haz-1.2 is the participation in the development of ALUCPs and future revisions to the ALUCPs to ensure the compatibility of land uses and airport operations. By working closely with the San Diego County Regional Airport Authority (SDCRAA), potential land use conflicts and safety hazards can be prevented.
- Haz-1.3 requires that the Air Installation Compatible Use Zone (AICUZ) Program be considered when reviewing new development within the influence area. Such development projects must be consistent with the land use compatibility and safety policies within the AICUZ in order to minimize potential safety hazards.
- Haz-1.4 entails close coordination between DPW and DPLU staff when planning new airports or operational changes to existing airports when those changes would produce new or modified airport hazard zones. This will help to minimize land use compatibility issues and potential safety hazards.
- Haz-1.5 requires close coordination with the San Diego County Regional Airport Authority (SDCRAA) and County Airports for issues related to airport planning and operations. This will further help to minimize land use compatibility issues and potential safety hazards.

**Cumulative Impact – Public Airports:** Cumulative projects, such as general plans in surrounding jurisdictions or developments on tribal lands or within Mexico, would potentially result in incompatible land uses within the vicinity of a public airport. This could result in a potentially significant safety hazard for people residing or working in these project areas. However, cumulative projects in the County and surrounding jurisdictions would be subject to safety regulations, such as ALUCPs, FAA standards and the State Aeronautics Act, which would reduce the potential for safety hazards to below a level of significance. Therefore, cumulative projects would not result in a potentially significant cumulative impact. Therefore, the proposed General Plan Update would not contribute to a potentially significant cumulative impact.

6. **Significant Effect – Private Airports:** The FEIR identifies significant safety hazard impacts associated with development near private airports.

**Mitigation Measures:** Haz-1.1 through Haz-1.5

**Discussion:** Within the unincorporated County, private airports are located in the communities of Alpine, Bonsall, Central Mountain, Desert, Jamul/Dulzura, Julian, Mountain Empire, North County Metro, North Mountain, Otay, Pala/Pauma, Pendleton/De Luz, Ramona, and Valley Center. Caltrans' Division of Aeronautics controls private and special-use airports through a permitting process, and is also responsible for regulating operational activities at these airports. The project generally includes rural and semi-rural designations near private airports. However, a few private airports, such as Blackington Airpark in Valley Center, would have higher density designations adjacent to them.

The project includes policies in the Safety Element and Mobility Element that would reduce safety hazards associated with private airports. The relevant policies are S-15.1, S-15.2, S-15.3, and S-15.4. These policies require coordination with the Airport Land Use Commission (ALUC) and support review of Airport Land Use Compatibility Plans for development within Airport Influence Areas, require land uses surrounding airports to be compatible with the operation of each airport, require operational plans for new public/private airports and heliports to be compatible with existing and planned land uses that surround the airport facility, restrict potentially hazardous obstructions or other hazards to flight located within airport approach and departure areas, and discourage uses that may impact airport operations or do not meet federal or State aviation standards. In addition, Policy S-15.4 would locate private airstrips and heliports outside of safety zones and flight paths for existing airports and in a manner to avoid impacting public roadways and facilities compatible with surrounding established and planned land uses. Adherence to these policies will reduce safety hazard impacts associated with private airports.

In addition, the project includes mitigation measures which will mitigate potentially significant impacts to below significant as follows:

- Haz-1.1 requires the County to apply the Guidelines for Determining Significance, Airport Hazards, when reviewing new development projects to ensure compatibility with surrounding airports and land uses. It also requires application of appropriate mitigation, such as design/construction standards and aviation easements, when impacts are significant. Potential safety hazards associated with development near private airports can be avoided by following these guidelines because it will ensure that development projects are compatible with surrounding private airports.
- Haz-1.2 is the participation in the development of ALUCPs and future revisions to the ALUCPs to ensure the compatibility of land uses and airport operations. By working closely with the San Diego County Regional Airport Authority (SDCRAA), potential land use conflicts and safety hazards can be prevented by locating new airport facilities in areas that avoid conflicts with development.
- Haz-1.3 requires that the Air Installation Compatible Use Zone (AICUZ) Program be considered when reviewing new development within the influence area. Such

development projects must be consistent with the land use compatibility and safety policies within the AICUZ in order to minimize potential safety hazards.

- Haz-1.4 entails close coordination between DPW and DPLU staff when planning new airports or operational changes to existing airports when those changes would produce new or modified airport hazard zones. This will help to minimize land use compatibility issues, and thereby identify and prevent potential safety hazards.
- Haz-1.5 requires close coordination with the SDCRAA and County Airports for issues related to airport planning and operations. This will further help to minimize land use compatibility issues, and will ensure that the County identifies and avoids potential safety hazards.
- Haz-2.1 is the implementation of the Zoning Ordinance, which requires Major Use Permits for private airports and heliports. The Major Use Permit findings and requirements will help to minimize potential land use compatibility conflicts and safety hazard issues for development near private airports. Projects that cannot be found to be compatible would be denied.

**Cumulative Impact – Private Airports:** Cumulative projects, such as general plans in surrounding jurisdictions or developments on tribal lands or within Mexico, would potentially result in incompatible land uses within the vicinity of a private airport. This could potentially result in a significant safety hazard for people residing or working in these project areas. However, cumulative private airport projects would each be subject to safety regulations, such as FAA standards, DOD standards and the State Aeronautics Act, which would reduce the potential for safety hazards to below a level of significance. As such, these projects would not result in a potentially significant cumulative impact. Therefore, the proposed General Plan Update would not contribute to a potentially significant cumulative impact.

7. **Significant Effect – Emergency Response and Evacuation Plans:** The FEIR identifies potential significant impacts from future development associated with adopted emergency response plans or emergency evacuation plans.

**Mitigation Measures:** Haz-3.1 through Haz-3.3

**Discussion:** San Diego County has a comprehensive emergency plan called the Operational Area Emergency Plan (OAEP). While the project would not conflict with this plan, increased land uses and development may result in areas that have not accounted for additional growth in their existing emergency response and evacuation plans. Therefore, the project would have the potential to impair those emergency response and evacuation plans.

The project includes policies in the Safety Element and Mobility Element that address potential interference with adopted emergency response and evacuation plans. The relevant policies are S-1.3, M-1.2, M-3.3, M-4.3. These policies support efforts and programs that address reducing the risk of natural and man-made hazards and the appropriate disaster response, provide for an interconnected public road network with



multiple connections that improve efficiency, provide both primary and secondary access/egress routes that support emergency services during fire and other emergencies, require new development to provide multiple access/egress routes, and require public and private roads to allow for necessary access for fire apparatus and emergency vehicles accommodating outgoing vehicles from evacuating residents. Adherence to these policies will reduce direct impacts to emergency response and evacuation plans from future development.

In addition, the project includes mitigation measures which will mitigate potentially significant impacts to below significant as follows:

- Haz-3.1 requires coordination between DPLU and the Office of Emergency services to implement and periodically update the Hazard Mitigation Plan. This will ensure planning staff can identify standards that affect future development while OES staff will be able to detect and prevent impediments to emergency response and evacuation plans.
- Haz-3.2 requires the County to implement the Guidelines for Determining Significance, Emergency Response Plans, to ensure that discretionary projects do not adversely impact emergency response or evacuation plans. It also requires the County to apply Public and Private Road Standards to projects. These steps will avoid potential conflicts with adopted emergency response and evacuation plans.
- Haz-3.3 is the preparation of Fire Access Road network plans and incorporation into Community Plans or other documents as appropriate. It also requires the County to implement the Consolidated Fire Code and to require fire apparatus access roads and secondary access in development projects. These measures will ensure that projects are consistent with adopted emergency and evacuation plans.

**Cumulative Impact – Emergency Response and Evacuation Plans:** Cumulative projects, such as development consistent with surrounding jurisdictions general plans, energy projects, or private projects not included in the General Plan Update, would have the potential to impair existing emergency and evacuation plans. This could occur from any of the following: 1) an increase in population that is induced from cumulative projects which are unaccounted for in emergency plans; 2) an increase in population that emergency response teams are unable to service adequately in the event of a disaster; or 3) evacuation route impairment if multiple development projects concurrently block multiple evacuation or access roads. However, cumulative projects would be required to comply with applicable emergency response and evacuation policies outlined in regulations such as the Federal Response Plan, the California Emergency Services Act, and local fire codes. As such, cumulative projects would not result in a significant cumulative impact. Therefore, the proposed General Plan Update, in combination with other cumulative projects, would not contribute to a significant cumulative impact.

8. **Significant Effect – Wildland Fires:** The FEIR identifies significant impacts associated with exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands.

**Mitigation Measures:** Haz-4.1 through Haz-4.5

**Discussion:** In addition to the potential loss of life and property, wildfires may result in the loss or permanent change of natural resources. Although natural conditions make wildfires common in San Diego County, locating high density land uses adjacent to or within a wildland-urban interface can result in increased fire related risk to people and structures. The vast majority of unincorporated San Diego County is ranked as having High or Very High fire hazard severity. Approximately 575,434 acres of the unincorporated County are considered to be within wildland-urban interface areas. General Plan Update policies and mitigation measures would reduce impacts associated with wildland fires, but not to below a level of significance.

The project also includes policies in the Land Use, Safety and Conservation and Open Space Elements that address wildland fire impacts. The relevant policies are: LU-6.11, LU-11.2, S-3.1, S-3.2, S-3.3, S-3.4, S-3.6, S-4.1, and COS-18.3. These policies would direct development away from hazardous wildfire areas as much as possible. For unavoidable development in wildland areas, the policies require that development be located, sited, designed and constructed to enhance defensibility, to minimize the risk of structural loss and life safety resulting from wildland fires, and to be located near available emergency services. Adherence to these policies will further reduce impacts associated with wildland fires.

The mitigation measures identified in the FEIR partially mitigate the significant impact as follows:

- Haz-4.1 requires the County to identify and minimize potential fire hazards for future development by using and maintaining a database that identifies fire prone areas, locating development away from Fire Hazard areas whenever practicable, and adhering to the County Guidelines for Determining Significance for Wildland Fires & Fire Protection and applying appropriate mitigation when impacts are significant. Implementation of these measures will typically prevent future placement of people and structures near wildland fire hazards.
- Haz-4.2 requires the County to conduct effective and environmentally sensitive brush management measures such as: addressing habitat-specific fire controls within Resource Management Plans; implementation of the Weed Abatement Ordinance and enforcing proper techniques for maintaining defensible space around structures; coordination with the local fire authority having jurisdiction to ensure that district goals for fuel management and fire protection are being met; and recognizing the Memorandum of Understanding between the wildlife agencies and fire authorities that guides the abatement of flammable vegetation without violating environmental regulations for habitat protection. These actions will help

minimize fire hazard losses while also avoiding significant impacts to environmental resources.

- Haz-4.3 requires the County to enforce and comply with Building and Fire Code to ensure there are adequate fire service levels; and require site and/or building designs that incorporate features that reduce fire hazards. It also includes implementation of General Plan Regional Category map and Land Use Maps, which typically show lower densities in wildland areas. This effort can substantially reduce potential losses in the event of wildland fire.
- Haz-4.4 requires the County to create a Conservation Subdivision Program that facilitates conservation-oriented, fire-safe, project design through changes to the Subdivision Ordinance, Resource Protection Ordinance, Zoning Ordinance, Groundwater Ordinance, and other regulations as necessary. This program is included in the project and will result in subdivision designs with improved fire protection.

**Cumulative Impact – Wildland Fires:** Southern California has a history of experiencing frequent and intensive wildland fires, which have exposed people and structures to a potentially significant loss of life and property. Some cumulative projects would occur in areas that are considered high or very high fire hazard severity zones. Implementation of the proposed General Plan Update would result in land uses that allow residential, commercial and industrial development in areas that are prone to wildland fires. Implementation of the General Plan Update would result in a potentially significant impact from the exposure of people or structures to a significant risk or loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residents are intermixed with wildlands.

General Plan Update policies and mitigation measures would reduce cumulative impacts associated with wildland fires, but not to below a level of significance. Additional mitigation measures as described above for project-level impacts were considered but found to be infeasible. Therefore, project impacts associated with wildland fires would remain cumulatively considerable.

9. **Less Than Significant – Vectors:** The proposed project would be required to comply with existing regulations and processes associated with vector control. Therefore, the General Plan Update would not create a significant hazard to the public or the environment by substantially increasing human exposure to vectors. Impacts would be less than significant.

**Mitigation Measures:** N/A

**HYDROLOGY AND WATER QUALITY**

Issue Number	Issue Topic	Project Direct Impact	Project Cumulative Impact	Impact After Mitigation
1	Water Quality Standards and Requirements	Potentially Significant	Potentially Significant	Significant and Unavoidable
2	Groundwater Supplies and Recharge	Potentially Significant	Potentially Significant	Significant and Unavoidable

3	Erosion or Siltation	Potentially Significant	Less Than Significant	Less Than Significant
4	Flooding	Potentially Significant	Less Than Significant	Less Than Significant
5	Exceed Capacity of Stormwater Systems	Potentially Significant	Less Than Significant	Less Than Significant
6	Housing within a 100-year Flood Hazard Area	Potentially Significant	Less Than Significant	Less Than Significant
7	Impeding or Redirecting Flood Flows	Potentially Significant	Less Than Significant	Less than Significant
8	Dam Inundation and Flood Hazards	Potentially Significant	Less Than Significant	Less Than Significant
9	Seiche, Tsunami and Mudflow Hazards	Potentially Significant	Less Than Significant	Less Than Significant

1. **Significant Effect – Water Quality Standards and Requirements:** The FEIR identifies significant impacts that potentially contribute to violation of water quality standards or otherwise degrade water quality.

**Mitigation Measures:** Hyd-1.1 through Hyd-1.10

**Discussion:** The development of future land uses as designated in the proposed General Plan Update would contribute pollutants such as sediments, hydrocarbons and paints in quantities that would otherwise significantly degrade surface water quality. It is also anticipated that non-point source pollutants, caused from the development of future land uses as designated in the proposed General Plan Update, would otherwise degrade surface water quality. Additionally, the County General Plan Update Groundwater Study determined that the proposed General Plan Update proposes land uses in groundwater dependent areas that are currently experiencing groundwater contamination. As such, proposed land uses may exacerbate existing groundwater quality impacts. General Plan Update policies and mitigation measures would reduce impacts to water quality standards, but not to below a level of significance.

The project includes policies in the Land Use and Conservation and Open Space Elements that address water quality standards. The relevant policies are: LU-6.5, LU-6.9, LU-14.1, LU-14.2, LU-14.3, LU-14.4, COS-4.2, COS-4.3, COS-4.4, COS-5.2, COS-5.3, and COS-5.5. These policies will require that future development implement sustainable stormwater management techniques and conform with topography, require coordination with wastewater agencies or districts, require adequate disposal of wastewater, require wastewater treatment facilities serving more than one private property owner to be operated and maintained by a public agency, prohibit sewer facilities that would induce unplanned growth, require drought efficient landscaping for certain use types, and require minimization of impervious surfaces. Adherence to these policies will further reduce impacts associated with water quality standards and waste discharge requirements from future development.

The mitigation measures identified in the FEIR partially mitigate the significant impact as follows:

- Hyd-1.1 requires the County to update and implement the County of San Diego's Jurisdictional Urban Runoff Management Program (JURMP). The JURMP ensures the County's compliance with the Municipal Stormwater Permit, thereby minimizing potential violation of standards or degradation of water quality.
- Hyd-1.2 requires the County to implement, and revise as necessary, the Watershed Protection Ordinance. In addition, the County must encourage the removal of invasive species and restore natural drainage systems. This measure reduces potential adverse effects of polluted runoff discharges on waters.
- Hyd-1.3 requires the County to establish and implement low impact development (LID) standards for new development to minimize runoff and maximize infiltration. This will reduce potential impacts to the quality of surface or groundwater.
- Hyd-1.4 requires the County to implement, and revise as necessary, the Stormwater Standards Manual. This manual requires application of appropriate measures for land use with a high potential to contaminate surface water or groundwater resources. As such, this measure will reduce potential contribution to any violations of water quality standards from land use projects permitted by the County.
- Hyd-1.5 is the utilization of the County Guidelines for Determining Significance for Surface Water Quality, Hydrology, and Groundwater Resources to identify adverse environmental effects. Application of these guidelines help County staff to identify and mitigate potential water quality impacts associated with public or private projects in the County.
- Hyd-1.6 requires the County to implement, and revise as necessary, Board Policy I-84 requiring that discretionary project applications include commitments from available water and sanitation districts. This measure ensures early coordination with utility providers and helps identify water quality standards and regulations that must be met.
- Hyd-1.7 is the County planning staff participation in the review of wastewater facility long range and capital improvement plans. This will reduce potential violation of water quality standards in place or being updated by planning staff and will also allow for identification of land use conflicts that may result in water quality impacts.
- Hyd-1.8 is the requirement for a Major Use Permit when projects propose wastewater facilities. This will ensure that such facilities are adequately sized and that they meet applicable standards and regulations for waste discharge.
- Hyd-1.9 requires the County to review septic system design, construction, and maintenance in cooperation with the Regional Water Quality Control Board (RWQCB) through the Septic Tank Permit Process. This coordination will minimize potential violation of water quality standards or waste discharge requirements since the RWQCB oversees the County's permitting process.

- Hyd-1.10 requires the County to coordinate with the State Water Resources Control Board to develop statewide performance and design standards for conventional and alternative On-site Wastewater Treatment Systems (OWTS). When alternative OWTS are permitted, this step will help prevent potential conflicts with applicable standards and regulations.

**Cumulative Impact – Water Quality Standards and Requirements:** Construction and development associated with cumulative regional land use projects would contribute both point and non-point source pollutants to downstream receiving waters that have the potential to violate water quality standards. For example, projects proposed in Mexico are not subject to water quality discharge requirements and would result in water quality violations in shared watershed management areas. Such projects may result in a potentially significant cumulative impact to water quality standards and requirements.

As discussed above, the project would contribute both non-point and point source pollutants in quantities that have the potential to violate water quality standards. General Plan Update policies and mitigation measures would reduce cumulative impacts to water quality, but not to below a level of significance. Additional mitigation measures as described above for project-level impacts were considered but found to be infeasible. Therefore, project impacts to water quality standards and requirements would remain cumulatively considerable.

2. **Significant Effect – Groundwater Supplies and Recharge:** The FEIR identifies significant impacts that would substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

**Mitigation Measures:** Hyd-1.1 through Hyd-1.5, and Hyd-2.1 through Hyd-2.5

**Discussion:** As discussed in the County General Plan Update Groundwater Study, there are multiple areas in the unincorporated County that are currently experiencing groundwater supply impacts. Implementation of the General Plan Update would allow land uses and development to occur in these areas, thereby worsening an already unsustainable groundwater supply. At maximum build-out of land uses proposed in the General Plan Update, groundwater supply impacts would occur in: 1) areas that experience a 50 percent reduction of groundwater in storage; 2) areas that may be currently impacted by the combined drawdown of existing wells; 3) areas that experience a high frequency of low well yield; and 4) Borrego Valley. General Plan Update policies and mitigation measures would reduce potential impacts to groundwater supplies and recharge, but not to below a level of significance.

The project includes policies in the Land Use and Conservation and Open Space Elements that address groundwater supplies and recharge. The relevant policies are: LU-8.1, LU-8.2, LU-13.1, LU-13.2, COS-4.1 through COS-4.4, and COS-5.2. These policies require that land use densities relate to groundwater sustainability and resources, facilitate coordination between land use planning and water infrastructure

planning, require water-supply commitments for new development, and encourage water conservation and groundwater recharge. Adherence to these policies will further reduce impacts associated with groundwater supply from future development.

The mitigation measures identified in the FEIR partially mitigate the significant impact as follows:

- Hyd-1.1 requires the County to update and implement the County of San Diego's Jurisdictional Urban Runoff Management Program (JURMP). The JURMP ensures the County's compliance with the Municipal Stormwater Permit. This compliance with the permit will minimize impervious surfaces that may interfere with groundwater recharge.
- Hyd-1.2 requires the County to implement, and revise as necessary, the Watershed Protection Ordinance. In addition, the County must encourage the removal of invasive species and restore natural drainage systems. This measure reduces potential impervious area which would interfere with groundwater recharge.
- Hyd-1.3 requires the County to establish and implement low impact development (LID) standards for new development to minimize runoff and maximize infiltration. This will reduce potential impacts to groundwater recharge.
- Hyd-1.4 requires the County to implement, and revise as necessary, the Stormwater Standards Manual. This manual requires application of appropriate measures to facilitate infiltration of stormwater and allow groundwater recharge.
- Hyd-1.5 is the utilization of the County Guidelines for Determining Significance for Surface Water Quality, Hydrology, and Groundwater Resources to identify adverse environmental effects. Application of these guidelines help County staff to identify and mitigate potential groundwater impacts associated with public or private projects in the County.
- Hyd-2.1 is the implementation, and revision when necessary, of Board Policy I-84 requiring that discretionary project applications include commitments from available water districts. This measure helps reduce unnecessary reliance on groundwater for land use projects. Hyd-2.1 also requires implementation of Board Policy G-15, which directs the conservation of water at County facilities.
- Hyd-2.2 is the implementation of the Groundwater Ordinance to balance groundwater resources with new development. This ordinance minimizes impacts to groundwater supplies from applicable projects. Hyd-2.2 also includes revision of the Ordinance Relating to Water Conservation for Landscaping (currently Zoning Ordinance Sections 6712 through 6725) to further water conservation through the use of recycled water.
- Hyd-2.3 requires the County to establish a water credits program between the County and the Borrego Water District to provide a streamlined and consistent process for the permanent cessation of outdoor water intensive uses such as

irrigated agricultural or golf course land. This will help reduce impacts to groundwater supplies in the Borrego community.

- Hyd-2.4 requires the County to coordinate with the San Diego County Water Authority and other water agencies to correlate land use planning with water supply planning and implementation and enhancement of water conservation programs. This cooperation can help minimize adverse effects of future development on water supplies.
- Hyd-2.5 is the implementation, and revision when necessary, of the Resource Protection Ordinance and Policy I-68 Proposed Projects in Flood Plains / Floodways to restrict development in flood plains / floodways. Such development could otherwise substantially interfere with groundwater recharge.

**Cumulative Impact – Groundwater Supplies and Recharge:** Groundwater basins typically serve localized areas and, therefore, any cumulative impacts would generally be localized. The area of cumulative analysis for groundwater supplies and recharge includes the groundwater dependent areas of the unincorporated County and the immediately adjacent jurisdictional areas that share groundwater basins with County areas. As discussed in the Groundwater Study, significant cumulative impacts associated with adjacent jurisdictional projects are not anticipated. However, the impacts to basins evaluated for the General Plan Update are cumulative in nature because they represent the combined influence of numerous past, present, and future users of the groundwater aquifers.

General Plan Update policies and mitigation measures would reduce cumulative impacts to groundwater supplies, but not to below a level of significance. Additional mitigation measures as described above for project-level impacts were considered but found to be infeasible. Therefore, project impacts to groundwater supplies and recharge would remain cumulatively considerable.

3. **Significant Effect – Erosion or Siltation:** The FEIR identifies significant impacts associated with alteration of drainage patterns that would result in substantial erosion or siltation.

**Mitigation Measures:** Hyd-1.2, Hyd-1.3, Hyd-1.5, Hyd-3.1, Hyd-3.2, and Hyd-3.3.

**Discussion:** Construction activities and impervious surface areas that will result from implementation of the project can alter drainage patterns, either temporarily or permanently. As such, the magnitude and frequency of stream flows can be affected, thereby increasing deposition of pollutants and sediment in County watersheds.

The project includes policies in the Land Use Element and the Conservation and Open Space Element that address potential erosion or siltation associated with alteration of drainage patterns. The relevant policies are LU-6.5, LU-6.9, and COS-5.3. These policies ensure that development minimize the use of impervious surfaces, use Low Impact Development techniques, incorporate best management practices, require new development to conform to the natural topography of the site to utilize natural drainage



and topography in conveying stormwater, ensure the protection and maintenance of local watersheds, and require new development to protect downslope areas from erosion. Adherence to these policies will reduce erosion/siltation impacts from future development.

In addition, the project includes mitigation measures which will mitigate potentially significant impacts to below significant as follows:

- Hyd-1.2 requires the County to implement and revise as necessary the Watershed Protection Ordinance. This Ordinance requires projects to reduce polluted runoff, encourages the removal of invasive species in natural drainages, and help to restore drainage systems to their natural composition and flow rates, thus lowering the amount of erosion and siltation in watersheds.
- Hyd-1.3 requires preparation and implementation of LID standards for new development. These standards minimize runoff and maximize infiltration.
- Hyd-1.5 is the utilization of County Guidelines for Determining Significance for Surface Water Quality, Hydrology, and Groundwater Resources to identify adverse environmental effects. If such impacts are identified, appropriate mitigation measures are then included in the action.
- Hyd-3.1 requires the County to implement, and revise as necessary, ordinances that require new development to be located down and away from ridgelines, conform to the natural topography, not significantly alter dominant physical characteristics of the site, and maximize natural drainage and topography when conveying stormwater. As these restrictions are applied to new projects, drainage patterns will not be adversely affected in ways that lead to erosion and siltation.
- Hyd-3.2 requires the County to implement and revise as necessary the Resource Protection Ordinance to limit development on steep slopes. It also incorporates the Hillside Development Policy into the Resource Protection Ordinance to the extent that it will allow for one comprehensive approach to steep-slope protections. By minimizing development on steep slopes, erosion and siltation impacts will be avoided.
- Hyd-3.3 is the implementation the Grading, Clearing and Watercourses Ordinance to protect development sites against erosion and instability. This ordinance includes many requirements to avoid erosion and siltation, such as: removal of loose dirt; installation of erosion control or drainage devices; inclusion and maintenance of sedimentation basins; planting requirements; slope stabilization measures; provision of drainage calculations; proper irrigation systems; etc.

**Cumulative Impact – Erosion or Siltation:** Cumulative projects identified in this analysis would result in multiple developments that would potentially alter existing drainage patterns in a manner that would result in substantial erosion or siltation. It is reasonably foreseeable that some cumulative projects would occur simultaneously, which would compound the impacts of erosion and siltation and therefore create a

significant cumulative impact. Additionally, the project would result in a potentially significant cumulative impact associated with erosion or siltation. However, implementation of the proposed General Plan Update policies and mitigation measures, in addition to compliance with applicable regulations, would mitigate the project's direct and cumulative impacts to below a level of significance.

4. **Significant Effect – Flooding:** The FEIR identifies significant impacts to drainage patterns from future development activities that would result in flooding.

**Mitigation Measures:** Hyd-1.1 through Hyd-1.5, Hyd-2.5, and Hyd-4.1 through Hyd-4.3

**Discussion:** Construction activities and development that will result from implementation of the project can alter drainage patterns, either temporarily or permanently. Such alterations could substantially increase the rate and amount of surface runoff to streams and rivers in a manner which would result in flooding.

The project includes policies in the Land Use Element and Safety Element that address impacts associated with flooding. The relevant policies are LU-6.5, LU-6.10, S-9.2, S-10.2, S-10.3, S-10.4, S-10.6. These policies ensure that development minimizes the use of impervious surfaces, apply Low Impact Development techniques and best management practices, require new development to be located and designed to protect property and residents from hazard risks, require minimization of new development in floodplains require the use of natural channels for County flood control facilities, require flood control facilities to be adequately sized and maintained to operate effectively, require new development to incorporate measures to minimize storm water impacts, and ensure new development maintains the existing area's hydrology. Adherence to these policies will reduce flooding impacts from future development.

In addition, the project includes mitigation measures which will mitigate potentially significant impacts to below significant as follows:

- Hyd-1.1 requires the County to update and implement the County of San Diego's Jurisdictional Urban Runoff Management Program (JURMP). This program addresses discharge volumes as well as pollutants to help minimize flooding problems.
- Hyd-1.2 requires the County to implement and revise as necessary the Watershed Protection Ordinance. This will reduce polluted runoff, encourage the removal of invasive species in natural drainages, and help to restore drainage systems to their natural composition and flow rates.
- Hyd-1.3 requires preparation and implementation of LID standards for new development. These standards minimize runoff and maximize infiltration, thereby avoiding potential flooding issues.

- Hyd-1.4 requires that the County revise and implement the Stormwater Standards Manual. This document recommends best management practices for land use with a high potential to contaminate surface water or groundwater resources. This will help reduce flooding as well as improve water quality.
- Hyd-1.5 is the utilization of County Guidelines for Determining Significance for Surface Water Quality, Hydrology, and Groundwater Resources to identify adverse environmental effects. If such impacts are identified, appropriate mitigation measures are then included in the action to avoid alteration of existing drainage patterns and/or to alleviate potential flooding on or near project sites.
- Hyd-2.5 requires the County to implement and revise as necessary the Resource Protection Ordinance and Policy I-68 Proposed Projects in Flood Plains / Floodways to restrict development in flood plains / floodways. This will help prevent potential flooding issues from development activities that would otherwise alter existing drainage patterns.
- Hyd-4.1 requires the County to implement the Flood Damage Prevention Ordinance (Regulatory Code 91.1.105.10) to reduce flood losses in specified areas. This ordinance regulates development within all areas of special flood hazards and areas of flood-related erosion hazards, and establishes policies that minimize public and private losses due to flood conditions.
- Hyd-4.2 requires the County to implement the Grading, Clearing and Watercourses Ordinance to limit activities affecting watercourses. This will minimize any alteration of drainage patterns and prevent flooding associated with development projects.
- Hyd-4.3 requires the County to update and implement the following Board Policies: Policy I-68, which establishes procedures for projects that impact floodways; Policy I-45, which defines watercourses that are subject to flood control; and Policy I-56, which permits, and establishes criteria for, staged construction of off-site flood control and drainage facilities by the private sector when there is a demonstrated and substantial public, private or environmental benefit. These policies further minimize potential impacts from flooding by regulating activities in flood-prone areas.

**Cumulative Impact – Flooding:** Cumulative projects would result in land uses and development that would convert permeable surfaces to impermeable surfaces, such as through the construction of buildings, parking lots, and roadways. New development proposed under cumulative projects would have the potential to alter existing drainage patterns, increase the amount of runoff and potentially increase flooding in the San Diego region. Additionally, the project would result in a potentially significant cumulative impact associated with flooding. However, implementation of the proposed General Plan Update policies and mitigation measures, in addition to compliance with applicable regulations, would mitigate the project’s direct and cumulative impacts to below a level of significance.

5. **Significant Effect – Capacity of Stormwater Systems:** The FEIR identifies significant impacts to stormwater systems and impacts from additional sources of polluted runoff from future development activities.

**Mitigation Measures:** Hyd-1.1, Hyd-1.2, Hyd-1.3, Hyd-1.4, Hyd-1.5, Hyd-2.5, Hyd-3.1, Hyd-4.1, Hyd-4.2, and Hyd-4.3

**Discussion:** Drainage facilities are designed to prevent flooding by collecting stormwater runoff and directing flows to natural drainage courses and/or away from urban development. If the capacity of existing facilities is exceeded, flooding can occur. The project will result in construction activities and impervious surfaces that can alter drainage patterns and lead to an excess of stormwater runoff. Generation of substantial runoff volumes would have the potential to overload existing drainage facilities and/or provide additional sources of polluted runoff.

The project includes policies in the Land Use Element, Conservation and Open Space Element, and Safety Element that address impacts to stormwater system capacity. The relevant policies are LU-6.5, LU-6.9, COS-4.3, COS-5.2, S-9.2, and S-10.2 through S-10.6. These policies ensure that development minimizes the use of impervious surfaces, apply Low Impact Development techniques and best management practices, require new development to utilize natural drainage and topography in conveying stormwater, require development to maximize stormwater filtration and the natural drainage patterns, require new development to minimize the use of directly connected impervious surfaces, require minimization of new development in floodplains, require the use of natural channels for County flood control facilities, require flood control facilities to be adequately sized and maintained to operate effectively, require new development to minimize storm water impacts, require new development to provide necessary on-site and off-site improvements to storm water runoff and drainage facilities, and ensure that new development maintains the existing area's hydrology. Adherence to these policies will reduce direct impacts to stormwater systems from future development.

In addition, the project includes mitigation measures which will mitigate potentially significant impacts to below significant as follows:

- Hyd-1.1 requires the County to update and implement the County of San Diego's Jurisdictional Urban Runoff Management Program (JURMP). This program addresses discharge volumes as well as pollutants to help minimize impacts to stormwater systems and avoid flooding problems.
- Hyd-1.2 requires the County to implement and revise as necessary the Watershed Protection Ordinance. This will reduce polluted runoff and help to restore drainage systems to their natural composition and flow rates. As such, the capacity of stormwater drainage systems will not be exceeded.
- Hyd-1.3 requires preparation and implementation of LID standards for new development. These standards minimize runoff and maximize infiltration, which will further alleviate impacts on stormwater drainage facilities.

- Hyd-1.4 is the revision and implementation of the Stormwater Standards Manual, a guidance document for land use activities with a high potential to contaminate surface water or groundwater resources. Application of the measures and practices within the manual will alleviate burdens on existing stormwater systems and minimize sources of polluted runoff.
- Hyd-1.5 is the utilization of County Guidelines for Determining Significance for Surface Water Quality, Hydrology, and Groundwater Resources to identify adverse environmental effects. If such impacts are identified, appropriate mitigation measures are then included in the action to reduce runoff volumes and improve water quality.
- Hyd-2.5 requires the County to implement and revise as necessary the Resource Protection Ordinance and Policy I-68: Proposed Projects in Flood Plains / Floodways, to restrict development in flood plains / floodways. This will help prevent potential flooding or increased flow in drainage systems.
- Hyd-3.1 requires the County to implement, and revise as necessary, ordinances that require new development to be located down and away from ridgelines, conform to the natural topography, not significantly alter dominant physical characteristics of the site, and maximize natural drainage and topography when conveying stormwater. As such, this will minimize stormwater runoff volumes and pollutant sources caused by new development.
- Hyd-4.1 requires the County to implement the Flood Damage Prevention Ordinance (Regulatory Code 91.1.105.10) to reduce flood losses in specified areas. This ordinance regulates development within flood-prone areas, thereby reducing potential overloading of stormwater systems.
- Hyd-4.2 requires the County to implement the Grading, Clearing and Watercourses Ordinance to limit activities affecting watercourses. This ordinance includes requirements to minimize runoff and improve water quality.
- Hyd-4.3 requires the County to update and implement the following Board Policies: Policy I-68, Policy I-45, and Policy I-56. These policies work to minimize impacts to floodways, apply flood-control measures, and regulate flood control and drainage facilities, respectively. As such, exceedance of stormwater systems from increased runoff would be further reduced or avoided.

**Cumulative Impact – Capacity of Stormwater Systems:** Many of the cumulative projects included in the analysis are proposed to accommodate the expected population growth within the region. Impermeable surfaces, constructed under implementation of cumulative projects, would have the potential to contribute substantial quantities of runoff which would exceed the capacity of existing stormwater drainage systems, while contributing to substantial additional sources of polluted runoff. However, a cumulative project that would exceed the capacity of a stormwater system would be unlikely to contribute to a cumulative impact because the area of

exposure would be limited to the immediate surrounding area. Additionally, the majority of cumulative projects would be subject to CEQA and/or NEPA review, and local regulations that require development to construct or retrofit stormwater drainage systems so that they would not cause flooding. A significant cumulative impact would not occur. Therefore, the project, in combination with the identified cumulative projects, would not contribute to a significant cumulative impact associated with the capacity of stormwater systems.

- 6. Significant Effect – Housing within a 100-year Flood Hazard Area:** The FEIR identifies significant impacts associated with placement of housing in a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map.

**Mitigation Measures:** Hyd-1.2, Hyd-1.5, Hyd-2.5, Hyd-4.1, Hyd-4.2, and Hyd-6.1

**Discussion:** Flooding can inundate and cause damage to structures, sometimes resulting in loss of life, loss of property, health and safety hazards, disruption of services, and infrastructure damage. It is estimated that the project includes approximately 2,824 acres of village residential, 15,282 acres of semi-rural residential, and 19,925 acres of rural land uses within flood areas.

The project includes policies in the Land Use Element, the Conservation and Open Space Element, and the Safety Element that address potential flood hazards. The relevant policies are LU-6.12, COS-5.1, S-9.1 through S-9.5, and S-10.1. These policies require the documenting and annual review of areas within floodways, restrict development in floodways and floodplains, prohibit development in various areas with increased flooding hazards, and limit new and expanded land uses within floodways. Adherence to these policies will reduce impacts from future development associated with placement of housing in flood hazard areas.

In addition, the project includes mitigation measures which will mitigate potentially significant impacts to below significant as follows:

- Hyd-1.2 requires the County to implement and revise as necessary the Watershed Protection Ordinance. Application of this ordinance requires measures to avoid flooding and would help prevent placement of housing in a 100-year flood hazard area by requiring specific safety precautions before allowing such development.
- Hyd-1.5 is the utilization of County Guidelines for Determining Significance for Surface Water Quality, Hydrology, and Groundwater Resources to identify adverse environmental effects. This would include the identification of housing within flood hazard areas. If this situation were identified, appropriate mitigation measures would then be included in the action to avoid potential flooding problems.
- Hyd-2.5 requires the County to implement and revise as necessary the Resource Protection Ordinance and Policy I-68: Proposed Projects in Flood Plains / Floodways, to restrict development in flood plains / floodways. These regulations specifically prevent the placement of housing within flood hazard areas.

- Hyd-4.1 requires the County to implement the Flood Damage Prevention Ordinance (Regulatory Code 91.1.105.10). This ordinance regulates development within flood-prone areas, thereby preventing placement of housing in flood-hazard areas.
- Hyd-4.2 requires the County to implement the Grading, Clearing and Watercourses Ordinance to limit activities affecting watercourses. Since this would also apply to activities related to residential development, this ordinance reduced potential impacts associated with housing development in 100-year flood hazard areas.
- Hyd-6.1 requires that the County implement the Resource Protection Ordinance to prohibit development of permanent structures for human habitation or employment in a floodway and require planning of hillside developments to minimize potential soil, geological and drainage problems. As such, any proposed housing projects that are subject to this ordinance would be required to avoid flood-hazard areas.

**Cumulative Impact – Housing within a 100-year Flood Hazard Area:** Cumulative projects, such as those proposed in adjacent city and county general plans, could potentially place housing within a 100-year flood hazard area. However, cumulative projects in California would be required to conform with applicable regulations, such as National Flood Insurance Act, National Flood Insurance Reform Act, and Cobey-Alquist Floodplain Management Act, which prohibit housing from being placed in floodways. Due to existing regulations, a cumulative impact would not occur. Therefore, the project, in combination with the identified cumulative projects, would not result in a significant cumulative impact associated with housing within a flood hazard area.

7. **Significant Effect – Impeding or Redirecting Flood Flows:** The FEIR identifies significant impacts associated with the placement of structures within a 100-year flood hazard area which would impede or redirect flood flows.

**Mitigation Measures:** Hyd-1.2, Hyd-1.5, Hyd-2.5, Hyd-4.1, Hyd-4.2, Hyd-4.3, and Hyd-6.1

**Discussion:** Structures that encroach on a floodplain, such as bridges, can increase upstream flooding by narrowing the width of the channel and increasing the channel's resistance to flow. The project proposes the following land use designations in areas within a floodplain or floodplain fringe: village residential, 2,819 acres; village core mixed use, less than one acre; neighborhood commercial, 3 acres; general commercial, 269 acres; limited impact industrial, 167 acres; medium impact industrial, 192 acres; and high impact industrial, 71 acres. These land uses have the potential to contain structures that would impede or redirect flood flows.

The project includes policies in the Land Use Element, Conservation and Open Space Element, and Safety Element that address development within potential flood hazard areas. The relevant policies are LU-6.12, COS-5.1, S-9.1 through S-9.5, and S-10.1. These policies require the documenting and annual review of areas within floodways, restrict development in floodways and floodplains, manage development based on

Federal floodplain maps, require minimization of new development in floodplains, require new development within mapped flood hazard areas be sited and designed to minimize on-site and off-site hazards due to flooding, allow development within the floodplain fringe in semi-rural and rural lands only when environmental impacts and hazards are mitigated, and limit new or expanded land uses within floodways. Adherence to these policies will reduce impacts associated with impediments to flows or redirection of flows from future development.

In addition, the project includes mitigation measures which will mitigate potentially significant impacts to below significant as follows:

- Hyd-1.2 requires the County to implement and revise as necessary the Watershed Protection Ordinance. Application of this ordinance requires measures to avoid flooding and would help prevent placement of structures in a 100-year flood hazard area.
- Hyd-1.5 is the utilization of County Guidelines for Determining Significance for Surface Water Quality, Hydrology, and Groundwater Resources to identify adverse environmental effects. This would include the identification of potential impediments to flows or alteration of drainage patterns within flood hazard areas. If this situation were identified, appropriate mitigation measures would then be included in the action to avoid potential flooding problems.
- Hyd-2.5 requires the County to implement and revise as necessary the Resource Protection Ordinance and Policy I-68: Proposed Projects in Flood Plains / Floodways, to restrict development in flood plains / floodways. These regulations specifically prevent the placement of housing within flood hazard areas.
- Hyd-4.1 requires the County to implement the Flood Damage Prevention Ordinance (Regulatory Code 91.1.105.10). This ordinance regulates development within flood-prone areas, thereby preventing impediments to flood flows.
- Hyd-4.2 requires the County to implement the Grading, Clearing and Watercourses Ordinance to limit activities affecting watercourses. This would apply to activities that would impede or redirect flood flows.
- Hyd-4.3 requires the County to update and implement the following Board Policies: Policy I-68, Policy I-45, and Policy I-56. These policies work to minimize impacts to floodways, apply flood-control measures, and regulate flood control and drainage facilities, respectively. Such provisions would also prevent the redirection or impediment of flows in flood-hazard areas.
- Hyd-6.1 requires that the County implement the Resource Protection Ordinance to prohibit development of permanent structures for human habitation or employment in a floodway and require planning of hillside developments to minimize potential soil, geological and drainage problems. The provisions of this ordinance further prevent placement of structures in areas that that could impede or redirect flows.



**Cumulative Impact – Impeding or Redirecting Flood Flows:** Cumulative projects included in this analysis have the potential to place residential land uses, commercial land uses, industrial land uses and various other land uses, with the potential to contain structures, within a 100-year flood plain. Placing structures within a 100-year flood plain would impede or redirect flood flows, thereby causing a significant impact. However, it is expected that most cumulative projects in California would be required to comply with applicable regulations that would prevent the construction of structures in floodways, such as the National Flood Insurance Act, National Flood Insurance Reform Act, Cobey-Alquist Floodplain Management. Therefore, it is expected that through regulation, a cumulative impact would not occur. The project, in combination with the identified cumulative projects, would not result in a significant impact associated with impeding or redirecting flood flows.

- 8. Significant Effect – Dam Inundation and Flood Hazards:** The FEIR identifies significant impacts associated with the exposure of people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam.

**Mitigation Measures:** Hyd-1.2, Hyd-1.5, Hyd-2.5, Hyd-4.1, Hyd-4.2, Hyd-4.3, Hyd-6.1, Hyd-8.1, and Hyd-8.2

**Discussion:** Within the unincorporated County there are approximately 31 dams that pose inundation risk in the event of a breach or failure. Approximately 56,000 acres of unincorporated County land would be subject to flooding and inundation as a result of dam failure. Of this amount, about 10,000 acres would be designated for high density land uses under the project, and would therefore have a high risk of loss of life or property from flooding due to dam inundation.

The project includes policies in the Conservation and Open Space Element and the Safety Element that address development within flood hazard areas and dam inundation zones. The relevant policies are COS-5.1, S-9.1 through S-9.3, S-9.6, and S-10.1. These policies restrict development in floodways and floodplains, manage development based on Federal floodplain maps, require minimization of new development in floodplains, require new development within mapped flood hazard areas be sited and designed to minimize on-site and off-site hazards, prohibit development in dam inundation areas that may interfere with the County's emergency response and evacuation plans, and limit new or expanded land uses within floodways. Adherence to these policies will reduce potential impacts from the placement of future development in flood hazard areas and/or dam inundation areas.

In addition, the project includes mitigation measures which will mitigate potentially significant impacts to below significant as follows:

- Hyd-1.2 requires the County to implement and revise as necessary the Watershed Protection Ordinance. Application of this ordinance requires measures to avoid flooding and would minimize potential exposure of people or structures to flood hazards.

- Hyd-1.5 is the utilization of County Guidelines for Determining Significance for Surface Water Quality, Hydrology, and Groundwater Resources to identify adverse environmental effects. This would include the identification of potential exposure of people or structures to floods or inundation. If such a situation were identified, appropriate mitigation measures would then be included in the action to avoid potential risk of loss.
- Hyd-2.5 requires the County to implement and revise as necessary the Resource Protection Ordinance and Policy I-68: Proposed Projects in Flood Plains / Floodways, to restrict development in flood plains / floodways. These regulations, therefore, also minimize potential exposure of people or structures to flooding and inundation.
- Hyd-4.1 requires the County to implement the Flood Damage Prevention Ordinance (Regulatory Code 91.1.105.10). This ordinance regulates development within flood-prone areas and minimizes potential risks to people and structures from flooding or inundation hazards.
- Hyd-4.2 requires the County to implement the Grading, Clearing and Watercourses Ordinance. The provisions of this ordinance require that flood hazard areas or areas of inundation be avoided, or otherwise made safe, prior to grading/clearing for development. This would further minimize exposure of people or structures to flooding and inundation.
- Hyd-4.3 requires the County to update and implement the following Board Policies: Policy I-68, Policy I-45, and Policy I-56. These policies include provisions to minimize impacts to floodways, apply flood-control measures, and regulate flood control and drainage facilities, respectively. Continuation of these policies will further minimize potential flooding and dam inundation hazards.
- Hyd-6.1 requires that the County implement the Resource Protection Ordinance to prohibit development of permanent structures for human habitation or employment in a floodway and require planning of hillside developments to minimize potential soil, geological and drainage problems. As such, this ordinance limits development that would expose people or structures to flooding or inundation.
- Hyd-8.1 requires the County to perform regular inspections and maintenance of County reservoirs to prevent dam failure. This measure would minimize the potential for inundation of the surrounding area or zone and prevent losses or injuries.
- Hyd-8.2 requires that the County review discretionary projects for dam inundation hazards through application of the County's Guidelines for Determining Significance for Hydrology and Guidelines for Determining Significance for Emergency Response Plans. These guidelines help identify potential flooding and inundation hazards and apply methods for avoiding or mitigating those hazards.

**Cumulative Impact – Dam Inundation and Flood Hazards:** It is reasonably foreseeable that cumulative projects would place housing or structures within dam inundation areas, thereby increasing the potential for a significant risk of loss, injury or death involving flooding. However, multiple regulations exist, such as the National Flood Insurance Act, National Flood Insurance Reform Act, Cobey-Alquist Floodplain Management Act, and local regulations that would be expected to mitigate any potential impacts to below a level of significance. A cumulative impact would not occur. Therefore, the project, in combination with the identified cumulative projects, would not contribute to a significant cumulative impact associated with dam inundation and flood hazards.

9. **Significant Effect – Seiche, Tsunami and Mudflow Hazards:** The FEIR identifies significant impacts that would expose people or structures to a significant risk of loss, injury, or death from mudflow hazards.

**Mitigation Measures:** Hyd-3.1, Hyd-3.2, and Hyd-3.3

**Discussion:** Potential impacts associated with tsunamis or seiches are considered to be less than significant for the project. However, mudflows are the most common disasters in San Diego, and the project area is particularly susceptible to flash floods and debris flows during rainstorms. Residential, commercial and industrial land uses, as designated under the project, increase the risk of exposing people or structures to damage in the event of a mudflow.

The project includes policies in the Conservation and Open Space Element and the Safety Element that address potential mudflow hazards. The relevant policies are COS-5.1, S-8.1, S-8.2, S-9.3, and S-9.6. These policies restrict development in floodways and floodplains, reduce landslide risks to development, prohibit development from contributing or causing slope instability, require minimization of development in flood hazard areas, and prohibit development in dam inundation areas. Adherence to these policies will reduce impacts to people or structures from mudflows.

In addition, the project includes mitigation measures which will mitigate potentially significant impacts to below significant as follows:

- Hyd-3.1 requires the County to implement and revise as necessary ordinances to require new development to be located down and away from ridgelines, conform to the natural topography, not significantly alter dominant physical characteristics of the site, and maximize natural drainage and topography when conveying stormwater. These provisions will minimize development that exposes people and property to mudflow hazards.
- Hyd-3.2 requires the County to implement and revise as necessary the Resource Protection Ordinance to limit development on steep slopes. It also incorporates the Hillside Development Policy into the Resource Protection Ordinance to the extent that it will allow for one comprehensive approach to steep-slope protections.

By minimizing development on steep slopes, risks of loss, injury or death from mudflows will be prevented.

- Hyd-3.3 is the implementation the Grading, Clearing and Watercourses Ordinance to protect development sites against erosion and instability. These protections will reduce potential mudflows around people and structures.

**Cumulative Impact – Seiche, Tsunami and Mudflow Hazards:** Cumulative projects in surrounding jurisdictions on the coast have the potential to expose people or structures to loss, injury or death involving inundation of a tsunami, due to the inherent risk involved with coastal development. However, the project has no risk of tsunami and so it would not contribute to a cumulative impact. Additionally, cumulative projects would be located in the vicinity of natural water bodies that have the potential to be affected by a seiche, thereby exposing people and structures to flooding from this natural disaster. Mudflows would also potentially affect cumulative projects, especially in surrounding jurisdictions that have been affected by the extreme wildfire events in the recent past. However, the majority of cumulative projects would be subject to CEQA and/or NEPA review, in addition to compliance with applicable regulations such as the National Flood Insurance Act, National Flood Insurance Reform Act, Cobey-Alquist Floodplain Management Act and local regulations, and impacts would be reduced to a level below significant. A cumulative impact would not occur. Therefore, the project, in combination with the identified cumulative projects, would not contribute to a significant cumulative impact associated with seiche, tsunami, and mudflow hazards.

**LAND USE**

Issue Number	Issue Topic	Project Direct Impact	Project Cumulative Impact	Impact After Mitigation
1	Physical Division of an Established Community	Potentially Significant	Potentially Significant	Less Than Significant
2	Conflicts with Land Use Plans, Policies, and Regulations	Less Than Significant	Less Than Significant	N/A
3	Conflicts with HCPs or NCCPs	Less Than Significant	Less Than Significant	N/A

- Significant Effect – Physical Division of an Established Community:** The FEIR identifies significant impacts associated with the physical division of an established community.

**Mitigation Measures:** Lan-1.1 through Lan-1.3

**Discussion:** Large multi-lane roads associated with the project would have the potential to divide an established community. In addition, roadways that are proposed for widening may also divide a community by limiting access across the road. The project includes new roads, road extensions, and roadway widenings. Communities that may be affected by the road network include Bonsall, San Dieguito, Ramona, Valle de Oro, and Alpine.

The project includes policies in the Land Use Element, Mobility Element, and Housing Element that address community character and compatibility for future development

and infrastructure. The relevant policies are LU-1.4, LU-2.1, LU-2.3, LU-2.5, LU-4.1, LU-4.2, LU-4.3, LU-4.4, LU-11.2, LU-12.4, M-10.6, M-1.3, and H-2.1. These policies require future circulation improvements and developments to be consistent with the character of an established community, require road design considerations that avoid bisecting communities or town centers, support conservation-oriented project design when consistent with the applicable community plan, require certain residential subdivisions to conserve open space and natural resources, require incorporation of natural features into proposed development, require contiguous open space areas, require new development to conform to the natural topography, require new residential development to be integrated with existing neighborhoods, and require the location and development of private roads to minimize visual impacts. Adherence to these policies will reduce potential impacts associated with physical division of established communities from future development and infrastructure.

In addition, the project includes mitigation measures which will mitigate potentially significant impacts to below significant as follows:

- Lan-1.1 requires coordination with adjacent cities and other agencies regarding planning efforts and resource protection. It specifically requires coordination with SANDAG during updates to the Regional Transportation Plan to ensure that regional roads are properly planned, sited, and designed. Consultation and coordination with this and other agencies will allow better planning of infrastructure and prevent significant impacts to communities from incompatible facilities.
- Lan-1.2 requires coordination with land owners, other departments, and community groups to ensure that both public and private development projects and associated infrastructure minimize impacts to established communities. This involves community input and General Plan conformance reviews on County road projects to ensure that County road planning and development is consistent with the General Plan. This also includes analysis of potential environmental impacts for public and private road projects and application of mitigation measures pursuant to CEQA. Department of Public Works policies and procedures shall be evaluated to ensure that such reviews are conducted and that issues regarding potential division of communities are identified and addressed. General Plan Amendments that propose changes to the circulation network shall be kept consistent with the General Plan Goals and Policies, and such proposals will also be reviewed by the communities. In addition, Board Policy I-63, which contains provisions for General Plan Amendments, and/or department procedures will be updated to meet this standard.
- Lan-1.3 requires the County to maintain plans and standards for infrastructure and roads so that divisions of communities do not occur. This will include: 1) updates to County Road Standards to ensure that roads are designed and built in a safe manner consistent with the General Plan and community context; 2) adherence to Community Plans to guide infrastructure planning in the individual and unique communities of the County; 3) evaluation and, if necessary, revisions to the subdivision ordinance to ensure future project designs, and corresponding infrastructure designs, are consistent with the General Plan and with established

community character; 4) preparation of local public road network plans to improve mobility, connectivity, and safety; and 5) preparation of community road standards that supplement the County road standards in order to recognize the unique constraints and character of different communities. These efforts will minimize the potential impacts of future infrastructure on established communities.

**Cumulative Impact – Physical Division of an Established Community:** Cumulative projects would include the construction of new or widened roadways, airports, railroad tracks, open space areas, or other features that would individually have the potential to physically divide an established community. In addition to these larger projects, smaller cumulative projects could have the effect of providing a barrier to access that would physically divide a community. Such impacts would generally be limited to an individual community. Multiple projects in the same community could combine to result in a cumulative effect to the division of that community. The General Plan Update has the potential to contribute to this cumulative impact only as it pertains to new roads, road extensions and roadway widenings because other land uses that could divide a community, such as a railroads and airports are not proposed in the General Plan Update and, large open space areas are not proposed in areas that would affect established communities. In addition, the project would result in a potentially significant impact. However, implementation of the proposed General Plan Update policies and mitigation measures described above would mitigate the direct and cumulative impacts to below a level of significance.

- 2. **Less Than Significant – Conflicts with Land Use Plans, Policies, and Regulations:** The General Plan Update would not conflict with applicable land use plans, policies, and regulations, including the RCP, RTP, CMP, Basin Plan, ALUCPs, RAQS, CTP, SOI, community plans, Zoning Ordinance, and specific plans. Therefore, a potentially significant impact would not occur.

**Mitigation Measures:** N/A

- 3. **Less Than Significant – Conflicts with HCPs or NCCPs:** Refer to Biological Resources, Issue 5: Local Policies and Ordinances and Issue 6: Habitat Conservation Plans and NCCPs for discussions of the project’s consistency with applicable adopted HCPs and NCCPs. As discussed in these sections, future projects proposed under the General Plan Update would be required to comply with applicable HCPs and NCCPs. Regulatory processes to ensure compliance are already in place and would not be altered by the General Plan Update. Therefore, the proposed project would not conflict with any applicable HCP or NCCP and impacts would be less than significant.

**Mitigation Measures:** N/A

**MINERAL RESOURCES**

Issue Number	Issue Topic	Project Direct Impact	Project Cumulative Impact	Impact After Mitigation
1	Mineral Resource Availability	Potentially Significant	Potentially Significant	Significant and Unavoidable
2	Mineral Resource Recovery Sites	Potentially Significant	Potentially Significant	Significant and Unavoidable

1. **Significant Effect – Mineral Resource Availability:** The FEIR identifies significant impacts related to the loss of availability of a known mineral resource that would be of value to the region and the residents of the State.

**Mitigation Measures:** Min-1.1 through Min-1.3

**Discussion:** The General Plan Update proposes land uses in areas designated MRZ-2, MRZ-3, or those areas underlain by Quaternary alluvium that would be incompatible with these resources and would result in the loss of availability of known or suspected mineral resources that would be of value to the region and the residents of the State. General Plan Update policies and mitigation measures would reduce impacts to mineral resource availability, but not to below a level of significance.

The project includes policies in the Conservation and Open Space Element that address mineral resources. The relevant policies are: COS-10.1 through COS-10.4, COS-10.6, COS-10.8, and COS-10.9. These policies facilitate protection of mineral resource areas from incompatible land uses, require that road access to mining facilities be maintained, and provide for special (less-time consuming) permitting of mining operations. Adherence to these policies will further reduce impacts associated with mineral resource availability.

The mitigation measures identified in the FEIR partially mitigate the significant impact as follows:

- Min-1.1 requires the County to assess the impact of new development on mineral resources as stated in the County Guidelines for Determining Significance for Mineral Resources. It is also required that these guidelines be updated to require evaluation of whether access is being maintained to existing mining sites. This measure will ensure that known mineral resource areas are considered during future planning and development.
- Min-1.2 is the revision of County ordinances to designate areas of known importance for mineral resources as follows:
  - Update the Zoning Ordinance with the addition of a Mining Compatibility Designator or Overlay that identifies parcels with a high potential for mineral resources. The purpose is to take into account the potential mineral resources and that the potential mining use would not be precluded. In addition, specify that notification of potential mining use is provided to all parcels within a 1,500 foot radius of parcels with a Mining Compatibility Designator/Overlay.
  - Revise the Zoning Ordinance to facilitate recycling of salvaged concrete, asphalt, and rock at permitted mining facilities.
  - Revise the Zoning Ordinance and Grading Ordinance to authorize surface mining operations with a Surface Mining Permit rather than a Major Use Permit. Incorporate findings of approval that reflect Mineral Compatibility Designator, SMARA Sections 2762 and 2763, and the inherent nature of surface mining operations. Parcels with a high potential for mineral

resources could include those areas designated as MRZ-2 or other areas identified as containing mineral resources that are located where a sufficient buffer is available so that extraction activities are feasible.

Implementation of these changes will allow better protection of known valuable mineral resource areas from incompatible uses.

- Min-1.3 is the request that the State Geologist identify mineral resources in previously unmapped areas of East and North County. The mapping of additional valuable mineral resources zones will provide the County with more opportunity to make areas available for mineral extraction.

**Cumulative Impact – Mineral Resource Availability:** Construction and operation of cumulative projects in the region would have the potential to result in the loss of availability of known mineral resources. Urbanization and growth in the jurisdictions adjacent to the unincorporated County would have the potential to result in land uses that are incompatible with mining and resource recovery and would result in a cumulative loss of available resources. General Plan Update policies and mitigation measures would reduce cumulative impacts to the availability of known mineral resource areas, but not to below a level of significance. Additional mitigation measures as described above for project-level impacts were considered but found to be infeasible. Therefore, project impacts to mineral resource availability would remain cumulatively considerable.

2. **Significant Effect – Mineral Resource Recovery Sites:** The FEIR identifies significant impacts related to the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan.

**Mitigation Measures:** Mn-1.1 through Min-1.3

**Discussion:** The General Plan Update proposes potentially incompatible land uses that would have the potential to encroach on areas where mines are active or where future resource recovery sites would have otherwise been permitted. General Plan Update policies and mitigation measures would reduce impacts to mineral resource recovery sites, but not to below a level of significance.

The project includes policies in the Conservation and Open Space Element that address mineral resources. The relevant policies are: COS-10.1 through COS-10.4, COS-10.6, COS-10.8, and COS-10.9. These policies facilitate protection of mineral resource areas from incompatible land uses, require that road access to mining facilities be maintained, and provide for special (less-time consuming) permitting of mining operations. Adherence to these policies will further reduce impacts associated with mineral resource recovery sites from future development.

The mitigation measures identified in the FEIR partially mitigate the significant impact as follows:



- Min-1.1 requires the County to assess the impact of new development on mineral resources as stated in the County Guidelines for Determining Significance for Mineral Resources. It is also required that these guidelines be updated to require evaluation of whether access is being maintained to existing mining sites. This measure will ensure that known mineral resource recovery sites are considered during future planning and development.
- Min-1.2 is the revision of County ordinances to designate areas of known importance for mineral resources as follows:
  - Update the Zoning Ordinance with the addition of a Mining Compatibility Designator or Overlay that identifies parcels with a high potential for mineral resources. The purpose is to take into account the potential mineral resources and that the potential mining use would not be precluded. In addition, specify that notification of potential mining use is provided to all parcels within a 1,500 foot radius of parcels with a Mining Compatibility Designator/Overlay.
  - Revise the Zoning Ordinance to facilitate recycling of salvaged concrete, asphalt, and rock at permitted mining facilities.
  - Revise the Zoning Ordinance and Grading Ordinance to authorize surface mining operations with a Surface Mining Permit rather than a Major Use Permit. Incorporate findings of approval that reflect Mineral Compatibility Designator, SMARA Sections 2762 and 2763, and the inherent nature of surface mining operations. Parcels with a high potential for mineral resources could include those areas designated as MRZ-2 or other areas identified as containing mineral resources that are located where a sufficient buffer is available so that extraction activities are feasible.

Implementation of these changes will allow better protection of known mineral resource recovery sites from incompatible uses.

- Min-1.3 is the request that the State Geologist identify mineral resources in previously unmapped areas of East and North County. The mapping of additional valuable mineral resources zones will provide the County with more opportunity to make areas available for mineral extraction.

**Cumulative Impact – Mineral Resource Recovery Sites:** Urbanization and growth in the jurisdictions adjacent to the unincorporated County would have the potential to result in land uses that are incompatible with mineral resource recovery. Projected growth in the region would result in a reasonably foreseeable loss of mineral resource recovery sites due to the encroachment of incompatible uses that would preclude the extraction of mineral resources. General Plan Update policies and mitigation measures would reduce cumulative impacts to mineral resource recovery sites, but not to below a level of significance. Additional mitigation measures as described above for project-level impacts were considered but found to be infeasible. Therefore, project impacts to mineral resource recovery sites would remain cumulatively considerable.

## **NOISE**

Issue Number	Issue Topic	Project Direct Impact	Project Cumulative Impact	Impact After Mitigation
1	Excessive Noise Levels	Potentially Significant	Potentially Significant	Less Than Significant
2	Excessive Groundborne Vibration	Potentially Significant	Potentially Significant	Less Than Significant
3	Permanent Increase in Ambient Noise Levels	Potentially Significant	Potentially Significant	Significant and Unavoidable
4	Temporary Increase in Ambient Noise Levels	Potentially Significant	Less Than Significant	Less Than Significant
5	Excessive Noise Exposure from a Public or Private Airport	Potentially Significant	Potentially Significant	Less Than Significant

1. **Significant Effect – Excessive Noise Levels:** The FEIR identifies significant impacts related to the exposure of any existing or reasonably foreseeable future noise sensitive land uses to exterior or interior noise, including existing and planned Mobility Element roadways, railroads, and all other noise sources.

**Mitigation Measures:** Noi-1.1 through Noi-1.9

**Discussion:** Roadway systems are the most predominant source of noise exposure in the County, followed by airport noise and rail operations. Noise contours in the DEIR identify decibel levels as well as land uses that would be acceptable in those contours. It also identifies areas near freeways and major arterials that have the potential to be exposed to excessive noise levels. Based on the analysis, the project would accommodate development of land uses that exceed the noise levels deemed as “Acceptable” in the noise compatibility guidelines. The project also designates noise sensitive land uses in areas exceeding the 60 Ldn railroad noise contour.

The project includes policies in the Land Use Element, the Mobility Element, and the Noise Element that address excessive noise level impacts. The relevant policies are LU-2.8, M-1.3, M-2.4, N-1.4, N-1.5, N-2.1, N-2.2, N-4.1, N-4.3, N-4.2, N-4.5, N-4.7, and N-4.8. These policies require preparation of an acoustical study where development has the potential to directly result in noise sensitive land uses being subject to excessive noise levels, require a solid noise barrier be incorporated into development design when the exterior noise level on patios or balconies would be excessive, ensure that increases in average daily traffic do not substantially increase cumulative traffic noise to noise sensitive land uses, require inclusion of traffic calming design that minimizes traffic noise; promote the location of new or expanded roads where the impact to noise sensitive land uses would be minimized, require coordination with other agencies to minimize impacts to noise sensitive land uses from railroad operations, promote establishment of train horn “quiet zones,” require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, and incorporate buffers or other noise reduction measures into the siting and design of roads located next to sensitive noise receptors. Adherence to these policies will reduce exposure of noise sensitive land uses to exterior and interior noise impacts.

In addition, the project includes mitigation measures which will mitigate potentially significant impacts to below significant as follows:

- Noi-1.1 requires an acoustical analysis whenever development may result in any existing or future noise sensitive land uses being subject to on-site noise levels of 60 dBA (CNEL) or greater, or other land uses that may result in noise levels exceeding the “Acceptable” standard in the Noise Compatibility Guidelines. The analysis will determine whether significant impacts may occur and incorporate attenuation measures within the project to meet the compatibility guidelines.
- Noi-1.2 is the revision of Guidelines for Determining Significance - Noise for new developments where the exterior noise level on patios or balconies for multi-family residences or mixed-use development exceeds 65 dBA (CNEL); a solid noise barrier is incorporated into the building design of balconies and patios for units that exceed 65 dBA (CNEL) while still maintaining the openness of the patio or balcony. This measure will alleviate excessive noise level impacts on residents while meeting compatibility guidelines.
- Noi-1.3 requires that an acoustical study be done for projects proposing amendments to the County General Plan Land Use Element and/or Mobility Element when a significant increase to the average daily traffic is proposed compared to traffic anticipated in the General Plan. This measure will identify unanticipated noise level increases for sensitive land uses and allow appropriate project revisions or mitigation to be identified.
- Noi-1.4 is the revision of the Guidelines for Determining Significance - Noise standard mitigation and project design considerations to promote traffic calming design, traffic control measures, and low-noise pavement surfaces that minimize motor vehicle traffic noise. These mitigation and design standards will minimize potential noise impacts on noise-sensitive land uses.
- Noi-1.5 requires coordination with Caltrans and SANDAG as appropriate to identify and analyze appropriate route alternatives that may minimize noise impacts to noise sensitive land uses within the unincorporated areas of San Diego County.
- Noi-1.6 requires coordination with SANDAG, MTS, California High-Speed Rail Authority as appropriate, and passenger and freight train operators to install noise attenuation features to minimize impacts to adjacent residential or other noise sensitive land uses.
- Noi-1.7 requires coordination with project applicants during the scoping phase of proposed projects to take into consideration impacts resulting from on-site noise generation to noise sensitive land uses located outside the County’s jurisdictional authority. The County will notify and coordinate with the appropriate jurisdiction(s) to determine appropriate project design techniques and/or mitigation. This will prevent cumulatively considerable noise impacts to surrounding jurisdictions.
- Noi-1.8 is the implementation of procedures (or cooperative agreements) with Caltrans, the City of San Diego, and other jurisdictions as appropriate to ensure that a public participation process or forum is available for the affected community

to participate and discuss issues regarding transportation generated noise impacts for new or expanded roadway projects that may affect noise sensitive land uses within the unincorporated areas of San Diego County.

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

**Cumulative Impact – Excessive Noise Levels:** A cumulative noise impact would occur if construction and operation associated with cumulative regional land use projects, such as those identified in adjacent city and county general plans and regional transportation plans, combined would exceed the noise compatibility guidelines and standards of the Noise Element. In addition, the project would have the potential to contribute to a potentially significant cumulative impact associated with excessive noise levels. However, implementation of the proposed General Plan Update policies, and corresponding mitigation measures would mitigate these impacts to a level below significant.

2. **Significant Effect – Excessive Groundborne Vibration:** The FEIR identifies significant impacts related to the exposure of vibration sensitive uses to ground-borne vibration and noise equal to or in excess of the levels shown in Table 2.11-14, Groundborne Vibration and Noise Standards, or if new sensitive land uses would be located in the vicinity of ground-borne vibration inducing land uses such as railroads or mining operations.

**Mitigation Measures:** Noi-1.7, and Noi-2.1 through Noi-2.4

**Discussion:** Potential sources of groundborne vibration include construction, railroads, and extractive mining operations. Additionally, groundborne vibration has the potential to occur as a result of new land use development accommodated by the General Plan Update. Based on the range of distances that groundborne vibration travels from these sources, and the potential for vibration sensitive land use types to be within range, the General Plan Update would potentially result in significant impacts.

The project includes policies in the Noise Element that address groundborne vibration impacts. The relevant policies are N-3.1, N-4.7, N-5.2, N-6.3, and N-6.4. These policies require the use of Federal Transit Administration and Federal Railroad Administration guidelines to limit the extent of exposure that sensitive uses have the potential to have to groundborne vibration from potential sources, require the County to work with SANDAG, Metropolitan Transit Services and passenger and freight rail operators to minimize impacts to residential and other sensitive land uses, require location of industrial facilities in areas that would minimize impacts to sensitive land

uses, require development to limit the frequency of use of high-noise equipment, and require development to limit the hours of operation as appropriate for non-emergency noise-producing activities such as: construction, maintenance, trash collection, and parking lot sweeper activity. Adherence to these policies will reduce exposure of vibration sensitive land uses to sources of groundborne vibration.

In addition, the project includes mitigation measures which will mitigate potentially significant impacts to below significant as follows:

- Noi-1.7 requires coordination with project applicants during the scoping phase of proposed projects to take into consideration impacts resulting from on-site noise generation to noise sensitive land uses located outside the County's jurisdictional authority. The County will notify and coordinate with the appropriate jurisdiction(s) to determine appropriate project design techniques and/or mitigation. This will prevent cumulatively considerable noise and vibration impacts to surrounding jurisdictions.
- Noi-2.1 requires a ground-borne vibration technical study for projects that are in certain land use designations and within a certain distance of the Sprinter Rail Line. The specific screening criteria are provided in Table 4 of the County of San Diego Guidelines for Determining Significance - Noise. If significant impacts are determined based on the technical study, mitigation measures or design features will be required as part of the project.
- Noi-2.2 requires revisions to the County of San Diego Guidelines for Determining Significance - Noise to reflect limits in the Noise Compatibility Guidelines and Noise Standards [Policy N-3.1] from the General Plan Update. This measure also requires the County to periodically review the Guidelines to incorporate standards for minimizing effects of groundborne vibration during project operation or construction.
- Noi-2.3 requires that industrial facility projects be reviewed to ensure they are located in areas that would minimize impacts to noise-sensitive land uses. It further requires revisions to the County of San Diego Guidelines for Determining Significance - Noise to incorporate appropriate noise attenuation measures for minimizing industrial-related noise. This will prevent direct and cumulative groundborne vibration impacts to sensitive land use types.
- Noi-2.4 requires that an acoustical study accompany extractive mining projects that may affect noise-sensitive land uses. Similarly, it requires an acoustical study for noise-sensitive land use projects proposed near existing extractive land use facilities. The results of the acoustical study may require a "buffer zone" or other mitigating features to ensure that potential vibration impacts are not significant.

**Cumulative Impact – Excessive Groundborne Vibration:** A cumulative ground-borne vibration impact would occur if one or more cumulative projects would exceed the FTA and Federal Railroad Administration guidelines for groundborne vibration and noise. However, there are no specific plans or time scales for individual construction

projects. Therefore, it is not possible to determine exact vibration levels, locations, or time periods for construction. Potential vibration impacts from construction would need to be analyzed on a case-by-case basis. Therefore, cumulative projects have the potential to result in a significant cumulative impact if they were located in close proximity to one another and construction of multiple cumulative projects were to occur at the same time. In addition, the project would have the potential to contribute to a potentially significant cumulative impact associated with excessive groundborne vibration. However, implementation of the proposed General Plan Update policies and mitigation measures would reduce the project's potential direct impact and contribution to a cumulative impact to a less than significant level.

- 3. Significant Effect – Permanent Increase in Ambient Noise Levels:** The FEIR identifies significant impacts associated with the substantial permanent increase in ambient noise which would exceed the sound level limits specified in San Diego County Code Section 36.404, Sound Level Limits, at the property line of the property on which the noise is produced or at any location on a property that is receiving the noise.

**Mitigation Measures:** Noi-1.3, Noi-1.4, Noi-1.5, Noi-1.8, Noi-2.3, Noi-2.4, Noi-3.1, and Noi-3.2

**Discussion:** Traffic on new roadways or roadway improvements, as well as operation of new industrial facilities and other noise-generating uses under the General Plan Update would result in potentially significant permanent increases in ambient noise level. General Plan Update policies and mitigation measures would reduce impacts to associated with the permanent increase of ambient noise levels, but not to below a level of significance.

The project includes policies in the Land Use and Noise Elements that address noise impacts. The relevant policies are: LU-2.8, M-1.3, M-2.4, N-1.5, N-4.1, N-4.2, N-4.6, N-5.1, and N-5.2. These policies reduce the potential for increases in average daily traffic to increase cumulative traffic noise to noise-sensitive land uses; apply traffic calming design, traffic control measures, and low-noise pavement surfaces that minimize motor vehicle traffic noise; require proposed projects to be evaluated against ambient noise levels to determine whether the project would increase ambient noise levels by more than three decibels; require development to be designed so that automobile and truck access to industrial and commercial properties abutting residential properties is located at the maximum practical distance from residential zones, encourage noise-generating industrial facilities to be located at the maximum practical distance from residential zones; require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise; and require plans for high-volume roadways to consider noise-sensitive receptors in location and design. Adherence to these policies will further reduce impacts associated with permanent increases in ambient noise levels.

The mitigation measures identified in the FEIR partially mitigate the significant impact as follows:

- Noi-1.3 requires that an acoustical study be done for projects proposing amendments to the County General Plan Land Use Element and/or Mobility Element when a significant increase to the average daily traffic is proposed compared to traffic anticipated in the General Plan. This measure will prevent unanticipated noise level increases for sensitive land uses.
- Noi-1.4 is the revision of the Guidelines for Determining Significance - Noise standard mitigation and project design considerations to promote traffic calming design, traffic control measures, and low-noise pavement surfaces that minimize motor vehicle traffic noise. These types of project features will help minimize potential noise impacts on sensitive land uses.
- Noi-1.5 requires coordination with Caltrans and SANDAG as appropriate to identify and analyze appropriate route alternatives that may minimize noise impacts to noise sensitive land uses within the unincorporated areas of San Diego County.
- Noi-1.8 is the implementation of procedures (or cooperative agreements) with Caltrans, the City of San Diego, and other jurisdictions as appropriate to ensure that a public participation process or forum is available for the affected community to participate and discuss issues regarding transportation generated noise impacts for new or expanded roadway projects that may affect noise sensitive land uses within the unincorporated areas of San Diego County.
- Noi-2.3 requires that industrial facility projects be reviewed to ensure they are located in areas that would minimize impacts to noise-sensitive land uses. It further requires revisions to the County of San Diego Guidelines for Determining Significance - Noise to incorporate appropriate noise attenuation measures for minimizing industrial-related noise. This will reduce direct and cumulative increases in ambient noise levels.
- Noi-2.4 requires that an acoustical study accompany extractive mining projects that may affect noise-sensitive land uses. Similarly, it requires an acoustical study for noise-sensitive land use projects proposed near existing extractive land use facilities. The results of the acoustical study may require a “buffer zone” or other mitigating features to reduce impacts the impacts of increased noise levels on sensitive receptors.
- Noi-3.1 requires that for new County road improvement projects, either the County’s Noise Standards are used to evaluate noise impacts or the project does not exceed 3 decibels over existing noise levels. This measure will help to minimize and direct and cumulative noise level increases associated with County road improvements.
- Noi-3.2 requires the County to work with the project applicant during the review of either the building permit or discretionary action (whichever is applicable) to determine appropriate noise reduction site design techniques that include:
  - Orientation of loading/unloading docks away from noise sensitive land uses

- Setbacks or buffers to separate noise generating activities from noise sensitive land uses
- Design on-site ingress and egress access away from noise sensitive land uses

These measures will help minimize permanent increases in ambient noise from future development under the General Plan Update.

**Cumulative Impact – Permanent Increase in Ambient Noise Levels:** A cumulative noise impact would occur if construction and development associated with cumulative regional land use projects, such as those identified in adjacent jurisdictions and regional transportation plans, when combined would result in an increase in ambient noise that would exceed the County's noise standards. For example, future casino development on tribal lands could result in an increase in ambient noise due to increases in traffic on local roads associated with vehicles and passenger buses that transport customers to and from casinos. General Plan Update policies and mitigation measures would reduce cumulative impacts associated with the permanent increase of ambient noise levels, but not to below a level of significance. An additional mitigation measure as described above for project-level impacts was considered but found to be infeasible. Therefore, project impacts associated with the permanent increase of ambient noise levels would remain cumulatively considerable.

4. **Significant Effect – Temporary Increase in Ambient Noise Levels:** The FEIR identifies significant impacts related to the substantial temporary or periodic increase in ambient noise levels during construction which, together with noise from all sources, would exceed the standards listed in San Diego County Code Sections 36.408 and 36.409.

**Mitigation Measures:** Noi-4.1 and Noi-4.2

**Discussion:** Future development under the General Plan Update will necessitate construction activities, such as site grading, truck/construction equipment movement, engine noise, rock excavation, rock crushing, and blasting. Noise generated from these activities, when combined with all other noise in the given area, has the potential to exceed Noise Ordinance standards. In addition, areas of dense development under the General Plan Update have the potential to experience significant nuisance noise from sources such as amplified music, public address systems, barking dogs, landscape maintenance, or stand-by power generators.

The project includes policies in the Noise Element that address temporary and/or nuisance noise. The relevant policies are N-6.1 through N-6.6. Adherence to these policies will reduce impacts related to temporary or periodic increases in ambient noise levels by enacting ordinances to regulate impacts from noise and enforce noise regulations to ensure no violations of noise standards occur.

In addition, the project includes mitigation measures which will mitigate potentially significant impacts to below significant as follows:



- Noi-4.1 requires Noise Ordinance and Zoning Ordinance review and revision as necessary to ensure appropriate restrictions for intermittent, short-term, or other nuisance noise sources. This will ensure that mechanisms are in place to enforce limits on temporary noise impacts.
- Noi-4.2 requires that the County maintain staff and equipment as appropriate to facilitate enforcement of the Noise Ordinance. This will ensure that temporary noise impacts can be regulated immediately when identified.

**Cumulative Impact – Temporary Increase in Ambient Noise Levels:** A cumulative noise impact would occur if construction associated with one or more projects in close proximity to one another would result in combined noise levels that would temporarily increase ambient noise levels beyond the standards in the County Noise Ordinance. However, since there are no specific plans or time scales for individual projects, it is not possible to determine exact noise levels, locations, or time periods for construction. Additionally, projects would have to be constructed in close proximity to each other to result in a cumulative impact. Construction projects in incorporated jurisdictions would be subject to noise standards and limits for the jurisdiction in which they are proposed. Projects proposed in the Country of Mexico along the U.S./Mexico international border and on tribal lands would not be subject to County of San Diego noise regulations and standards; however, potential construction noise-related impacts in these areas would be temporary and limited to the area immediately surrounding the project. Similarly, a cumulative nuisance noise impact would occur if noise associated with one or more land uses in an area would result in combined noise levels that would temporarily increase ambient noise levels beyond the standards in the County Noise Ordinance. However, these events would be short-term and event-specific in nature. Therefore, a potentially significant cumulative impact associated with temporary increase in ambient noise levels would not occur. The project would not contribute to a significant cumulative impact.

- 5. Significant Effect – Excessive Noise Exposure from a Public or Private Airport:** The FEIR identifies significant impacts related to the exposure of people residing or working in the project area to excessive noise levels from a public airport or private.

**Mitigation Measures:** Noi-5.1 through Noi-5.3

**Discussion:** Under the General Plan Update, a total of 1,650 acres of land uses with the potential to result in the development of noise sensitive land uses would be located within the 60 dBA annual CNEL noise contour of a public airport. In addition, approximately 195,000 acres of land within two miles of a private airstrip is designated for land uses that may include noise sensitive land uses (a two-mile distance is used since noise contours have not been established for private airports). Public airports and private airstrips would have the potential to result in excessive noise impacts to noise sensitive land uses from activities such as aircraft takeoffs and landings.

The project includes policies in the Noise Element and Safety Element that address noise exposure from public or private airports. The relevant policies are N-4.9, S-15.1, S-15.2, and S-15.4. These policies assure the noise compatibility of development that

would have the potential to be affected by noise from public or private airports and helipads during project review, require land uses surrounding airports to be compatible with airport operations, require operational plans for new and existing airports to be compatible with land uses that surround the airport facility, ensure that private airstrips and heliports are located outside of the safety zones and flight paths of existing airports, and require land uses surrounding airports to be compatible with airport operations. Adherence to these policies will reduce excessive noise impacts to people in the project area from public and private airports.

In addition, the project includes mitigation measures which will mitigate potentially significant impacts to below significant as follows:

- Noi-5.1 requires use of the applicable Airport Land Use Compatibility Plan’s (ALUCP) as guidance/reference during development review of projects that are planned within an Airport Influence Area (AIA). In addition, any projects that are within the AIA are required to be submitted to the SDCRAA for review. This will help ensure that incompatible land uses are not developed in areas of excessive noise exposure from airports.
- Noi-5.2 requires that private airport or heliport uses proposed in the County unincorporated are evaluated for potentially significant noise impacts and for consistency with the FAA standards. This will minimize potential noise exposure associated with private airports.
- Noi-5.3 requires that the County consult with the FAA standards and the County Noise Ordinance as a guide for assessing noise impacts from private airports and helipads. This will minimize potential noise exposure associated with private airports and helipads.

**Cumulative Impact – Excessive Noise Exposure from a Public or Private Airport:**

A cumulative noise impact would occur if construction and operation associated with cumulative regional land use projects, such as those identified in adjacent city and county general plans and regional transportation plans, when combined would result in the exposure of noise sensitive land uses to excessive noise from a public or private airport. Even though required regulations would minimize the cumulative impact of projects in the U.S, development in Mexico along the U.S./Mexico international border or on tribal lands within the vicinity of existing noise sensitive land uses would not be required to comply with the same noise standards and a potentially significant cumulative impact to would occur. In addition, the project would have the potential to contribute to a potentially significant cumulative impact associated with excessive noise exposure from airports. However, implementation of the proposed General Plan Update policies and corresponding implementation projects, in addition to compliance with the 1990 California Airport Noise Standards and applicable ALUCPs, would reduce potential direct and cumulative impacts to a less than significant level.

**POPULATION AND HOUSING**

Issue Number	Issue Topic	Project Direct Impact	Project Cumulative Impact	Impact After Mitigation
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1	Population Growth	Less Than Significant	Less Than Significant	N/A
2	Displacement of Housing	Less Than Significant	Less Than Significant	N/A
3	Displacement of People	Less Than Significant	Less Than Significant	N/A

- 1. Less Than Significant – Population Growth:** The development and infrastructure proposed under the General Plan Update would directly and indirectly induce population growth; however, this growth is consistent with forecasted growth for the unincorporated County. The General Plan Update is a comprehensive plan to guide future growth and includes a framework for land use and development, as well as goals and policies, to prevent unanticipated or inappropriate population growth in the unincorporated County. Therefore, the proposed project would not result in the direct or indirect inducement of unplanned population growth and a significant impact would not occur.

**Mitigation Measures:** N/A

- 2. Less Than Significant – Displacement of Housing:** Consistent with State law, the County’s land use plan provides adequate capacity to exceed its RHNA of 12,358 new residential units by accommodating up to 71,540 new residential units. Therefore, the General Plan Update would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere.

**Mitigation Measures:** N/A

- 3. Less Than Significant – Displacement of People:** The proposed project would have the potential to result in the displacement of people from the conversion of residential areas to other uses. Some areas that currently contain residences are designated for commercial or other non-residential land uses under the General Plan Update and future construction of these non-residential land uses would have the potential to displace the existing housing (and people). However, increases in residential density in other areas of the unincorporated County would sufficiently offset displaced housing (and people) so that replacement housing elsewhere would not be necessary. Therefore, the General Plan Update would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

**Mitigation Measures:** N/A

**PUBLIC SERVICES**

Issue Number	Issue Topic	Project Direct Impact	Project Cumulative Impact	Impact After Mitigation
1	Fire Protection Services	Potentially Significant	Potentially Significant	Less Than Significant
2	Police Protection Services	Potentially Significant	Potentially Significant	Less Than Significant
3	School Services	Potentially Significant	Potentially Significant	Significant and Unavoidable
4	Other Public Services	Potentially Significant	Potentially Significant	Less Than Significant

- 1. Significant Effect – Fire Protection Services:** The FEIR identifies significant impacts related to the provision of new or physically altered governmental facilities, the

construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for fire protection.

**Mitigation Measures:** Pub-1.1 through Pub-1.9, as well as other measures listed in Sections 2.1 through 2.17 of the EIR related to specific resources that may be adversely affected by construction of fire protection facilities.

**Discussion:** Under the proposed General Plan Update, the travel times for emergency fire response would be required to achieve standards provided in the Safety Element, and acceptable service ratios would need to be maintained for the various fire districts. To consistently meet such standards during build-out, the construction or expansion of new fire facilities will be required, which would have the potential to result in substantial adverse impacts to the environment.

The project includes policies in the Land Use Element and Safety Element that address fire protection services. The relevant policies are LU-1.4, LU-6.4, LU-6.11, LU-12.3, LU-12.4, S-3.4, S-5.1, S-5.2, and S-6.1 through S-6.5. Adherence to these policies will minimize deterioration of fire agency response times and will ensure that environmental impacts related to the construction or expansion of additional facilities will be mitigated.

Mitigation measures identified in Chapters 2.1 through 2.17 of the EIR would also mitigate direct and cumulative impacts related to the construction or expansion of fire protection facilities. Mitigation measures listed in these sections require that the development of new or expanded facilities be evaluated pursuant to the environmental resource(s) potentially affected. In addition, the following mitigation measures would also contribute to reducing impacts related to the construction or expansion of fire protection facilities to below a level of significance:

- Pub-1.1 is the participation in interjurisdictional reviews to gather information on and review and provide comments on plans for new or expanded governmental facilities in the region. This will ensure that potential environmental impacts associated with new or expanded public services are identified and adequately mitigated and will ensure that new or expanded facilities are appropriately located.
- Pub-1.2 requires that the County plan and site governmental facilities that are context-specific according to their location in village, semi-rural, or rural lands. This will minimize potential environmental effects that result from incompatible uses (e.g., visual impacts, noise impacts, groundwater impacts, etc.).
- Pub-1.3 is the revision of Board Policy I-63 to minimize leapfrog development and to establish specific criteria for General Plan Amendments proposing expansion of areas designated Village regional category. This is intended to limit unexpected demands for new or expanded public services and the associated governmental facilities.

- Pub-1.4 requires that General Plan Amendments be reviewed for consistency with the goals and policies of the General Plan such that future development in hazardous wildfire areas will be limited to low-density land uses that do not necessitate extensive new fire protection facilities.
- Pub-1.5 is the implementation, and revision if necessary, of Board Policy I-84 requiring that discretionary project applications include commitments from available fire protection districts. This measure also requires that commitments from fire protection districts demonstrate that acceptable travel times can be met in accordance with the General Plan. By ensuring that development projects have adequate fire service, the need for new or expanded facilities can be minimized.
- Pub-1.6 is the continued use of the County GIS and the County Guidelines for Determining Significance to identify fire prone areas during the review of development projects. This measure further mandates that development proposals meet requirements set by the fire authority having jurisdiction (FAHJ) and that new/additional fire protection facilities are not required; or, if such facilities are required, that potential environmental impacts resulting from construction are evaluated along with the development project under review. This will minimize the need for new or expanded facilities, and will ensure that impacts are analyzed and mitigated when new or expanded facilities are required.
- Pub-1.7 requires enforcement of the Building and Fire code to ensure there are adequate fire protections in place associated with the construction of structures and their defensibility, accessibility and egress, adequate water supply, coverage by the local fire district, and other critical issues. This will minimize the need for new fire protection facilities to accommodate new development.
- Pub-1.8 requires that the County complete CEQA reviews for environmental impacts on new public facilities (fire, sheriff, libraries, etc.) or significant expansions of such facilities. It also requires mitigation of environmental impacts associated with such facilities to the extent feasible.
- Pub-1.9 requires the County to establish and implement procedures that ensure new development projects fund their fair share toward fire services facilities. This may include development of a long-term financing mechanism, such as an impact fee program or community facilities development, as appropriate. This measure further continues the requirement that large development projects provide their fair share contribution to fire services either by providing additional funds and/or development of infrastructure. This measure will ensure that new or expanded fire protection facilities will be correlated with the need for such services and that impacts from their construction will be addressed with mitigation identified early in the process.

**Cumulative Impact – Fire Protection Services:** Fire protection services within the region often cross inter-jurisdictional boundaries. Cumulative projects would result in a need for additional fire protection services to serve new development. Cumulative projects proposed under general plans of surrounding cities and counties, such as

commercial, residential or industrial projects, would require fire protection services from fire agencies within the region. While the majority of cumulative fire protection projects would undergo environmental review, and would be required to demonstrate compliance with CEQA and/or NEPA prior to project approval, they would incrementally increase the need for fire services, which would have the potential to result in a significant cumulative impact. Therefore, cumulative projects would result in a significant cumulative impact associated with the construction of fire facilities. Implementation of the proposed General Plan Update would have the potential to result in a significant impact. However, implementation of the proposed General Plan Update policies and mitigation measures described above and in Sections 2.1 through 2.17 of the EIR would reduce potentially significant direct and cumulative impacts to below a level of significance. Therefore, the project would not contribute to a significant cumulative impact associated with fire protection services.

2. **Significant Effect – Police Protection Services:** The FEIR identifies significant impacts related to the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for police protection services.

**Mitigation Measures:** Pub-1.1, Pub-1.2, and Pub-1.3, as well as other measures listed in Sections 2.1 through 2.17 of the EIR related to specific resources that may be adversely affected by construction of police service facilities.

**Discussion:** Build out of the proposed General Plan Update would result in a need for increased police services, including the potential need for new police facilities in order to maintain service standards set by the San Diego County Sheriff's Department (SDSD). As such, the construction or expansion of police facilities will be required, which would have the potential to result in substantial adverse impacts to the environment.

The project includes policies in the Land Use Element that address police protection facilities. The relevant policies are LU-1.4, LU-12.3, and LU-12.4. Adherence to these policies will minimize the deterioration of police response times and reduce impacts related to the construction or expansion of additional facilities needed to serve the projected population growth of the unincorporated County.

Mitigation measures identified in Chapters 2.1 through 2.17 of the EIR would also mitigate direct and cumulative impacts related to the construction or expansion of police protection facilities. Mitigation measures listed in these sections require that the development of new or expanded facilities be evaluated pursuant to the environmental resource(s) potentially affected. In addition, the following mitigation measures would also contribute to reducing impacts related to the construction or expansion of police protection facilities to below a level of significance:

- Pub-1.1 is the participation in interjurisdictional reviews to gather information on and review and provide comments on plans for new or expanded governmental facilities in the region. This will ensure that potential environmental impacts

associated with new or expanded public services are identified and adequately mitigated.

- Pub-1.2 requires that the County plan and site governmental facilities that are context-specific according to their location in village, semi-rural, or rural lands. This will minimize potential environmental effects that result from incompatible uses (e.g., visual impacts, noise impacts, groundwater impacts, etc.).
- Pub-1.3 is the revision of Board Policy I-63 to minimize leapfrog development and to establish specific criteria for General Plan Amendments proposing expansion of areas designated Village regional category. This is intended to limit unexpected demands for new or expanded public services and the associated governmental facilities.

**Cumulative Impact – Police Protection Services:** Cumulative projects in the San Diego region would require increased police protection services to serve new development. The increase in demand for police protection services from implementation of cumulative projects would have the potential to result in the need to construct or expand existing police facilities, which would have the potential to create an adverse impact on the environment. While the majority of cumulative projects would undergo environmental review, and would be required to demonstrate compliance with CEQA and/or NEPA prior to project approval, they would incrementally increase the need for police services, which would have the potential to result in a significant cumulative impact. Therefore, cumulative projects would result in a significant cumulative impact associated with the construction of police facilities. In addition, the General Plan Update would result in a potentially significant direct impact. However, implementation of the proposed General Plan Update policies and mitigation measures listed above and in Sections 2.1 through 2.17 of the EIR would reduce potentially significant direct and cumulative impacts to a level of less than significant. Therefore, the project would not contribute to a significant cumulative impact associated with police protection services.

3. **Significant Effect – School Services:** The FEIR identifies significant impacts associated with the provision of new or physically altered school facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for schools.

**Mitigation Measures:** Pub-1.1, Pub-1.2, Pub-1.3, Pub-3.1, and Pub-3.2

**Discussion:** School districts offer education to all school-age residents of the region, but operate entirely independent of the County of San Diego government. School districts were created by the State and are subject to the overview of the State Legislature. Elected governing school boards are responsible for budgeting and decision-making. The State Department of Education establishes school site and construction standards. It is anticipated that the majority of school districts serving unincorporated San Diego County will experience growth under the General Plan Update, thereby necessitating the construction or expansion of school facilities.

The County does not have the authority to plan, design, approve or construct school facilities; that is the responsibility of individual school districts that serve as their own lead agency under CEQA. However, the County may have permit or land use authority if it is a responsible agency. Due to the County's limited authority over the construction or expansion of school facilities, the County would not be able to ensure that the construction of new facilities would have a less than significant impact on the environment. Therefore, even with the implementation of the above policies and mitigation measures, impacts would be significant and unavoidable.

The project includes policies in the Land Use Element that address the provision of new or expanded school services. The relevant policies are: LU-1.4, LU-9.7, LU-12.3, LU-12.4, LU-17.1 through LU-17.4, and LU-18.2. These policies limit village expansions subject to public services availability, encourage the placement of new schools development within town centers and villages, guide development with compatibility of infrastructure and services, set standards for new school development in a manner that would reduce hazardous, transportation and visual impacts, and encourage the co-location of civic uses such as libraries, community centers, parks and schools. Adherence to these policies will further reduce impacts associated with school services.

The mitigation measures identified in the FEIR partially mitigate the significant impact as follows:

- Pub-1.1 requires the County to participate in interjurisdictional reviews to gather information on and review and provide comments on plans for new or expanded governmental facilities in the region. This will ensure that potential environmental impacts associated with new or expanded school services are identified and adequate mitigation is requested.
- Pub-1.2 requires that the County plan and site governmental facilities that are context-specific according to their location in village, semi-rural, or rural lands. This will minimize potential environmental effects that result from incompatible uses (e.g., visual impacts, noise impacts, groundwater impacts, etc.).
- Pub-1.3 is the revision of Board Policy I-63 to minimize leapfrog development and to establish specific criteria for General Plan Amendments proposing expansion of areas designated Village regional category. This is intended to limit unexpected demands for new or expanded public services and the associated governmental facilities.
- Pub-3.1 requires the County to coordinate with school districts to encourage siting new facilities in accordance with the County's General Plan and encourage implementing feasible mitigation measures to mitigate environmental impacts. This will help prevent or reduce significant impacts associated with the construction or expansion of school facilities.



- Pub-3.2 requires the County to implement, and revise as necessary, Board Policy I-84 requiring that discretionary project applications include commitments from available school districts. This measure ensures that provision of school facilities is considered prior to new discretionary projects such as residential subdivisions that would potentially necessitate construction or expansion of such services.

**Cumulative Impact – School Services:** Cumulative projects located in the San Diego region that involve residential development would have the potential to increase the public school population in the region and require the construction or expansion of school facilities so that adequate service ratios are maintained. The General Plan Update would increase demand for school facilities requiring the provision of new or physically altered school facilities, which would have a cumulatively considerable contribution to this impact.

General Plan Update policies and mitigation measures would reduce cumulative impacts associated with school services, but not to below a level of significance. Additional mitigation measures as described above for project-level impacts were considered but found to be infeasible. School districts would act as the lead agency to approve school related construction projects, and therefore the County would not be able to ensure that the construction of new school facilities would not have significant impacts to the environment. Therefore, project impacts associated with school services would remain cumulatively considerable.

4. **Significant Effect – Other Public Facilities:** The FEIR identifies significant impacts related to the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for other public facilities.

**Mitigation Measures:** Pub-1.1, Pub-1.2, and Pub-1.3, as well as other measures listed in Sections 2.1 through 2.17 of the EIR related to specific resources that may be adversely affected by construction of other public facilities.

**Discussion:** Build out of the proposed General Plan Update would result in an increase in the number of persons that must be provided with public library services. As such, the construction or expansion of other public facilities will be required in order to maintain adequate service levels established by the San Diego County Library (SDCL) system. This would have the potential to result in substantial adverse impacts to the environment.

The project includes policies in the Land Use Element that address the need for new or expanded library facilities. The relevant policies are LU-1.4, LU-9.4, LU-9.7, LU-12.3, LU-12.4, LU-18.1, and LU-18.2. Adherence to these policies would reduce environmental impacts associated with the need to construct additional library facilities.

Mitigation measures identified in Chapters 2.1 through 2.17 of the EIR would also mitigate direct and cumulative impacts related to the construction or expansion of library facilities. Mitigation measures listed in these sections require that the development of new or expanded facilities be evaluated pursuant to the environmental resource(s) potentially affected. In addition, the following mitigation measures would also contribute to reducing impacts related to the construction or expansion of library service facilities to below a level of significance:

- Pub-1.1 is the participation in interjurisdictional reviews to gather information on and review and provide comments on plans for new or expanded governmental facilities in the region. This will ensure that potential environmental impacts associated with new or expanded public services are identified and adequately mitigated.
- Pub-1.2 requires that the County plan and site governmental facilities that are context-specific according to their location in village, semi-rural, or rural lands. This will minimize potential environmental effects that result from incompatible uses (e.g., visual impacts, noise impacts, groundwater impacts, etc.).
- Pub-1.3 is the revision of Board Policy I-63 to minimize leapfrog development and to establish specific criteria for General Plan Amendments proposing expansion of areas designated Village regional category. This is intended to limit unexpected demands for new or expanded public services and the associated governmental facilities.

**Cumulative Impact – Other Public Services:** The San Diego County Library serves the entire unincorporated County and portions of surrounding incorporated cities. Cumulative projects that involve residential development would increase the population of library users, and result in the need to construct additional or renovate existing library facilities, which would result in a significant environmental impact. The increase in demand for library services from implementation of cumulative projects would result in the need to construct additional or expand existing library facilities, which would create an adverse impact on the environment. While the majority of cumulative projects would undergo environmental review, and would be required to demonstrate compliance with CEQA and/or NEPA prior to project approval, they would incrementally increase the need for library facilities, which would have the potential to result in a significant cumulative impact. Therefore, cumulative projects would result in a significant cumulative impact associated with the construction of library facilities. Implementation of the General Plan Update result in a potentially significant impact associated with the construction of new or expanded library facilities. However, proposed General Plan Update policies and mitigation measures listed above and in Sections 2.1 through 2.17 of the EIR would reduce potentially significant direct and cumulative impacts to a less than significant level. Therefore, the project would not contribute to a significant cumulative impact associated with library use and other public services.

**RECREATION**

Issue Number	Issue Topic	Project Direct Impact	Project Cumulative Impact	Impact After Mitigation
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1	Deterioration of Parks and Recreational Facilities	Potentially Significant	Potentially Significant	Less Than Significant
2	Construction of New Recreational Facilities	Potentially Significant	Less Than Significant	Less Than Significant

- 1. Significant Effect – Deterioration of Parks and Recreational Facilities:** The FEIR identifies significant impacts related to increased use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated.

**Mitigation Measures:** Rec-1.1 through Rec-1.12.

**Discussion:** The General Plan Update would result in an increase in the demand for recreational facilities, which has the potential to result in the deterioration of existing facilities. The current acreage of local park land would not meet projected goals; however, the existing supply of regional park area is expected to adequately meet the projected goals under the General Plan Update. If additional acreages of local park land are not provided in correlation with build-out of the project, then accelerated deterioration of existing recreational facilities may occur.

The project includes policies in the Land Use Element, Housing Element, Mobility Element, and Conservation and Open Space Element that address the deterioration of parks and recreational facilities. The relevant policies are LU-12.1, LU-12.2, M-12.1 through M-12.8, M-12.10, H-2.2, COS-21.1, COS-21.2, COS-22.1, COS-23.1, COS-23.2, COS-24.1, and COS-24.2. These policies require that infrastructure and services be provided concurrent with development, prohibit new development that degrades existing facilities, reduce recreational facility deterioration by requiring fees or the construction of new recreational facilities, encourage the acquisition of new recreational lands and the construction of additional trails, identify trail improvement strategies, encourage funding opportunities for recreational facilities, provide guidance for improving recreational facilities within the County, require certain projects to include on-site common open space, promote the diversity of recreational facilities, encourage the location of new parks into community center areas, promote acquisition of valuable open space resources, provide for additional public access and regional coordination so that additional recreational opportunities can be made to County residents, set recreation contributions for new development, and establish maximum funding opportunities. Adherence to these policies would minimize physical deterioration of parks or other recreational facilities.

In addition, the project includes mitigation measures which will mitigate potentially significant impacts to below significant as follows:

- Rec-1.1 is the implementation of Board Policy I-44 to identify park and recreation needs and priorities for communities, and utilize the Community Plans when identifying park and recreation facility requirements. This will help ensure that additional facilities are directed to areas with greatest need, thereby reducing overuse of existing parks and facilities.

- Rec-1.2 requires coordination with communities, agencies and organizations to identify, prioritize and develop park and recreation needs. This shall include pursuing partnership opportunities with school districts and other agencies to develop new park and recreation facilities; on-going support of the Park Advisory Committee and use of community center surveys to solicit input on park and recreation program and facility needs and issues; and continuing partnerships with other jurisdictions to share operation and maintenance costs for facilities via joint powers agreements.
- Rec-1.3 is a County design manual to provide concepts for park and recreation facility components. This will ensure that parks and recreation facilities are designed to be compatible with their surroundings and to meet community needs, thereby minimizing overuse of other facilities.
- Rec-1.4 requires that residential projects with 50 or more units identify park facility needs and meet Subdivision Ordinance requirements for provision of trail and pathways shown on the Regional Trails Plan or Community Trails Master Plan. In addition, this measure requires the County to develop standards and design guidelines for large residential projects to include common open space amenities, such as tot lots, and the use of universal design features that accommodate both able and disabled individuals. These steps will help ensure that recreational facility development is correlated with residential development.
- Rec-1.5 requires the County to obtain funding for land acquisition and construction of recreational facilities by taking the following actions: implement the PLDO; solicit grants and bonds to fund the operation and maintenance of park and recreation facilities; and form Landscape Improvement Districts and County Service Areas. The acquisition of land and construction of recreational facilities will further prevent potential deterioration of existing facilities.
- Rec-1.6 is the County acquisition of trail routes across private lands through direct purchase, easements, and dedication, or by other means from a willing property owner/seller. This measure will also encourage voluntary dedication of easements and/or gifts of land for trails through private-owned lands, including agricultural and grazing lands. Such acquisitions will allow provision of recreational facilities in unserved communities and reduce deterioration of existing facilities.
- Rec-1.7 prioritizes the acquisition and development of trail segments in a manner to provide maximum environmental and public benefit given available public and private resources and the population served. As part of this effort, the County shall also maintain a database of information on the locations, status of easements, classifications, forms of access, management activities and land ownership relative to trail facilities. These efforts will allow for expanded trail facilities concurrent with increased demand.
- Rec-1.8 is the implementation, and revision as necessary, of the Regional Trails Plan as well as the Community Trails Master Plan. This will ensure that community goals, policies, and implementation criteria are defined for community

trails. This measure also requires interjurisdictional coordination for the implementation of these plans.

- Rec-1.9 requires that the County consult with the appropriate governing tribal council to facilitate the provision of trail connections through tribal land and/or Native American cultural resources. This expansion of trail facilities would minimize deterioration of existing facilities.
- Rec-1.10 requires the County to develop procedures that would coordinate the operation and maintenance of pathways with similar activities for adjacent roads and road rights-of-way. This would prevent deterioration of pathways.
- Rec-1.11 prioritizes open space acquisition needs through coordination with government agencies and private organizations. Once prioritized, the acquisition of open space lands will be facilitated through negotiation with private land owners and through MSCP regulatory requirements. The operation and management of such acquisitions will continue to be achieved by preparing, implementing, and updating Resource Management Plans and MSCP Area Specific Management Directives (ASMDs) for each open space area. This will result in the coordinated acquisition and maintenance of new land which will offset potential physical deterioration of existing facilities.

**Cumulative Impact – Deterioration of Parks and Recreational Facilities:** The cumulative projects in the San Diego region would have the potential to result in a significant cumulative impact if they would, in combination, result in the deterioration of parks and recreational facilities due to increased usage. The majority of cumulative recreational projects would undergo environmental review, and would be required to demonstrate compliance with CEQA and/or NEPA prior to project approval. However, even cumulative projects that undergo environmental review would have the potential to result in significant and unavoidable impacts that could combine to form a significant cumulative impact from the removal or degradation of recreational facilities in the region. In addition, impacts that may be mitigated to a less than significant level on an individual project level would have the potential to result in a significant cumulative impact when combined with other project impacts. Therefore, a potentially significant cumulative impact would occur. Additionally, the General Plan Update would result in a cumulatively considerable contribution to a significant cumulative impact associated with deterioration of parks and recreational facilities. However, implementation of the General Plan Update policies and mitigation measures described above would mitigate the project's direct and cumulative impacts to below a level of significance.

2. **Significant Effect – Construction of New Recreational Facilities:** The FEIR identifies significant impacts related to the inclusion of recreational facilities or the construction or expansion of recreational facilities which would have an adverse effect on the environment.

**Mitigation Measures:** Rec-1.1, Rec-1.2, Rec-1.3, Rec-1.4, Rec-1.8, Rec-1.9, Rec-1.11, and Rec-2.1 through Rec-2.6

**Discussion:** The General Plan Update includes a number of recreational components. Although the project does not specifically site or plan recreational facilities, it would allow for the development of parks, trails, athletic fields, and golf courses. The construction of new recreational facilities would have the potential to result in physical environmental effects.

The project includes policies in the Land Use Element, Housing Element, Mobility Element, and Conservation and Open Space Element that address the construction or expansion of recreational facilities. The relevant policies are LU-6.4, LU-9.7, LU-18.2, M-12.5, M-12.9, M-12.10, H-2.2, COS-21.2, COS-21.3, COS-21.4, COS-23.1, and COS-23.3. These policies require residential subdivisions to reduce construction impacts to the environment, apply guidelines to maintain the unique character of a community, encourage the co-location of civic uses, guide the future development of trails in the unincorporated County to minimize environmental impacts and highlight existing natural resources, and require some projects to create common open space as a project amenity. Adherence to these policies would reduce the potential for construction and operation of new or expanded recreational facilities to have an adverse effect on the environment.

In addition, the project includes mitigation measures which will mitigate potentially significant impacts to below significant as follows:

- Rec-1.1 is the implementation of Board Policy I-44 to identify park and recreation needs and priorities for communities, and utilize the Community Plans when identifying park and recreation facility requirements. This will help ensure that additional facilities meet community needs.
- Rec-1.2 requires coordination with communities, agencies and organizations to identify, prioritize and develop park and recreation needs. This shall include pursuing partnership opportunities with school districts and other agencies to develop new park and recreation facilities; on-going support of the Park Advisory Committee and use of community center surveys to solicit input on park and recreation program and facility needs and issues; and continuing partnerships with other jurisdictions to share operation and maintenance costs for facilities via joint powers agreements.
- Rec-1.3 is a County design manual to provide concepts for park and recreation facility components. This will ensure that parks and recreation facilities are designed to be compatible with their surroundings and to meet community needs, thereby minimizing environmental impacts.
- Rec-1.4 requires that residential projects with 50 or more units identify park facility needs and meet Subdivision Ordinance requirements for provision of trail and pathways shown on the Regional Trails Plan or Community Trails Master Plan. In addition, this measure requires the County to develop standards and design guidelines for large residential projects to include common open space amenities, such as tot lots, and the use of universal design features that accommodate both

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abled and disabled individuals. These steps will help ensure that impacts associated with recreational facilities are addressed early in project development.

- Rec-1.8 is the implementation, and revision as necessary, of the Regional Trails Plan as well as the Community Trails Master Plan. This will ensure that community goals, policies, and implementation criteria are defined for community trails. This measure also requires interjurisdictional coordination for the implementation of these plans.
- Rec-1.9 requires that the County consult with the appropriate governing tribal council to facilitate the provision of trail connections through tribal land and/or Native American cultural resources. This will help identify and avoid potential environmental impacts.
- Rec-2.1 requires the County to update Community Plans to reflect the character and vision for each individual community; to address civic needs in a community and encourage the co-location of uses; to establish and maintain greenbelts between communities; to prioritize infrastructure improvements and the provision of public facilities for villages and community cores; and to identify pedestrian routes. With these issues addressed in community plans, potential impacts to visual resources, community character, natural resources, cultural resources, and traffic will be substantially lessened should new or expanded recreational facilities be needed in a given community.
- Rec-2.2 requires the use of community design guidelines as a resource when designing park and recreation facilities. This will help ensure that such facilities are consistent with community character.
- Rec-2.3 is an amendment to the Subdivision Ordinance to require new residential development to be integrated with existing neighborhoods by providing connected and continuous road, environmentally-sensitive pathway/trail and recreation/open space networks. This amendment shall also include new conservation-oriented design guidelines for rural lands projects. This measure will assist in the planning for recreational facilities as new development is proposed while minimizing impacts to sensitive resources and community character.
- Rec-2.4 requires the County to develop procedures to consider designating trails that correspond to existing (non-designated) trails, paths, or unpaved roadbeds that already have a disturbed tread. This will minimize new impacts to the natural environment and will potentially benefit existing trail users.
- Rec-2.5 requires the County to monitor and manage preserves and trails through implementation of Resource Management Plans such that environmental resources do not become impacted as a result of soil erosion, flooding, fire hazard, or other environmental or man-made effects. Any impacts identified to environmental resources must be restored in accordance with the management directives within the Resource Management Plans.

- Rec-2.6 requires the County to develop procedures that encourage the involvement and input of the agricultural community in matters relating to trails on or adjacent to agricultural lands and place a priority on the protection of agriculture. This will help minimize potential impacts to agricultural resources from expanded recreational facilities.

**Cumulative Impact – Construction of New Recreational Facilities:** The cumulative projects in the San Diego region would have the potential to result in a significant cumulative impact if they would, in combination, require the construction or expansion of recreational facilities which would have an adverse effect on the environment. While the majority of cumulative projects would be required to demonstrate compliance with CEQA and/or NEPA prior to project approval, they would incrementally increase the need for new or expanded facilities, which would have the potential to result in adverse environmental effects. Therefore, cumulative projects would result in a significant cumulative impact associated with the construction of recreational facilities. Additionally, the project would result in a cumulatively considerable contribution to a significant cumulative impact associated with the construction or expansion of recreational facilities. However, implementation of the General Plan Update policies and mitigation measures described above would mitigate the project’s direct and cumulative impacts to below a level of significance.

**TRANSPORTATION AND TRAFFIC**

Issue Number	Issue Topic	Project Direct Impact	Project Cumulative Impact	Impact After Mitigation
1	Unincorporated County Traffic and LOS Standards	Potentially Significant	Potentially Significant	Significant and Unavoidable
2	Adjacent Cities Traffic and LOS Standards	Potentially Significant	Potentially Significant	Significant and Unavoidable
3	Rural Road Safety	Potentially Significant	Potentially Significant	Significant and Unavoidable
4	Emergency Access	Potentially Significant	Less than Significant	Less than Significant
5	Parking Capacity	Potentially Significant	Less than Significant	Less than Significant
6	Alternative Transportation	Potentially Significant	Less than Significant	Less than Significant

**1. Significant Effect – Unincorporated County Traffic and Level of Service**

**Standards:** The FEIR identifies significant impacts related to (a) an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; and (b) exceedance, either individually or cumulatively, of a level of service standard established by the County Congestion Management Agency for designated roads or highways.

**Mitigation Measures:** Tra-1.1 through Tra-1.8

**Discussion:** Implementation of the proposed General Plan Update would result in a total of 76 deficient roadway segments throughout the unincorporated County. The 76 deficient roadway segments would result in a total of 133.1 deficient lane miles since roadway segments often consist of multiple lanes. Therefore, although it is an improvement over existing conditions, a total of 133.1 roadway lane miles are forecast to exceed the Level of Service (LOS) standard established by the County. General



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Plan Update policies and mitigation measures would reduce impacts to County traffic and LOS standards, but not to below a level of significance.

State law requires jurisdictions to develop a circulation (mobility) network that correlates with the land uses proposed in the General Plan. Therefore, a lower LOS should be accepted only in special circumstances. Additional measures were also included to reduce impacts to County traffic to below significant. A primary measure established to further reduce the amount of deficient roadway segments included new road classifications (Community Collector with Improvement Options and Light Collector with Improvement Options) that would require the reservation of sufficient right-of-way to construct intersection improvements, such as right turn lanes, to mitigate traffic impacts. However, while these improvements would improve traffic flow, they are not reflected in the General Plan Update traffic model, which still forecasts these roads to operate at LOS E or F.

Additional measures were also considered to reduce impacts to County traffic and LOS standards to below significant. The majority of measures that were considered in attempting to further reduce the amount of deficient roadway segments included identifying new or expanded road segments to mitigate other projected failing segments. However, based on criteria developed in the General Plan Update, these measures were rejected as infeasible.

The County standard for the LOS on Mobility Element roads is LOS D. An objective of the General Plan Update is to plan for growth while preserving the County's environmental, cultural, and historical resources. The recommended road network balances the benefits of an acceptable LOS with constraints that limit the County's ability to provide improvements. In some cases, the constraints are so substantial that they render future road widening infeasible or impractical. To address such cases, the County established the following LOS E/F criteria to define the conditions where a failing LOS is acceptable because mitigation to fully reduce the impact would be infeasible for one or more of the reasons described in the following sections. Appendix F within Volume IV of the FEIR provides a detailed table identifying the deficient roadways and describing the rationale for accepting deficient roadway segments.

#### Substantial Constraints Affecting New or Expanded Road Construction:

- Environmental Impacts – Construction of some roads would significantly impact important habitats, destroy archaeological sites, impact waterways, or require the demolition of historic landmarks. The preservation of valuable resources may outweigh the benefits of road improvements. Thus, a lower LOS may be acceptable as a tradeoff for avoiding environmental impacts. In addition, the effort to avoid or mitigate undesired impacts may have a major effect on construction costs.
- Established Land Development – Existing businesses, historic buildings, established neighborhoods, and a pedestrian-friendly environment are essential components of a healthy town center. Road improvements that negatively affect

these components can be undesirable. Wider roads may divide a town and change its character. Costs to widen a road are substantially increased by the acquisition of right-of-way and the relocation of existing land uses. If costly construction or widening of roads substantially disrupts the vitality of a town center, a lower LOS may be preferable. In some instances, road improvements may also increase dangers to pedestrians, in which case a lower LOS may be preferable.

#### Conditions Under Which a Road May be Exempted from County LOS Standards:

- **Town Centers** – Town centers further a number of project objectives such as improving housing affordability, accommodating growth, and helping to define the character of a community. Therefore, the road may be exempted from County LOS standards when widening the road would obstruct pedestrian movements, impede the economic vitality of existing/planned businesses, require the demolition of historic structures, or negatively alter the overall character of the area.
- **Marginal Deficiencies** – Exempting a road from County LOS standards may be the more preferable choice when a road failure results from only a marginal deficiency in performance. Traffic congestion on a small portion of a road may produce a failing LOS for only that short segment while the remainder of the road is acceptable. Due to the short segment length, overall delays may be small in comparison to the travel time along the length of the entire road corridor. In many cases, operational improvements such as synchronized signals and additional turn lanes can alleviate the problem and are more cost effective than adding new travel lanes. Some failing roads are projected to carry a traffic volume that is not significantly higher than the acceptable threshold (LOS D). If the projected volume is not anticipated to affect overall traffic operation, planning for a wider road to accommodate the additional traffic may not be required. Acceptance of a lower LOS is particularly appropriate when underutilized, alternate routes are available.
- **Environmental Constraints** – Major physical and environmental constraints can severely hinder construction of needed improvements for some failing roads. The proposed General Plan Update policies seek to minimize environmental impacts and minimize road construction costs. In addition, the planned road network must be consistent with the County's Multiple Species Conservation Plan. The nature of the constraints, the impact of needed improvements, potential effects on sensitive habitat/species, the availability of alternate routes, the cost of construction, and the need for better traffic circulation are carefully considered by staff before making a recommendation to accept a failing LOS.

The project includes policies in the Land Use and Mobility Elements that address traffic and LOS standards. The relevant policies are: LU-5.1, LU-10.4, LU-11.8, LU-12.2, M-1.1, M-1.2, M-1.3, M-2.1, M-2.2, M-2.3, M-3.1, M-3.2, M-4.2, M-5.1, M-5.2, M-9.1, and M-9.2. These policies promote the reduction of vehicle trips, limit high-traffic uses in rural and semi-rural areas, encourage uses that would reduce the frequency of employee vehicle trips, require development to mitigate the significant impacts to existing service levels of public facilities, provide for an interconnected road network, encourage alternative transportation, establish LOS criteria, and apply appropriate

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road standards to future development. Adherence to these policies will further reduce impacts associated with County traffic and LOS standards from future development.

The mitigation measures identified in the FEIR partially mitigate the significant impact as follows:

- Tra-1.1 requires the County to coordinate with SANDAG and adjacent cities during updates to the Regional Transportation Plan (RTP) to identify a transportation network that maximizes efficiency, enhances connectivity between different modes of travel, and minimizes impacts when locating new freeways and State highways. This coordination can help prevent future exceedance of LOS standards on Mobility Element roads in the County and mitigate potential traffic increases.
- Tra-1.2 requires the County to coordinate with Caltrans and adjacent jurisdictions during planning and design for improvements to the freeway and State highway network. This coordination can help prevent future exceedance of LOS standards on Mobility Element roads in the County and mitigate potential traffic increases.
- Tra-1.3 is the implementation of County Public Road Standards during review of new development projects. Tra-1.3 also includes revision of the Public Road Standards to include a range of road types according to Regional Category context. Application of this measure will ensure that LOS standards are met when feasible and that appropriate road types are assigned based the specifics of the development.
- Tra-1.4 is the implementation, and revision as necessary, of the County Guidelines for Determining Significance for Transportation and Traffic to evaluate adverse environmental effects of projects and require mitigation when significant impacts are identified. This measure will ensure that appropriate site design and mitigating measures are applied to minimize traffic increases and road deficiencies associated with future development under the General Plan Update.
- Tra-1.5 is the implementation of the Congestion Management Strategies identified in the Regional Transportation Plan. Tra-1.5 also requires that large projects processed through the County mitigate impacts to State highways and freeways. This effort will reduce potential cumulative traffic increases in the County.
- Tra-1.6 requires the County to develop project review procedures to require large commercial and office development to use Transportation Demand Management Programs to reduce single-occupant vehicle traffic generation and to prepare and forward annual reports to the County on the effectiveness of the program. This measure will reduce potential traffic increases in the County associated with commercial and office development under the General Plan Update.
- Tra-1.7 is the implementation of the San Diego County Transportation Impact Fee (TIF) Ordinance, which defrays the costs of constructing planned transportation facilities necessary to accommodate increased traffic generated by future development. This measure will help reduce financial barriers associated with accommodating increased traffic and/or meeting LOS standards.

**Cumulative Impact – Unincorporated County Traffic and Level of Service**

**Standards:** Cumulative projects would result in additional LOS E roadway segments and this would be considered a significant cumulative impact. The General Plan Update is projected to result in 48.4 total roadway lane miles at LOS E and 84.7 total roadway lane miles at LOS F. Therefore, the project would result in a cumulatively considerable contribution to a significant cumulative traffic impact.

Under the cumulative traffic scenario, 11 State highways and 65 Mobility Element roads would operate at a deficient LOS. This would be considered a significant cumulative impact. The proposed General Plan Update would result in a total of 76 deficient roadway segments. Therefore, the project would result in a cumulatively considerable contribution to a significant cumulative traffic impact. General Plan Update policies and mitigation measures would reduce cumulative impacts to traffic, but not to below a level of significance. Therefore, project impacts to County traffic and LOS standards would remain cumulatively considerable.

**2. Significant Effect – Adjacent Jurisdictions Traffic and Level of Service**

**Standards:** The FEIR identifies significant impacts related to (a) an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; and (b) exceedance, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways.

**Mitigation Measures:** Tra-1.1, Tra-1.2, Tra-1.3, Tra-1.4, Tra-1.6, Tra-1.7, and Tra-2.1

**Discussion:** When compared to existing conditions, implementation of the proposed General Plan Update would result in roadway segments in adjacent cities that would exceed the LOS standard established by the respective city. General Plan Update policies and mitigation measures would reduce impacts to adjacent jurisdictions traffic and LOS standards, but not to below a level of significance.

Additional measures were also considered to reduce impacts to adjacent jurisdictions traffic and LOS standards to below significant. Mitigation measures, such as requiring that all significantly impacted roadway segments undergo construction or expansion in order to increase the roadway LOS level, would have the potential to minimize significant impacts to adjacent cities. Although not always the case, mitigation measures to improve adjacent jurisdictions roadways are generally considered infeasible because such improvements are outside the jurisdiction of the County. In some cases, such roadway improvements would be consistent with the plans of the affected cities. However, in many cases they have not been planned, either because the city does not desire that the road be improved or the plans have not yet been updated to reflect the level of future growth included in this analysis. In cases where a city desires that the impacts be mitigated, the County would coordinate with the city when significant traffic impacts to roads in adjacent cities are attributed to specific projects being processed in the County. These projects would be required to undertake mitigation, such as a fair share contribution, pursuant to city direction.

Without significant reductions in the overall growth of the County, impacts to County traffic and LOS standards would remain significant and unavoidable.

The project includes policies in the Land Use and Mobility Elements that address traffic and LOS standards affecting adjacent jurisdictions. The relevant policies are: LU-5.1, LU-10.4, LU-11.8, LU-12.2, M-1.1, M-1.2, M-1.3, M-2.1, M-2.2, M-2.3, M-3.1, M-3.2, M-4.2, M-4.3, M-4.6, M-5.1, M-5.2, M-9.1, and M-9.2. These policies promote the reduction of vehicle trips, limit high-traffic uses in rural and semi-rural areas, encourage uses that would reduce the frequency of employee vehicle trips, require development to mitigate the significant impacts to existing service levels of public facilities, provide for an interconnected road network, encourage alternative transportation, establish LOS criteria, and apply appropriate road standards to future development. In addition, Policies M-4.3 and M-4.6 require coordination with neighboring agencies to plan and maintain transportation facilities. Adherence to these policies will further reduce impacts associated with adjacent jurisdictions traffic and LOS standards.

The mitigation measures identified in the FEIR partially mitigate the significant impact as follows:

- Tra-1.1 requires the County to coordinate with SANDAG and adjacent cities during updates to the Regional Transportation Plan (RTP) to identify a transportation network that maximizes efficiency, enhances connectivity between different modes of travel, and minimizes impacts when locating new freeways and State highways. This coordination can help prevent future exceedance of LOS standards in adjacent cities and mitigate potential traffic increases.
- Tra-1.2 requires the County to coordinate with Caltrans and adjacent jurisdictions during planning and design for improvements to the freeway and State highway network. This coordination can help prevent future exceedance of LOS standards in adjacent cities and mitigate potential traffic increases.
- Tra-1.3 is the implementation of County Public Road Standards during review of new development projects. Tra-1.3 also includes revision of the Public Road Standards to include a range of road types according to Regional Category context. Application of this measure will ensure that LOS standards are met for adjacent jurisdictions when feasible.
- Tra-1.4 is the implementation, and revision as necessary, of the County Guidelines for Determining Significance for Transportation and Traffic to evaluate adverse environmental effects of projects and require mitigation when significant impacts are identified. This measure will ensure that appropriate site design and mitigating measures are applied to minimize traffic increases and road deficiencies in adjacent jurisdictions.
- Tra-1.5 is the implementation of the Congestion Management Strategies identified in the Regional Transportation Plan. Tra-1.5 also requires that large projects

processed through the County mitigate impacts to State highways and freeways. This effort will reduce potential cumulative traffic increases in adjacent jurisdictions.

- Tra-1.7 requires the County to develop project review procedures to require large commercial and office development to use Transportation Demand Management Programs to reduce single-occupant vehicle traffic generation and to prepare and forward annual reports to the County on the effectiveness of the program. This measure will reduce potential traffic increases in adjacent jurisdictions associated with commercial and office development under the General Plan Update.
- Tra-2.1 requires the County to establish coordination efforts with other jurisdictions when development projects will result in a significant impact on city roads. When available, the County shall use the applicable jurisdiction's significance thresholds and recommended mitigation measures to evaluate and mitigate impacts. This measure will help identify and alleviate potential increases to traffic in adjacent cities from future development under the General Plan Update.

### **Cumulative Impact – Adjacent Jurisdictions Traffic and Level of Service**

**Standards:** Cumulative projects, such as those proposed in the general plans of surrounding jurisdictions, when combined would significantly impact a number of roadway segments. Cities that would experience impacted roadway segments under cumulative conditions include: City of San Diego, Poway, Chula Vista, San Marcos, Escondido, Santee, El Cajon, Solana Beach and Vista. Additionally, the General Plan Update is projected to result in adjacent city roadway segments being significantly impacted upon build-out. General Plan Update policies and mitigation measures would reduce cumulative impacts to adjacent jurisdictions traffic and LOS standards, but not to below a level of significance. Additional mitigation measures as described above for project-level impacts were considered but found to be infeasible. Therefore, project impacts to adjacent jurisdictions traffic and LOS standards would remain cumulatively considerable.

3. **Significant Effect – Rural Road Safety:** The FEIR identifies significant impacts related to substantial increases in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment).

**Mitigation Measures:** Tra-1.3, Tra-1.4, Tra-1.7 and Tra-3.1

**Discussion:** Implementation of the proposed General Plan would result in the adoption of a Mobility Element network that includes existing roadways with horizontal and vertical curves that are sharper than existing standards. This would be considered a potential transportation hazard. Additionally, the proposed General Plan Update may pose an increased risk to pedestrians and bicyclists by increasing and/or redistributing traffic patterns. Implementation of the proposed General Plan Update would also have the potential to result in hazards from at-grade rail crossings. General Plan Update policies and mitigation measures would reduce impacts to rural road safety, but not to below a level of significance.

The project includes policies in the Land Use and Mobility Elements that address rural road safety. The relevant policies are: LU-2.8, LU-6.9, M-4.3, M-4.4, M-4.5, and M-9.1. These policies help minimize adverse effects that are detrimental to human health and safety, help to protect people and property from natural and man-induced hazards, require that roads have safe and adequate emergency access, and encourage operational improvements that increase the effective vehicular capacity of the public road network. Adherence to these policies will further reduce impacts associated with rural road safety from future development.

The mitigation measures identified in the FEIR partially mitigate the significant impact as follows:

- Tra-1.3 is the implementation of County Public Road Standards during review of new development projects. Tra-1.3 also includes revision of the Public Road Standards to include a range of road types according to Regional Category context. Application of this measure will ensure that future public roads meet current safety standards.
- Tra-1.4 is the implementation, and revision as necessary, of the County Guidelines for Determining Significance for Transportation and Traffic to evaluate adverse environmental effects of projects and require mitigation when significant impacts are identified. This measure will ensure that appropriate site design and mitigating measures are applied to prevent road hazards associated with future development.
- Tra-1.7 requires the County to develop project review procedures to require large commercial and office development to use Transportation Demand Management Programs to reduce single-occupant vehicle traffic generation and to prepare and forward annual reports to the County on the effectiveness of the program. This measure will reduce potential rural road hazards from features or incompatible uses associated with commercial and office development under the General Plan Update.
- Tra-3.1 requires coordination with SANDAG to obtain funding for operational improvements to State highways and freeways in the unincorporated area. This will reduce potential incompatibility of alternative transportation facilities with roadway and highway facilities, thereby improving safety for pedestrians and bicyclists.

**Cumulative Impact – Rural Road Safety:** The area of analysis for cumulative transportation operation includes the County of San Diego and immediately surrounding jurisdictions. Cumulative projects in these areas include projects consistent with surrounding jurisdictions' general plans and regional roadway plans such as the SANDAG RTP and SCAG RTP. Cumulative projects in surrounding jurisdictions would face similar potential transportation operational issues as those in the unincorporated County. Older roadways in incorporated jurisdictions that surround the County would not be adequate by existing roadway standards. Additionally, many unincorporated areas that surround the County, including areas within the Counties of Riverside and Imperial have rural roadway conditions similar to the unincorporated

County. Therefore, cumulative projects in these areas would face the same traffic operational concerns including: roadway networks that include existing roadways with horizontal and vertical curves sharper than existing standards; increased traffic on rural roads with slow moving agricultural vehicles; increased risk to pedestrians and bicyclists by increasing and/or redistributing traffic patterns; or hazards from at-grade rail crossings. While cumulative projects would not preclude improvements to roadways with potential hazards, there is no guarantee that these improvements would be constructed concurrently with the anticipated increase in vehicle trips on these roadways. General Plan Update policies and mitigation measures would reduce cumulative impacts to rural road safety, but not to below a level of significance. Additional mitigation measures as described above for project-level impacts were considered but found to be infeasible. Therefore, project impacts to rural road safety would remain cumulatively considerable.

4. **Significant Effect – Emergency Access:** The FEIR identifies significant impacts related to inadequate emergency access.

**Mitigation Measures:** Tra-1.3, Tra-1.4, Tra-1.6, and Tra-4.1 through Tra-4.4

**Discussion:** Under the proposed General Plan Update, existing inadequate roadway widths, dead end roads, one-way roads, and gated communities, all of which have the potential to impair emergency access, can still occur. Private roads also have the potential to impair emergency access as they are often unpaved and poorly maintained, which poses risks to public safety, especially in high wildfire hazard areas. Therefore, inadequate emergency access impacts would be significant.

The project includes policies in the Land Use Element, Mobility Element, and Safety Element which would reduce the potential for inadequate emergency access. The relevant policies are: LU-2.8, LU-6.10, LU-12.2, M-1.2, M-3.3, M-4.4, S-3.4, S-3.5, and S-14.1. These policies require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards, require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses, provide for transportation facilities that can be adequately served by emergency services in the case of a transportation hazard, require that development provide multiple ingress/egress routes whenever feasible, require public and private roads to allow fire apparatus and emergency vehicle access while accommodating outgoing vehicles from evacuating residents, require development to be located near available fire and emergency service, and require development provide secondary access when necessary to ensure adequate fire safety. Adherence to these policies will reduce potential impacts associated with inadequate emergency access.

In addition, the project includes mitigation measures which will mitigate potentially significant impacts to below significant as follows:

- Tra-1.3 requires application of the County Public Road Standards during review of new development projects. In addition, the Public Road Standards shall be revised



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to include a range of road types according to Regional Category context. This will improve circulation and reduce the need for additional emergency access roads.

- Tra-1.4 requires the County to implement and revise as necessary the County Guidelines for Determining Significance for Transportation and Traffic to evaluate adverse environmental effects of projects and require mitigation when significant impacts are identified. This applies to the issue of emergency access as well as other transportation issues. Implementation of these thresholds will ensure that new development will mitigate or avoid impacts and can have the effect of improving existing conditions.
- Tra-1.6 is the preparation of project review procedures to require large commercial and office development to use Transportation Demand Management Programs to reduce single-occupant vehicle traffic generation and to prepare and forward annual reports to the County on the effectiveness of the program. This will maximize the capacity of road facilities and allow for improved responsiveness of emergency vehicles.
- Tra-4.1 requires the County to update Community Plans to identify local public road and community emergency evacuation route networks and pedestrian routes as appropriate. This will help identify and address areas that have inadequate emergency access.
- Tra-4.2 is the implementation of Building and Fire Codes to ensure there are adequate service levels in place associated with the construction of structures and their accessibility and egress.
- Tra-4.3 requires the County to implement and revise as necessary the County Guidelines for Determining Significance for Wildland Fire and Fire Protection to evaluate adverse environmental effects of projects. Fire protection plans shall also be required to ensure the County Fire Code and other applicable regulations are being met.
- Tra-4.4 requires the County to implement and revise as necessary the Subdivision Ordinance to ensure that proposed subdivisions meet current design and accessibility standards. This would ensure that new subdivision projects have adequate emergency access.

**Cumulative Impact – Emergency Access:** The area of analysis for cumulative emergency access impacts includes the County of San Diego and surrounding jurisdictions. Cumulative projects in this area would encounter similar emergency access impairment issues as the General Plan Update. Existing conditions in these jurisdictions include inadequate roadway widths, dead end roads, one-way roads, and gated communities, have the potential to impair emergency access.. However, cumulative emergency access impacts would be limited to the immediate vicinity of the impact, such as multiple obstructions to emergency access along the same route to an emergency care facility hospital. In addition, most cumulative projects which propose the construction of new roadways, would be required to meet current State and applicable jurisdictional standards, in addition to CEQA requirements. Community

plans would also be required to consider local public and fire access roads to fully address emergency access requirements. The exception to this would be projects in Baja California, Mexico and projects on tribal land; however it would be unlikely for cumulative projects on tribal lands or within Mexico to occur simultaneously and in close enough proximity to one another to create a potentially significant cumulative emergency access impact on roadways in the County. Therefore, cumulative project impacts would be considered less than significant because emergency access impacts would be limited to the immediate vicinity of a project area and associated impacts would be considered direct, not cumulative. The project would not contribute to a significant cumulative impact associated with emergency access.

- 5. Significant Effect – Parking Capacity:** The FEIR identifies significant impacts related to inadequate parking capacity.

**Mitigation Measures:** Tra-1.4, Tra-1.6, Tra-5.1, and Tra-5.2

**Discussion:** Almost all land uses proposed under the General Plan Update would require parking facilities when developed. Future development would be required to adhere to standards that require sufficient off-street parking. However, the land uses proposed under the General Plan Update would have the potential to require modification to existing County parking regulations.

The project includes policies in the Mobility Element which would reduce the potential for inadequate parking capacity. The relevant policies are: M-8.6, M-9.3, M-9.4, and M-10.1 through M-10.4. These policies improve regional opportunities for park-and-ride facilities, encourage preferred parking, require park-and-ride facilities in certain land uses and development, set standards for parking capacity and design, provide for sufficient parking capacity for motor vehicles consistent with development and use type, and require development to maximize on-street parking and minimize parking where it is not needed. Adherence to these policies will reduce the potential for inadequate parking capacity.

In addition, the project includes mitigation measures which will mitigate potentially significant impacts to below significant as follows:

- Tra-1.4 requires the County to implement and revise as necessary the County Guidelines for Determining Significance for Transportation and Traffic to evaluate adverse environmental effects of projects and require mitigation when significant impacts are identified. This applies to the issue of parking capacity as well as other transportation issues.
- Tra-5.1 requires the County to review and revise parking regulations in the Zoning Ordinance for senior housing and affordable housing, utilizing data from studies conducted for these groups. By using research that identifies the specific transportation and parking needs for these housing types, the County can maximize parking capacity where it is in highest demand and minimize parking where it is not needed.

- Tra-5.2 is the preparation of town center plans for village areas that incorporate shared parking facilities and include in Community Plans or other appropriate documents. This will further ensure that there is sufficient parking capacity in areas of high density.
- Tra-5.3 is the revision of the Public Road Standards to include standards for the provision of parallel and diagonal on-street parking, according to Regional Category. This measure will ensure that additional parking capacity is provided on public roads with increased traffic.

**Cumulative Impact – Parking Capacity:** The area of analysis for cumulative parking capacity includes the County of San Diego and the immediate vicinity of land uses requiring parking, including those located in surrounding jurisdictions. Cumulative projects in this area would face similar parking capacity issues as the project. Many jurisdictions surrounding the unincorporated County are densely populated, especially in the western portion of the unincorporated County. Therefore, the potential exists that existing and proposed high density land uses, designated under surrounding jurisdictions general plans, would not be able to supply adequate parking facilities, due to area constraints. However, cumulative parking impacts would be limited to the immediate vicinity of the impact, such as a specific urban development project. In addition, most future cumulative projects would be required to comply with existing regulations pertaining to parking facilities, such as jurisdictional parking, zoning and road standards. The exception to this would be projects in Baja California, Mexico, and projects on tribal land; however it would be unlikely for cumulative projects on tribal lands or within Mexico to occur simultaneously and in close enough proximity to one another to create a potentially significant cumulative parking impact on County facilities. Therefore, cumulative projects would not result in a significant cumulative impact because impacts associated with parking would be limited to the immediate vicinity of a project area and associated impacts would be considered direct, not cumulative. The project would not contribute to a significant cumulative impact associated with parking capacity.

6. **Significant Effect – Alternative Transportation:** The FEIR identifies significant impacts related to conflicts with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks).

**Mitigation Measures:** Tra-5.1, Tra-5.2, and Tra-6.1 through Tra-6.9

**Discussion:** Existing adopted policies, plans and programs which support alternative transportation within the County were based on the existing County of San Diego General Plan, rather than the proposed General Plan Update. Therefore, it is possible these policies and programs do not account for proposed high density land uses such as village residential and village core mixed use. Additionally, the reallocation of population and concentration of high density land uses into the western portion of the unincorporated County, as proposed under the General Plan Update, would have the potential to require modification to existing public transportation policies, plans, and programs.

The project contains goals and policies in the Land Use Element and Mobility Element that address alternative transportation. The relevant policies are: LU-5.1, LU-5.4, LU-5.5, LU-9.8, LU-11.6, M-3.1, M-3.2, M-4.3, M-8.1, M-8.2, M-8.3, M-8.4, M-8.5, M-8.6, M-8.7, M-8.8, M-9.2, M-9.4, and M-11.1 through M-11.7. The policies in the Land Use Element reduce vehicle trips within communities, promote infill and redevelopment, prohibit projects that impede bicycle or walking access, require development within villages to include pedestrian routes, and direct new office development to be located in areas where public transit and vehicular linkages exist. Within the Mobility Element, these policies require development projects to contribute their fair share toward financing transportation facilities, encourage development that accommodates alternative transportation, require incorporation of alternative modes of transportation in new development, encourage rural roads that safely accommodate multiple types of transportation, promote transit service for transit-dependent populations, provide for transit service to key community facilities and services, provide for transit stops that facilitate ridership, require transit stops to provide amenities, require and improve transit and park-and-ride facilities, improve inter-regional travel modes, require coordination with large employers to provide shuttles and other means of transportation, facilitate transportation demand management, provide for new and expanded pedestrian and bicycle networks, and improve funding and coordination for bicycle and pedestrian facilities. Adherence to these policies will minimize potential conflicts with programs supporting alternative transportation.

In addition, the project includes mitigation measures which will mitigate potentially significant impacts as follows:

- Tra-5.1 requires the County to review and revise parking regulations in the Zoning Ordinance for senior housing and affordable housing, utilizing data from studies conducted for these groups. By using research that identifies the specific transportation and parking needs for these housing types and updating the Zoning Ordinance accordingly, the County can maximize opportunities for alternative transportation facilities and ensure consistency with adopted policies, plans, and programs that address alternative transportation.
- Tra-5.2 is the preparation of town center plans for village areas that incorporate shared parking facilities and include in Community Plans or other appropriate documents. This will help identify alternative transportation needs in high density areas.
- Tra-6.1 requires the County to establish policies and design guidelines within community plans that encourage commercial centers in compact walkable configurations and discourage “strip” commercial development. These types of design standards can reduce vehicle trips and promote access to services via alternative modes of transportation such as walking or bicycling.
- Tra-6.2 requires the County to establish comprehensive planning principles for transit nodes such as the SPRINTER Station located in North County Metro. This measure will allow for greater consistency between the County General Plan and plans addressing alternative transportation such as mass transit.

- Tra-6.3 requires the County to locate County facilities near transit facilities, whenever feasible. Implementation of this measure will facilitate use of alternative transportation among County employees as well as among people needing County services.
- Tra-6.4 is the coordination with SANDAG, Caltrans, and tribal governments to maximize opportunities to locate park and ride facilities. This will enhance alternative transportation opportunities for County residents in areas where it would substantially reduce vehicle miles traveled.
- Tra-6.5 is the coordination with SANDAG, Caltrans, and transit agencies to expand the mass transit opportunities in the unincorporated county and to review the location and design of transit stops. This measure also requires the County to establish a Department of Planning and Land Use transit coordinator to ensure land use issues are being addressed. This coordination will further ensure consistency between County land use decisions and adopted policies, plans and programs that support alternative transportation.
- Tra-6.6 requires the County to review the improvement plans for railroad facilities in the unincorporated County. This will further correlate rail planning with land use planning.
- Tra-6.7 requires the County to implement and revise the County Bicycle Transportation Plan every five years, or as necessary, to identify a long range County bicycle network and qualify for State or other funding sources. This also includes coordination with the County Trails Program. By regularly updating the Bicycle Transportation Plan, the County will be able promote alternative transportation while ensuring that conflicts do not occur between adopted land use plans and transportation plans/programs.
- Tra-6.8 is the coordination with SANDAG in the development of a Regional Bicycle Plan to ensure consistency with County transportation plans. This also includes coordination with the County Trails Program. This coordination will prevent potential conflicts between land use plans and the Regional Bicycle Plan, as well as ensuring consistency with the County Trails Program which supports multiple types of alternative transportation.
- Tra-6.9 requires the County to implement and revise as necessary the County Trails Program (CTP) for trail development and management. In addition, the County must implement and revise as necessary the Community Trails Master Plan (CTMP), which incorporates adopted individual community trail and pathway plans, based on community goals, policies, and implementation criteria. This will ensure that the County continues to support and expand upon alternative transportation opportunities through the CTP and CTMP consistent with implementation of the General Plan Update.

**Cumulative Impact – Alternative Transportation:** The area of analysis for cumulative alternative transportation impacts includes the County of San Diego and immediately surrounding jurisdictions. Cumulative projects in these areas include projects consistent with surrounding jurisdictions' general plans and regional roadway plans. Similar to the General Plan Update, cumulative projects would potentially impair existing alternative transportation plans, policies, or programs. Additionally, if cumulative projects in surrounding jurisdictions are not effectively communicated and planned with agencies managing alternative transportation in region, conflicts would occur. However, most cumulative projects would be required to comply with existing federal, State, and local regulations, and any applicable Community plans or jurisdictional standards, such as a zoning ordinance. Therefore, the project would not contribute to a significant cumulative impact associated with alternative transportation.

**UTILITIES AND SERVICE SYSTEMS**

Issue Number	Issue Topic	Project Direct Impact	Project Cumulative Impact	Impact After Mitigation
1	Wastewater Treatment Requirements	Potentially Significant	Less Than Significant	Less Than Significant
2	New Water or Wastewater Treatment Facilities	Potentially Significant	Less Than Significant	Less Than Significant
3	Sufficient Stormwater Drainage Facilities	Potentially Significant	Less Than Significant	Less Than Significant
4	Adequate Water Supplies	Potentially Significant	Potentially Significant	Significant and Unavoidable
5	Adequate Wastewater Facilities	Potentially Significant	Less Than Significant	Less Than Significant
6	Sufficient Landfill Capacity	Potentially Significant	Potentially Significant	Significant and Unavoidable
7	Solid Waste Regulations	Less than Significant	Less Than Significant	N/A
8	Energy	Potentially Significant	Potentially Significant	Less Than Significant

1. **Significant Effect – Wastewater Treatment Requirements:** The FEIR identifies significant impacts related to exceedance of wastewater treatment requirements of the Regional Water Quality Control Board (RWQCB).

**Mitigation Measures:** USS-1.1 through USS-1.3

**Discussion:** The demand for wastewater treatment capacity would potentially increase upon implementation of the proposed General Plan Update. An increase in wastewater demand would require the need for new or expanded facilities to be constructed. In order to be permitted, new facilities would be required to meet the wastewater treatment requirements for the RWQCB. Yet, if the demand increased at a rate disproportionate to capabilities of wastewater treatment facilities, a violation in wastewater treatment standards could occur.

The project includes policies in the Land Use Element that address wastewater treatment requirements. The relevant policies are LU-9.4, LU-12.1, LU-12.2, and LU-14.1 through LU-14.4. These policies prioritize infrastructure improvements and provision of public facilities in community cores and require concurrency of infrastructure and services with development as well as maintenance of adequate services with development. These policies also require adequate wastewater facility plans, disposal, treatment facilities, and sewer facilities. Adherence to these policies will reduce impacts associated with exceedance of RWQCB wastewater treatment requirements.

In addition, the project includes mitigation measures which will mitigate potentially significant impacts to below significant as follows:

- USS-1.1 requires interjurisdictional reviews to gather information on and review and provide comments on plans of incorporated jurisdictions and public agencies in the region. This will help ensure that wastewater treatment needs are identified and planned to be proportionate to the provision of adequate facilities.

- USS-1.2 requires the County to implement and revise as necessary Board Policy I-84 to ensure adequate availability of sewer /sanitation service for development projects that require it. This measure also includes revision to Board Policy I-78 to include additional criteria and regulatory requirements restricting the location of small wastewater treatment facilities. This will help ensure that demand for wastewater treatment does not exceed capacity.
- USS-1.3 requires County planning staff participation in the review of wastewater facility long range and capital improvement plans. This measure will ensure that the County is meeting RWQCB requirements and that infrastructure is being planned concurrent with development.

**Cumulative Impact – Wastewater Treatment Requirements:** Cumulative projects within the region, such as those proposed under adjacent city and county general plans or on tribal land, would result in an increase in residential, commercial and industrial development that would require wastewater treatment services. Similar to the General Plan Update, an increase in wastewater treatment demand that is disproportionate to wastewater treatment capabilities would result in a violation of the treatment requirements. However, compliance with regulations and CEQA would reduce cumulative impacts related to potential wastewater treatment violations to below a significant level and a significant cumulative impact would not occur. Therefore, implementation of the General Plan Update, in combination with the identified cumulative projects, would not result in a significant cumulative impact.

2. **Significant Effect – New Water or Wastewater Treatment Facilities:** The FEIR identifies significant impacts associated with new water or wastewater treatment facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects.

**Mitigation Measures:** USS-2.1 through USS-2.3

**Discussion:** Build-out of the General Plan Update would result in the construction of residential, commercial and industrial structures, which would result in an increased need for water and wastewater treatment services. In order to meet the increased demand, new and expanded water and wastewater treatment facilities would need to be constructed. The construction of new or expanded water and/or wastewater facilities would have the potential to cause secondary environmental effects to air quality, cultural resources, noise, hydrology or other environmental issues.

The project includes policies in the Land Use Element and Housing Element that address water and wastewater treatment facilities. The relevant policies are LU-1.2, LU-4.3, and H-1.3. These policies prohibit leapfrog development that would require the construction of new infrastructure facilities, require consideration of the relationship of plans in adjoining jurisdictions, and encourage housing near public infrastructure which would reduce the need for new infrastructure that could have significant effects on the environment. Adherence to these policies will reduce impacts associated with new or expanded water and/or wastewater treatment facilities.



In addition, the project includes mitigation measures which will mitigate potentially significant impacts to below significant as follows:

- USS-2.1 requires the County to revise Board Policy I-63 to minimize leapfrog development and to establish specific criteria for GPAs proposing expansion of areas designated village regional category. This is intended to limit unexpected demands for new water and wastewater facilities.
- USS-2.2 requires the County to conduct CEQA review on privately initiated water and wastewater facilities and review and comment on water and wastewater projects undertaken by other public agencies to ensure that impacts are minimized and that projects are in conformance with County plans. This will ensure that environmental effects associated with new or expanded facilities are adequately analyzed and mitigated.
- USS-2.3 requires the County to implement, and revise as necessary, the Green Building Program to encourage project designs that incorporate water conservation measures, thereby reducing the potential demand for new water purveyors with the buildout of General Plan Update. This will, in turn, minimize future environmental impacts that would result from new or expanded facilities.

**Cumulative Impact – New Water and Wastewater Treatment Facilities:**

Cumulative projects would result in an increase in residential, commercial and industrial development that would increase the demand for water and wastewater treatment services. An increase in the demand for these services has the potential to require or result in the construction of new water or wastewater treatment facilities or the expansion of existing facilities, the construction of which would cause significant environmental effects. Most future water treatment or wastewater treatment projects would be required to conduct environmental review pursuant to CEQA or NEPA. To the extent feasible, significant environmental impacts would be mitigated to below a level of significant, consistent with CEQA or NEPA. In addition, most cumulative projects would be required to comply with existing standards and regulations, which would also reduce the potential for significant impacts to occur. As such, cumulative impacts associated with the development of water and wastewater facilities from cumulative projects would not be significant. Therefore, implementation of the General Plan Update, in combination with the identified cumulative projects, would not result in a significant cumulative impact.

3. **Significant Effect – Sufficient Stormwater Drainage Facilities:** The FEIR identifies significant impacts related to new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

**Mitigation Measures:** USS-3.1 through USS-3.5

**Discussion:** Build-out of the General Plan Update would result in an increase in impervious surfaces, which would result in increased stormwater runoff. Such an increase would likely exceed the capacity of existing stormwater drainage systems,

requiring the construction of new or expanded facilities. The construction of new or expanded stormwater drainage facilities would have the potential to cause secondary environmental effects to agriculture, biology, cultural resources, noise, or other environmental issues.

The project includes policies in the Land Use Element and the Conservation and Open Space Element that address stormwater drainage facilities. The relevant policies are LU-6.5, LU-6.9, and COS-4.3. These policies require sustainable stormwater management and development conformance with topography and require that stormwater filtration development utilize natural drainage patterns in order to reduce environmental impacts from the alteration of existing drainage patterns or construction of new drainage facilities. Adherence to these policies will reduce impacts associated with new or expanded stormwater drainage facilities.

In addition, the project includes mitigation measures which will mitigate potentially significant impacts to below significant as follows:

- USS-3.1 would result in an amendment of the Subdivision Ordinance to include additional design requirements for subdivisions that encourage conservation oriented design. The amendment would also include regulations that require new residential development to be integrated with existing neighborhoods by providing connected and continuous road, pathway/trail and recreation/open space networks. This will reduce scattered development footprints and increase pervious surfaces in site design, thereby minimizing the need for new stormwater drainage facilities.
- USS-3.2 is the preparation of Subdivision Design Guidelines that establish a process to identify significant resources on a project site, identify the best areas for development and create a conservation oriented design for both the project and open space areas. This will minimize the need for new or expanded stormwater facilities and will minimize impacts if such facilities are included in a project.
- USS-3.3 requires use of the County Guidelines for Determining Significance for Surface Water Quality and Hydrology to identify adverse environmental effects on water quality. These guidelines provide measures for reducing stormwater runoff.
- USS-3.4 requires the County to implement the LID handbook and establish LID standards for new development to minimize runoff and maximize infiltration.
- USS-3.5 requires the County to evaluate the environmental effects of all proposed stormwater drainage facilities and ensure that significant adverse effects are minimized and mitigated.

**Cumulative Impact – Sufficient Stormwater Drainage Facilities:** Cumulative projects would result in an increase in impervious surfaces from development which would increase stormwater runoff volumes. To effectively manage the increased runoff, the construction of new stormwater drainage facilities or the expansion of existing facilities would be required, the construction of which would have the potential

to result in significant environmental effects. Most future stormwater drainage facilities would be required to conduct environmental review pursuant to CEQA or NEPA. To the extent feasible, significant environmental impacts would be mitigated to below a level of significant. In addition, cumulative projects would typically be required to comply with existing standards and regulations. As such, impacts associated with the construction of new stormwater drainage facilities from cumulative projects would not be significant. Therefore, the General Plan Update, in combination with the identified cumulative projects, would not result in a significant cumulative impact.

- 4. Significant Effect – Adequate Water Supplies:** The FEIR identifies significant impacts related to (1) a demand for water that exceeds existing entitlements and resources, or necessitates new or expanded entitlements; and (2) substantial depletion of groundwater supplies or interference with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level.

**Mitigation Measures:** USS-4.1 through USS-4.7

**Discussion:** Implementation of the proposed General Plan Update would increase the number of housing units and populations served within the service areas of San Diego County Water Authority member water districts and groundwater dependent water districts. Although multiple planning documents exist to ensure a reliable water supply is available for future growth within the County; issues such as cutbacks in imported water due to regulatory restrictions on pumping from the State Water Project were unaccounted for in these documents. Additionally, the combined effect of the impacts related to obtaining additional water supplies, the uncertainties inherent in obtaining those supplies, and construction impacts related to extraction, processing and/or conveyance of additional water supply leads to the conclusion that implementation of the proposed General Plan Update would be potentially significant.

In addition, the County Groundwater Study projects that some groundwater basins throughout the County would be impacted upon build out of the proposed General Plan Update. This would result in some groundwater dependent water districts having a potentially inadequate water supply. General Plan Update policies and mitigation measures would reduce impacts to water supplies, but not to below a level of significance.

The project includes policies in the Land Use and Conservation and Open Space Elements that address water supply. The relevant policies are: LU-8.1, LU-8.2, LU-13.1, LU-13.2, COS-4.1 through COS-4.4, COS-5.2, and COS-5.5. These policies require that densities and development in groundwater dependent areas be consistent with the long-term sustainability of groundwater supplies, apply water conservation measures, facilitate regional coordination with water districts, and preserve the quality of local water supply. Adherence to these policies will further reduce impacts associated with adequate water supplies from future development.

The mitigation measures identified in the FEIR partially mitigate the significant impact as follows:

- USS-4.1 requires the County to review General Plan Amendments (GPAs) for consistency with the goals and policies of the General Plan. This shall include designating groundwater dependent areas with land use density/intensity that is consistent with the long-term sustainability of groundwater supplies; locating commercial, office, civic, and industrial development in villages, town centers or at transit nodes; and ensuring that adequate water supply is available for development projects that rely on imported water. This will prevent future GPAs for development that would result in a demand for water exceeding available imported water or groundwater supplies.
- USS-4.2 requires the County to implement, and revise as necessary, the County Green Building Program with incentives for development that is energy efficient and conserves resources, including both groundwater and imported water. Participation in this program can potentially reduce future demand on existing water supplies.
- USS-4.3 is the implementation of Policy I-84 requiring that discretionary projects obtain water district commitment that water services are available. This will prevent future discretionary projects in water district areas that require imported water supply in exceedance of existing availability. USS-4.3 also requires the County to implement and revise as necessary Board Policy G-15 to conserve water at County facilities. Water conservation efforts at County facilities will reduce future demand on water supply in the County and serve as an example to other land uses that rely on water supply.
- USS-4.4 is the implementation of the Groundwater Ordinance to balance groundwater resources with new development. USS-4.4 also requires the County to implement and revise as necessary the Watershed Ordinance to encourage the removal of invasive species to restore natural drainage systems, thereby improving water quality and surface water filtration. In addition, this measure requires implementation and revision of the Ordinance Relating to Water Efficient for Landscaping to further water conservation through the use of recycled water. These efforts will minimize drawdown of groundwater supply, allow for recharge of groundwater storage, and reduce future demand of imported water and groundwater.
- USS-4.5 requires the County to use the County Guidelines for Determining Significance for Groundwater Resources, Surface Water Quality, and Hydrology to identify and minimize adverse environmental effects on groundwater resources.
- USS-4.6 requires the County to establish a water credits program between the County and the Borrego Water District to encourage an equitable allocation of water resources. This measure will potentially allow for replacement of water intensive uses in Borrego with land uses that require less groundwater.
- USS-4.7 is the coordination with the San Diego County Water Authority and other water agencies to correlate land use planning with water supply planning and support continued implementation and enhancement of water conservation

programs. This effort will reduce the potential for exceedance of water availability under the General Plan Update.

**Cumulative Impact – Adequate Water Supplies:** Many water districts that would serve cumulative project areas have prepared and adopted Urban Water Management Plans (UWMPs) and/or other planning documents that include supply and demand projections and procurement strategies to ensure a reliable water supply exists to meet the projected demand within the region. However, the most recent UWMPs available are from 2005 and do not account for factors such as unprecedented multiple dry years in the Colorado River Basin or cutbacks in water imports from other areas of the State, such as those caused by the U.S. District Court decision regarding the endangered Delta smelt (fish). Therefore, cumulative projects would have the potential to increase the demand for potable water in the region in a manner that exceeds existing entitlements and resources. Although regulations such as the California Water Code, SB 610, SB 221, Urban Water Management Planning Act, Water Conservation Projects Act, and San Diego Groundwater Ordinance, are intended to reduce impacts to water supply, impacts in the San Diego region would remain significant and unavoidable. General Plan Update policies and mitigation measures would reduce cumulative impacts to water supplies, but not to below a level of significance. An additional mitigation measure as described above for project-level impacts was considered but found to be infeasible. Therefore, project impacts to adequate water supplies would remain cumulatively considerable.

5. **Significant Effect – Adequate Wastewater Facilities:** The FEIR identifies significant impacts associated with the determination by the wastewater provider which serves or may serve the project area that it has inadequate capacity to service the project's projected demand in addition to the provider's existing commitments.

**Mitigation Measures:** USS-1.1 through USS-1.3

**Discussion:** Under the General Plan Update, some wastewater service providers would require upgrades or have inadequate capacity to serve projected growth within the County.

The project includes a policy in the Land Use Element which would reduce the potential for development with inadequate wastewater capacity. The relevant policy is: LU-4.3 Relationship of Plans in Adjoining Jurisdictions. This policy requires the County to consider the plans and projects of overlapping or neighboring agencies in the planning of unincorporated lands, and to invite comments and coordination when appropriate. Adherence to this policy will reduce impacts associated with wastewater facilities.

In addition, the project includes mitigation measures which will mitigate potentially significant impacts to below significant as follows:

- USS-1.1 requires interjurisdictional reviews to gather information on and review and provide comments on plans of incorporated jurisdictions and public agencies

in the region. This will help ensure that wastewater treatment needs are identified and planned to be proportionate to the provision of adequate facilities.

- USS-1.2 requires the County to implement and revise as necessary Board Policy I-84 to ensure adequate availability of sewer /sanitation service for development projects that require it. This measure also includes revision to Board Policy I-78 to include additional criteria and regulatory requirements restricting the location of small wastewater treatment facilities. This will help ensure that demand for wastewater treatment does not exceed capacity.
- USS-1.3 requires County planning staff participation in the review of wastewater facility long range and capital improvement plans. This measure will ensure that the County is meeting RWQCB requirements and that infrastructure is being planned concurrent with development.

**Cumulative Impact – Adequate Wastewater Facilities:** Cumulative projects would have the potential to increase demand for wastewater facilities to the point that the wastewater provider has inadequate capacity to serve the projected demand, in addition to the provider’s existing commitments. Therefore, cumulative projects would require new facilities, the construction of which could have significant environmental impacts. However, most development of new facilities would be subject to CEQA or NEPA review and would be required to mitigate environmental impacts to below a level of significance, to the extent feasible. Additionally, multiple federal, State and local regulations exist that pertain to the construction and operation of wastewater facilities. Therefore, a significant cumulative impact would not occur. The General Plan Update, in combination with the identified cumulative projects, would not contribute to a significant cumulative impact.

7. **Significant Effect – Sufficient Landfill Capacity:** The FEIR identifies significant impacts related to insufficient permitted landfill capacity to accommodate the project’s solid waste disposal needs.

**Mitigation Measures:** USS-6.1 through USS-6.8

**Discussion:** If additional landfills are not constructed and existing landfills are not expanded, the Integrated Waste Management Plan Siting Element estimates that the County will run out of physical landfill capacity by 2016. Therefore, the development of future land uses as designated in the General Plan Update would have the potential to be served by landfills with insufficient capacity to accommodate the future solid waste disposal needs. General Plan Update policies and mitigation measures would reduce impacts to landfill capacity, but not to below a level of significance.

The project includes policies in the Land Use and Conservation and Open Space Elements that address landfill capacity. The relevant policies are: LU-12.1, LU-12.2, LU-16.1, LU-16.2, LU-16.3, and COS-17.1 through COS-17.4, COS-17.6, COS-17.7 and COS-17.8. These policies require concurrency of infrastructure and services with development; require the maintenance of such services; encourage recycling facilities; and require landfill waste management, composting, methane recapture, and

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recycling. Adherence to these policies will further reduce impacts associated with insufficient landfill capacity from future development.

The mitigation measures identified in the FEIR partially mitigate the significant impact as follows:

- USS-6.1 requires the County to participate in interjurisdictional reviews to gather information on and provide comments on plans of incorporated jurisdictions and public agencies in the region. It also requires the County to work with other jurisdictions in the region to facilitate regulations to site recycling facilities. This effort will help the County and other jurisdictions to plan for solid waste disposal concurrent with need and to reduce solid waste production through increased recycling.
- USS-6.2 requires the County to review all plans for large scale projects and planned developments to ensure there is space allocation for on-site storage to separate recyclable solid waste. This measure will increase participation in recycling and reduce solid waste output.
- USS-6.3 requires the County to promote and enforce the Management of Solid Waste Ordinance requiring mandatory recycling. This measure further requires the County to evaluate the Zoning Ordinance and other County ordinances, codes and policies to allow the development of the most environmentally sound infrastructure for solid waste facilities including recycling, reuse and composting businesses. This requirement will increase recycling efforts and reduce solid waste output in the County. In addition, USS-6.3 also requires implementation of the Zoning Ordinance mandate for a Major Use Permit for new landfills to ensure the facilities are sited in accordance with the San Diego County IWMP. This regulation will help with the successful processing of new landfill projects, thereby increasing landfill capacity in the County.
- USS-6.4 is the use of Board Policy B-67 requiring the County to purchase products containing recycled and recyclable materials. Recycling efforts at County facilities will reduce future demand on County landfills and serve as an example to other land uses that generate solid waste.
- USS-6.5 requires the County to regulate refuse hauling companies through County Franchise Hauler Agreement permits and coordinate with solid waste facility operators to extend and/or expand existing landfill capacity by encouraging on-site materials diversion options. USS-6.5 further requires the County to develop incentives to encourage pilot projects with unincorporated area landfills to use anaerobic digesters to process organic materials currently being landfilled. This measure can promote alternative means of solid waste disposal and alleviate some demand on landfills.
- USS-6.6 requires the County to permit and regulate solid waste operators and closed solid waste disposal sites to ensure compliance with California Code of

Regulations and Titles 14 and 27. This measure will ensure that landfills meet current State standards.

- USS-6.7 requires the County to maintain and monitor inactive solid waste disposal sites to ensure compliance with all applicable environmental regulations, and establish additional compatible uses for inactive solid waste sites, where possible, that generate cost-saving revenue and provide desirable community resources. This measure ensures that landfills minimize their impacts and increase their value, thereby making solid waste facilities feasible and desirable operations in the County.
- USS-6.8 requires the County to conduct recycling and composting public education programs for residents, schools, and businesses; and to develop programs to assist farmers, residents, and businesses to divert organic materials. USS-6.8 requires the County to encourage County and private contractors and developers to practice deconstruction and recycling of construction, demolition and land clearing debris. Implementation of this measure will reduce demand on solid waste facilities through alternative disposal options for the public.

**Cumulative Impact – Sufficient Landfill Capacity:** Many cumulative projects, such as those proposed under adjacent city and county general plans, private projects not included in the proposed General Plan Update, or projects on tribal land, would increase solid waste disposal and management needs within the region. The existing regional landfill facilities do not have the capacity to accommodate the solid waste disposal needs of the cumulative projects. Either new landfill facilities and/or recycling facilities would be needed to meet the anticipated disposal needs. However, in many areas it is often difficult to find suitable sites to provide additional landfill facilities that would increase capacity. General Plan Update policies and mitigation measures would reduce cumulative impacts to landfill capacity, but not to below a level of significance. Additional mitigation measures as described above for project-level impacts were considered but found to be infeasible. Therefore, project impacts to sufficient landfill capacity would remain cumulatively considerable.

7. **Less Than Significant – Solid Waste Regulations:** Development of future land uses, as designated in the proposed General Plan Update, would be required to comply with federal, State and local statutes and regulations related to solid waste. Additionally, General Plan Update goals and policies regarding solid waste disposal would further ensure compliance with applicable regulations. Therefore, impacts associated with solid waste regulations would be less than significant.

**Mitigation Measures:** N/A

8. **Significant Effect – Energy:** The FEIR identifies significant impacts related to the construction of new energy production and/or transmission facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

**Mitigation Measures:** USS-8.1 through USS-8.4



**Discussion:** Build-out of the General Plan Update would require energy facilities to be constructed or expanded, which would have the potential to result in significant environmental effects.

The project includes policies in the Conservation and Open Space Element that address energy use and energy facilities. The relevant policies are COS-14.7, and COS-15.1 through COS-15.5. These policies encourage alternative energy sources, energy efficiency, green building programs, and energy recovery for development. Adherence to these policies will reduce impacts associated with new or expanded energy facilities.

In addition, the project includes mitigation measures which will mitigate potentially significant impacts to below significant as follows:

- USS-8.1 requires the County to implement, and revise as necessary, the County Green Building Program through incentives for development that is energy efficient and conserves resources. This will reduce the need for new or expanded energy facilities.
- USS-8.2 is the revision of Board Policy F-50 to strengthen the County's commitment and requirement to implement resource-efficient design and operations for County funded renovation and new building projects. This also includes revision of Board Policy G-15 to require County facilities to comply with Leadership in Energy and Environmental Design (LEED) standards or other Green Building rating systems. This will reduce energy usage for government operations and further minimize the need for additional energy facilities.
- USS-8.3 is the revision of Board Policy G-16 to require the County to adhere to the same or higher standards it would require from the private sector when locating and designing facilities concerning environmental issues and sustainability. The revision to the policy would also require government contractors to use low emission construction vehicles and equipment. This will reduce energy usage for government operations and further minimize the need for additional energy facilities.
- USS-8.4 is the preparation of a County Climate Change Action Plan with a baseline inventory of greenhouse gas emissions from all sources; greenhouse gas emissions reduction targets and deadlines, and enforceable greenhouse gas emissions reduction measures. This Plan will help the County and the community to minimize energy usage.

**Cumulative Impact – Energy:** Multiple cumulative projects relating to energy are considered in the analysis: the California Energy Commission has identified energy projects within the region that will be constructed to meet future energy demands; the Wide-west Energy Corridor project would establish electric and multi-modal transmission corridors within Bureau of Land Management and National Forest Service lands in San Diego and surrounding counties; the Sunrise Powerlink

Transmission Project would be constructed to meet the energy demands of the region; and both SDG&E and Southern California Edison have procurement plans that identify energy projects to be constructed in the future. Cumulative projects would result in the construction of new energy production facilities, transmission facilities, or expansion of existing facilities. Any future energy project would be required to conduct environmental review pursuant to CEQA or NEPA prior to approval. Identified significant environmental impacts would be mitigated to below a level of significance, to the extent feasible. However, due to the large scale nature of these projects, it is reasonably foreseeable that the construction of these facilities would cause significant and unavoidable environmental impacts, such as those associated with air quality, aesthetics, noise, or climate change, that in combination with other cumulative projects would result in a significant cumulative impact. Additionally, the General Plan Update would result in a cumulatively considerable contribution to significant cumulative impact. However, implementation of the proposed General Plan Update policies and mitigation measures, in addition to the California Energy Efficiency Standards for residential and non-residential buildings, would reduce direct and cumulative impacts related to the need for the expansion or construction of energy facilities to a level below significance.

### **GLOBAL CLIMATE CHANGE**

<b>Issue Number</b>	<b>Issue Topic</b>	<b>Project Direct Impact</b>	<b>Project Cumulative Impact</b>	<b>Impact After Mitigation</b>
1	Compliance with AB 32	Potentially Significant	Significant Cumulative Contribution	Less than Significant
2	Potential Effects of Global Climate Change on the Proposed General Plan Update	Potentially Significant	Significant Cumulative Contribution	Less than Significant

- 1. Significant Effect – Compliance with AB 32:** The FEIR identifies significant impacts related to greenhouse gas emissions and the ability to meet the goals and strategies of AB 32.

**Mitigation Measures:** CC-1.1 through CC-1.19

**Discussion:** By the year 2020, greenhouse gas (GHG) emissions are projected to increase to 7.1 million metric tons of CO<sub>2</sub> (MMTCO<sub>2</sub>E) equivalent (from 5.3 MMTCO<sub>2</sub>E 1990) without incorporation of State Mandated Programs/regulations and any Countywide GHG-reducing policies or mitigation measures. This amount represents an increase of 24 percent (1.37 MMTCO<sub>2</sub>E) over 2006 levels, and a 36 percent (1.87 MMTCO<sub>2</sub>E) increase from estimated 1990 levels.

Several significant federal and state programs are expected to reduce emissions. Much of the following information comes from the University of San Diego (USD) Energy Policy Initiatives Center (EPIC) 2008 San Diego County Greenhouse Gas Inventory. Due to the relevance of this document, it is hereby incorporated by reference and can be obtained from USD EPIC or at <http://www.sandiego.edu/epic/ghginventory/>.

AB 1493, or the Pavley Bill, is a standard for new light-duty passenger vehicles that could reduce San Diego County emissions from these vehicles by 21% by 2020. The law requires auto manufacturers to reduce vehicle emissions of carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), and hydrofluorocarbons (HFCs) in light-duty vehicles. AB 1493 defines light duty passenger vehicles as including passenger cars, light-duty trucks, and medium-duty trucks/vehicles. Under the law, manufacturers would need to reduce greenhouse gases from tailpipe emissions and fugitive emissions from air-conditioning systems.

If implemented, the Pavley bill regulations would begin with the 2009 model year and end in 2016, when an 11% reduction in emissions is required. The period from 2009 to 2016 is known as “Pavley 1”; the period from 2017 to 2020 is “Pavley 2” and would require an additional 9% GHG reduction by 2020. Pavley 2 is a commitment made by the California Air Resources Board to extend progress from Pavley 1 and to increase the greenhouse gas reduction requirement to 20%.

The federal Corporate Average Fuel Economy (CAFE) standard determines the fuel efficiency of certain vehicle classes in the United States. The current standard has remained largely unchanged since 1990. In 2007, as part of the Energy and Security Act of 2007, CAFE standards were increased for new light-duty vehicles to 35 miles per gallon by 2020. The new CAFE standards will take effect no sooner than 2011. Unlike the Pavley Bill, which has a specific GHG emissions reduction target, the CAFE standards simply prescribe fuel economy, which will also result in greenhouse gas reductions.

In a study comparing Pavley 1 and 2 with the federal CAFE standard, CARB reported that the CAFE standard would reduce GHG emissions by 5% by 2016 and 12% by 2020; the Pavley 1 and 2 standards are expected to reduce emissions by 20% by 2020. The CAFE standard requires reductions from light- and heavy-duty vehicles, whereas Pavley 1 and 2 only require reductions from light-duty vehicles. A reduction requirement for heavy-duty vehicles has not yet been determined for CAFE; therefore, for purposes of EPIC’s estimates, the emissions reduction requirement for heavy-duty vehicles can be taken to be the same as the Federal standard for light-duty vehicles on a percentage basis, which is 5% by 2016 and 12% by 2020. Even though the effects of the Pavley Bill are greater than the effects of the new CAFE standards for light-duty vehicles, EPIC chose to calculate separate values for each.

The Low Carbon Fuel Standard (LCFS) was included in a California Governor’s Executive Order that was promulgated in January 2007. This strategy addresses the type of fuel used in vehicles. Efficiency standards affect the total amount of fuel used, whereas the low-carbon fuel standard seeks to reduce the carbon content of the fuel, therefore reducing GHG emissions even if total fuel consumption is not reduced. The Low-Carbon Fuel Standard has been approved by CARB as a discrete early action item under AB 32 and implementing regulations are currently under development. A reasonable assumption of the effects of the Low-Carbon Fuel Standard would be a 10% reduction in GHG emissions from fuel use by 2020.

California's Renewable Portfolio Standard (RPS) (initially implemented by SB 1082) requires the state's three investor-owned utilities to provide at least 20% of energy supplies from renewable sources by 2010 and 33% by 2020. According to the California Public Utilities Commission, California's three major utilities supplied, on average, 13% of their 2006 retail electricity sales with renewable power. SDG&E currently supplies about 6% of its sales with renewable energy. To calculate the potential emissions reduction to meet the 20% RPS, one can assume the current level of 6% and that SDG&E attains its 20% goal by 2010 – a 14% percentage point increase. Achieving the 20% standard would represent about 37% of all the emissions reductions from the electricity sector.

These regulations and other policies and programs were assumed in calculating likely reductions in emission for the County. In summary, the following reductions were calculated:

#### County Operation Estimated GHG Emissions Reductions (metric tons of CO<sub>2</sub>e)

Category	2020 Business - as-Usual	Reductions	2020 with Reductions	1990 Estimates
Buildings	71,022	-29,199	41,823	48,399
Vehicle Fleet	29,696	-7,424	22,272	22,071
Employee Commute	70,201	-15,444	54,757	63,255
Water	2,939	-1,000	1,939	1,799
Waste	1,751	-500	1,251	1,680
<b>Total</b>	<b>175,609</b>	<b>-53,567</b>	<b>122,042</b>	<b>137,204</b>

#### Community Projected GHG Emissions Reductions for Unincorporated County

Category	2020 Business - as-Usual	Reductions	2020 with Reductions	1990 Estimates
Electricity (includes water usage)	1,897,370	-702,026	1,195,344	1,035,005
Natural Gas	620,957	-49,676	571,281	477,695
On-Road Vehicles	3,471,505	-902,591	2,568,914	2,740,000
Off-Road Vehicles & Equipment	275,981	-103,493	172,488	175,889
Waste	155,239	-51,229	104,010	143,308
Other Fuels	224,235	-56,059	168,176	222,924
Wildfire	300,000	--	300,000	200,000
Agriculture (Livestock)	30,000	--	30,000	145,000
<b>Total</b>	<b>6,975,287</b>	<b>-1,865,074</b>	<b>5,110,213</b>	<b>5,139,821</b>

While there are already a significant number of federal, state, and local regulations, policies, and programs to reduce GHG emissions, the project includes policies in the Conservation and Open Space Element that further address greenhouse gas emissions. The relevant policies are COS-10.7, COS-15.1, COS-15.2, COS-15.3, COS-17.1, COS-17.5, COS-18.2, COS-20.1, COS-20.2, and COS-20.4.

Policy COS-10.7 encourages the installation and operation of construction and demolition (C&D) debris recycling facilities as an accessory use permitted (or otherwise authorized) mining facilities to increase the supply of available mineral resources. Policy COS-15.1 requires that new buildings be designed and constructed to incorporate techniques and materials that maximize energy efficiency, incorporate the use of sustainable resources and recycled materials, and reduce emissions of GHGs and toxic air contaminants. Policy COS-15.2 encourages retrofit of existing buildings to incorporate architectural features, heating and cooling, water, energy, and other design elements that improve their environmental sustainability and reduce GHG emissions. Policy COS-15.3 requires all new County facilities, as well as renovation and expansion of existing County buildings, to meet identified “green building” programs that demonstrate energy efficiency, energy conservation, and renewable technologies. Policy COS-17.1 promotes sustainable solid waste management by requiring reduction, reuse, or recycling of all types of solid waste that is generated. Policy COS-17.5 promotes efficient methods for methane recapture in landfills and other sustainable strategies to reduce the release of GHG emissions from waste disposal or management sites and to generate additional energy such as electricity. Policy COS-18.2 encourages use of methane sequestration and other sustainable strategies to produce energy and/or reduce GHG emissions from waste disposal or management sites. Policy COS-20.1 requires preparation, maintenance, and implementation of a climate change action plan with a baseline inventory of GHG emissions from all sources, GHG emissions reduction targets and deadlines, and enforceable GHG emissions reduction measures. Policy COS-20.2 is the preparation and implementation of a program to monitor GHG emissions attributable to development, transportation, infrastructure, and municipal operations and periodically review the effectiveness of and revise existing programs as necessary to achieve GHG emission reduction objectives. Policy COS-20.4 promotes public education by requiring the County to furnish materials and programs that educate and provide technical assistance to the public, development professionals, schools, and other parties regarding the importance and methods for sustainable development and the reduction of GHG emissions. Adherence to these policies will reduce impacts associated with greenhouse gas emissions.

In addition, the project includes mitigation measures which will mitigate potentially significant impacts to below significant as follows:

- CC-1.1 is the update of the County Green Building Program to increase the effectiveness of development incentives for resource conservation and energy efficiency through education. Under this program, development will result in less greenhouse gas emissions, which will help the County achieve AB 32 goals.
- CC-1.2 requires the preparation of a County Climate Change Action Plan within six months from the adoption date of the General Plan Update. The Climate Change

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Action Plan will include a baseline inventory of greenhouse gas emissions from all sources and more detailed greenhouse gas emissions reduction targets and deadlines. The County Climate Change Action Plan will achieve comprehensive and enforceable GHG emissions reduction of 17% (totaling 23,572 MTCO<sub>2</sub>E) from County operations from 2006 by 2020 and 9% reduction (totaling 479,717 MTCO<sub>2</sub>E) in community emissions from 2006 by 2020. Implementation of this Climate Change Action Plan will contribute to meeting the AB 32 goals, in addition to the State regulatory requirements noted above.

- CC-1.3 requires that the County work with SANDAG to achieve regional goals in reducing GHG emissions associated with land use and transportation. Although the County has no jurisdiction over vehicle emissions, certain land use decisions can contribute to a reduction in vehicle miles traveled (VMT). By working with SANDAG as it incorporates sustainable communities strategies in its 2050 Regional Transportation Plan, measurable GHG reductions will be achieved consistent with AB 32 strategies.
- CC-1.4 is the review of traffic operations to implement measures that improve flow and reduce idling such as improving traffic signal synchronization and decreasing stop rate and time. Vehicle idling leads to unnecessary fuel consumption and GHG emissions. Idling reduction can substantially reduce GHG emissions generated by vehicles on County roads.
- CC-1.5 is the coordination with the San Diego County Water Authority and other water agencies to better link land use planning with water supply planning with specific regard to potential impacts from climate change and continued implementation and enhancement of water conservation programs to reduce demand. This measure also includes County support of water conservation pricing (e.g., tiered rate structures) to encourage efficient water use. The embodied energy in water supply and usage equals 0.0085 kilowatt hours per gallon. Therefore, efficient water usage results in energy savings which has a direct reduction in GHG emissions.
- CC-1.6 requires the County to implement and expand County-wide recycling and composting programs for residents and businesses, and to require commercial and industrial recycling. Landfills are a substantial source of methane emissions in the County. This measure will divert solid waste from landfills in the region and potential GHG produced from landfills. Furthermore, recycling material consumes less energy than does the production of raw materials, further contributing to GHG reductions in accordance with AB 32.
- CC-1.7 requires the County incorporate the California ARB's recommendations for climate change CEQA thresholds into the County Guidelines for Determining Significance for Climate Change. These recommendations will include energy, waste, water, and transportation performance measures for new discretionary projects in order to reduce GHG emissions. These thresholds will ensure that future development under the General Plan Update incorporate design features

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and mitigation measures that minimize or reduce GHG emissions and support achievement of AB 32 goals.

- CC-1.8 is the revision of the County Guidelines for Determining Significance based on the Climate Change Action Plan. The revisions will include guidance for proposed discretionary projects to achieve greater energy, water, waste, and transportation efficiency. This measure will ensure that future development under the General Plan Update is consistent with the Climate Change Action Plan which identifies the County's GHG reduction strategies for achieving AB 32 goals.
- CC-1.9 requires the County to coordinate with APCD, SDG&E, and the California Center for Sustainable Energy to research and possibly develop a mitigation credit program. Under this program, mitigation funds will be used to retrofit existing buildings for energy efficiency and to reduce GHG emissions.
- CC-1.10 is the implementation of the County Groundwater Ordinance, Watershed Protection Ordinance (WPO), Resource Protection Ordinance (RPO), and Multiple Species Conservation Program (MSCP), as well as preparation of the MSCP Plans for North and East County, in order to further preserve wildlife habitat and corridors, wetlands, watersheds, groundwater recharge areas and other open space that provide carbon sequestration benefits. The implementation of these regulations will also restrict the use of water for cleaning outdoor surfaces and vehicles. The WPO also implements low-impact development practices that maintain the existing hydrologic character of the site to manage storm water and protect the environment. (Retaining storm water runoff on-site can drastically reduce the need for energy-intensive imported water at the site.) These regulations serve to minimize development footprint and maximize natural resource preservation, thereby resulting in less GHG emissions and better capture/storage of carbon.
- CC-1.11 revises the Water Conservation Ordinance Landscape Section to further promote water conservation. These measures include:
  - The creation of water-efficient landscapes and use water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls.
  - The use of reclaimed water for landscape irrigation.
  - Restricting watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff.
  - Providing education about water conservation and available programs and incentives.

Water usage in this region is extremely energy intensive; therefore, implementation of water conservation requirements such as these will result in direct energy and GHG reductions in accordance with AB 32 strategies.

- CC-1.12 requires the County coordinate with resource agencies, CALFIRE, and fire districts throughout the County to minimize current wildfire risks and to plan for the potential increase in future risk that may result from Climate Change. Wildlands fires are sources of methane and are also considered to be a product of the changing climate. Loss of trees and vegetation also eliminates natural means

for reducing GHG emissions through photosynthesis. This measure ensures that the County will continue efforts to prevent wildfires both for human safety and for the health of the environment.

- CC-1.13 requires the County implement and revise as necessary, the Regional Trails Plan and Community Trails Master Plan, connecting parks and publicly accessible open space through shared pedestrian/bike paths and trails which encourage and facilitate walking and bicycling. By expanding opportunities for alternative transportation, the County can reduce GHG emissions associated with vehicle miles traveled.
- CC-1.14 requires the County to provide public education and information about options for reducing greenhouse gas emissions. In addition to addressing land development, education should also address purchasing, conservation, and recycling. Through public awareness and education, more people can be made aware of how GHG emissions are created at home. With this knowledge, much can be done to reduce day to day emissions which will help in the County's goal to achieve AB 32 targets.
- CC-1.15 is the reduction of VMT and encouragement of alternative modes of transportation through implementation of the following measures:
  - During Community Plan updates, establish policies and design guidelines that: encourage commercial centers in compact walkable configurations and discourage "strip" commercial development
  - Expand community bicycle infrastructure.
  - Revise the Off-Street Parking Design Manual to include parking placement concepts that encourage pedestrian activity and concepts for providing shared parking facilities.
  - Establish comprehensive planning principles for transit nodes such as the Sprinter Station located in North County Metro.
  - Continue to locate County facilities near transit facilities whenever feasible.
  - Coordinate with SANDAG, Caltrans, and tribal governments to maximize opportunities to locate park and ride facilities.
  - Continue to coordinate with SANDAG, Caltrans, and transit agencies to expand the mass transit opportunities in the unincorporated county and to review the location and design of transit stops. Establish a DPLU transit coordinator to ensure land use issues are being addressed.
  - Update the Zoning Ordinance to require commercial, office, and industrial development to provide preferred parking for carpools, vanpools, electric vehicles, and flex cars.

By incorporating more alternative transportation methods, including both public and private, and designing development with the emphasis on walkability and transit nodes, less VMT will be necessary to conduct day to day activities. This will reduce daily VMT and thus, will reduce GHG emissions in accordance with AB 32 strategies.

- CC-1.16 requires the County to develop and implement a Strategic Energy Plan to increase energy efficiency in existing County buildings and set standards for any



new County facilities that will ultimately reduce GHG emissions. This will include implementation of the following measures as will be detailed within the Plan:

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

By implementing the Strategic Energy Plan, an umbrella practice towards energy efficiency throughout County facilities can be achieved. By improving existing facilities with energy efficiency retrofits and incorporating them in new construction, the County can achieve an overall greenhouse gas emissions reduction.

Furthermore, by implementing such standard best practices, the efficiency mechanisms may further extend to all areas of the region and to County staff who will continue these practices at home. This will improve the County's overall GHG reduction and help to achieve AB 32 targets.

- CC-1.17 is the preparation and implementation of a County Operations Recycling Program. This will include implementation of the following measures as will be detailed within the Program:
  - Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).
  - Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas.
  - Recover by-product methane to generate electricity.
  - Provide education and publicity about reducing waste and available recycling services.

Providing recycling collection containers throughout County facilities reduces the difficulty for collection. Requiring construction and demolition waste to be alternatively disposed of further reduces waste put in the landfills, which reduces the production of methane. In addition, recycling efforts reduce the quantity of energy necessary to produce goods from a raw state. All of these steps taken by the County will reduce GHG emissions, helping to achieve AB 32 goals.

- CC-1.18 is the preparation and implementation of a County Operations Water Conservation Program. Reductions in water usage result in direct reductions of GHG
- CC-1.19 requires the County to make revisions to the Zoning Ordinance to facilitate recycling salvaged concrete, asphalt, and rock. Such recycling efforts reduce GHG emissions and help ensure that AB 32 goals are met.

**Cumulative Impact – Compliance with AB 32:** Climate change is a global phenomenon which is cumulative by nature, as it is the result of combined worldwide contributions of GHG to the atmosphere over many years. Therefore, impacts associated with the General Plan Update discussed above also serve as the cumulative impact discussion. The existing State regulations (LCFS, AB 1492, SB 1078) would reduce direct and cumulative impacts related to compliance with AB 32 and would mitigate these impacts to a level below significant. Furthermore, the proposed General Plan Update policies and mitigation measures would further reduce direct and cumulative impacts related to compliance with AB 32 and would mitigate these impacts to a level below significant.

- 2. Significant Effect – Potential Effects of Global Climate Change on the General Plan Update:** The FEIR identifies significant impacts associated with substantial climate-related risks to public health or safety.

**Mitigation Measures:** CC-1.1 through CC-1.19

**Discussion:** Climate change impacts that would be most relevant to the unincorporated County, and the proposed General Plan Update, include effects on water supply, wildfires, energy needs, and impacts to public health.

The project includes policies in the Conservation and Open Space Element that address effects of climate change. The relevant policies are COS-10.7, COS-15.1, COS-15.2, COS-15.3, COS-17.1, COS-17.5, COS-18.2, COS-20.1, COS-20.2, and COS-20.4. Policy COS-10.7 encourages the installation and operation of construction and demolition (C&D) debris recycling facilities as an accessory use at permitted (or otherwise authorized) mining facilities to increase the supply of available mineral resources. Policy COS-15.1 requires that new buildings be designed and constructed to incorporate techniques and materials that maximize energy efficiency, incorporate the use of sustainable resources and recycled materials, and reduce emissions of GHGs and toxic air contaminants. Policy COS-15.2 encourages retrofit of existing buildings to incorporate architectural features, heating and cooling, water, energy, and other design elements that improve their environmental sustainability and reduce GHG emissions. Policy COS-15.3 requires all new County facilities, as well as renovation and expansion of existing County buildings, to meet identified “green building” programs that demonstrate energy efficiency, energy conservation, and renewable technologies. Policy COS-17.1 promotes sustainable solid waste management by requiring reduction, reuse, or recycling of all types of solid waste that is generated. Policy COS-17.5 promotes efficient methods for methane recapture in landfills and other sustainable strategies to reduce the release of GHG emissions from waste disposal or management sites and to generate additional energy such as electricity. Policy COS-18.2 encourages use of methane sequestration and other sustainable strategies to produce energy and/or reduce GHG emissions from waste disposal or management sites. Policy COS-20.1 requires preparation, maintenance, and implementation of a climate change action plan with a baseline inventory of GHG emissions from all sources, GHG emissions reduction targets and deadlines, and enforceable GHG emissions reduction measures. Policy COS-20.2 is the preparation and implementation of a program to monitor GHG emissions attributable to

development, transportation, infrastructure, and municipal operations and periodically review the effectiveness of and revise existing programs as necessary to achieve GHG emission reduction objectives. Policy COS-20.4 promotes public education by requiring the provision of materials and programs that educate and provide technical assistance to the public, development professionals, schools, and other parties regarding the importance and approaches for sustainable development and reduction of GHG emissions. Adherence to these policies will reduce effects associated with global climate change.

In addition, the project includes mitigation measures which will mitigate potentially significant impacts to below significant as follows:

- CC-1.1 is the update of the County Green Building Program to increase the effectiveness of development incentives for resource conservation and energy efficiency through education. Under this program, development will result in less greenhouse gas emissions, which will improve atmospheric conditions and reduce health and safety risks.
- CC-1.2 requires the preparation of a County Climate Change Action Plan within six months from the adoption date of the General Plan Update. The Climate Change Action Plan will include an updated baseline inventory of greenhouse gas emissions from all sources and more detailed greenhouse gas emissions reduction targets and deadlines. The County Climate Change Action Plan will achieve comprehensive and enforceable GHG emissions reduction measures of 17% reduction in emissions from County operations from 2006 by 2020 and 9% reduction in community emissions from 2006 by 2020. Implementation of this Climate Change Action Plan will help the County prevent health and safety risks associated with global climate change.
- CC-1.3 requires that the County work with SANDAG to achieve regional goals in reducing GHG emissions associated with land use and transportation. Although the County has no jurisdiction over vehicle emissions, certain land use decisions can contribute to a reduction in vehicle miles traveled (VMT). By working with SANDAG as it incorporates sustainable communities strategies in its 2050 Regional Transportation Plan, measurable GHG reductions will be achieved that directly improve environmental conditions and reduce public health risks.
- CC-1.4 is the review of traffic operations to implement measures that improve flow and reduce idling such as improving traffic signal synchronization and decreasing stop rate and time. Vehicle idling leads to unnecessary fuel consumption and GHG emissions. Idling reduction can substantially reduce GHG emissions generated by vehicles on County roads.
- CC-1.5 is the coordination with the San Diego County Water Authority and other water agencies to better link land use planning with water supply planning with specific regard to potential impacts from climate change and continued implementation and enhancement of water conservation programs to reduce demand. This measure also includes County support of water conservation pricing

(e.g., tiered rate structures) to encourage efficient water use. The embodied energy in water supply and usage equals 0.0085 kilowatt hours per gallon. Therefore, efficient water usage results in energy savings, which has a direct reduction in GHG emissions.

- CC-1.6 requires the County to implement and expand County-wide recycling and composting programs for residents and businesses, and to require commercial and industrial recycling. Landfills are a substantial source of methane emissions in the County. This measure will divert solid waste from landfills in the region and reduce potential GHG produced from landfills. Furthermore, recycling material consumes less energy than does the production of raw materials, further contributing to GHG reductions.
- CC-1.7 requires the County incorporate the California ARB's recommendations for climate change CEQA thresholds into the County Guidelines for Determining Significance for Climate Change. These recommendations will include energy, waste, water, and transportation performance measures for new discretionary projects in order to reduce GHG emissions. These thresholds will ensure that future development under the General Plan Update incorporate design features and mitigation measures that minimize or reduce GHG emissions, thereby reducing environmental impacts and public health and safety effects associated with climate change.
- CC-1.8 is the revision of the County Guidelines for Determining Significance based on the Climate Change Action Plan. The revisions will include guidance for proposed discretionary projects to achieve greater energy, water, waste, and transportation efficiency. This measure will ensure that future development under the General Plan Update is consistent with the Climate Change Action Plan which identifies milestones toward establishing a safe and livable environment.
- CC-1.9 requires the County to coordinate with APCD, SDG&E, and the California Center for Sustainable Energy to research and possibly develop a mitigation credit program. Under this program, mitigation funds will be used to retrofit existing buildings for energy efficiency and to reduce GHG emissions.
- CC-1.10 is the implementation of the County Groundwater Ordinance, Watershed Protection Ordinance (WPO), Resource Protection Ordinance (RPO), and Multiple Species Conservation Program (MSCP), as well as preparation of the MSCP Plans for North and East County, in order to further preserve wildlife habitat and corridors, wetlands, watersheds, groundwater recharge areas and other open space that provide carbon sequestration benefits. The implementation of these regulations will also restrict the use of water for cleaning outdoor surfaces and vehicles. The WPO also implements low-impact development practices that maintain the existing hydrologic character of the site to manage storm water and protect the environment. (Retaining storm water runoff on-site can drastically reduce the need for energy-intensive imported water at the site.) These regulations serve to minimize development footprint and maximize natural

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resource preservation, thereby resulting in less GHG emissions and better capture/storage of carbon.

- CC-1.11 revises the Water Conservation Ordinance Landscape Section to further promote water conservation. These measures include:
  - The creation of water-efficient landscapes and use water-efficient irrigation systems and devices, such as soil moisture-based irrigation controls.
  - The use of reclaimed water for landscape irrigation.
  - Restricting watering methods (e.g., prohibit systems that apply water to non-vegetated surfaces) and control runoff.
  - Providing education about water conservation and available programs and incentives.

Water usage in this region is extremely energy intensive; therefore, implementation of water conservation requirements such as these will result in direct energy savings, GHG reductions, and provision of sufficient water supply throughout the County.

- CC-1.12 requires the County coordinate with resource agencies, CALFIRE, and fire districts throughout the County to minimize current wildfire risks and to plan for the potential increase in future risk that may result from Climate Change. Wildlands fires are sources of methane and are also considered to be a product of the changing climate. Loss of trees and vegetation also eliminates natural means for reducing GHG emissions through photosynthesis. This measure ensures that the County will continue efforts to prevent wildfires both for human safety and for the health of the environment.
- CC-1.13 requires the County implement and revise as necessary, the Regional Trails Plan and Community Trails Master Plan, connecting parks and publicly accessible open space through shared pedestrian/bike paths and trails which encourage and facilitate walking and bicycling. By expanding opportunities for alternative transportation, the County can reduce GHG emissions associated with vehicle miles traveled.
- CC-1.14 requires the County to provide public education and information about options for reducing greenhouse gas emissions. In addition to addressing land development, education should also address purchasing, conservation, and recycling. Through public awareness and education, more people can be made aware of how greenhouse gas emissions are created at home. With this knowledge, more can be done to reduce day to day emissions which will help minimize public health and safety risks associated with climate change.
- CC-1.15 is the reduction of VMT and encouragement of alternative modes of transportation through implementation of the following measures:
  - During Community Plan updates, establish policies and design guidelines that: encourage commercial centers in compact walkable configurations and discourage “strip” commercial development
  - Expand community bicycle infrastructure.

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

By incorporating more alternative transportation methods, including both public and private, and designing development with the emphasis on walkability and transit nodes, less VMT will be necessary to conduct day to day activities. This will reduce daily VMT and thus, will reduce GHG emissions. Moreover, these efforts will help establish safe and livable communities for County residents.

- CC-1.16 requires the County to develop and implement a Strategic Energy Plan to increase energy efficiency in existing County buildings and set standards for any new County facilities that will ultimately reduce GHG emissions. This will include implementation of the following measures as will be detailed within the Plan:
  - Improve energy efficiency within existing operations through retrofit projects, updated purchasing policies, updated maintenance/operations standards, and education.
  - Improve energy efficiency of new construction and major renovations by applying design criteria and participating in incentive programs.
  - Provide energy in a reliable and cost-effective manner and utilize renewable energy systems where feasible.
  - Monitor and reduce energy demand through metering, building controls, and energy monitoring systems.
  - Increase County fleet fuel efficiency by acquiring more hybrid vehicles, using alternative fuels, and by maintaining performance standards for all fleet vehicles.

By implementing the Strategic Energy Plan, an umbrella practice towards energy efficiency throughout County facilities can be achieved. By improving existing facilities with energy efficiency retrofits and incorporating them in new construction, the County can achieve an overall greenhouse gas emissions reduction. Furthermore, by implementing such standard best practices, the efficiency mechanisms may further extend to all areas of the region and to County staff who will continue these practices at home. This will improve the County's overall GHG reduction efforts and improve public health and safety conditions.

- CC-1.17 is the preparation and implementation of a County Operations Recycling Program. This will include implementation of the following measures as will be detailed within the Program:
  - Reuse and recycle construction and demolition waste (including, but not limited to, soil, vegetation, concrete, lumber, metal, and cardboard).
  - Provide interior and exterior storage areas for recyclables and green waste and adequate recycling containers located in public areas.
  - Recover by-product methane to generate electricity.
  - Provide education and publicity about reducing waste and available recycling services.

Providing recycling collection containers throughout County facilities reduces the difficulty for collection. Requiring construction and demolition waste to be alternatively disposed of further reduces waste put in the landfills, which reduces the production of methane. In addition, recycling efforts reduce the quantity of energy necessary to produce goods from a raw state. All of these steps taken by the County will reduce greenhouse gas emissions.

- CC-1.18 is the preparation and implementation of a County Operations Water Conservation Program. Reductions in water usage result in direct reductions of GHG emissions.
- CC-1.19 requires the County to make revisions to the Zoning Ordinance to facilitate recycling salvaged concrete, asphalt, and rock. Such recycling efforts reduce GHG emissions and help ensure that public and health and safety risks associated with climate change are minimized.

### **Cumulative Impact – Effects of Global Climate Change on the General Plan**

**Update:** Climate change is a global phenomenon which is cumulative by nature, as it is the result of combined worldwide contributions of GHG to the atmosphere over many years. Therefore, significant direct impacts associated with the General Plan Update discussed above also serve as the cumulative impact discussion. The proposed General Plan policies and mitigation measures discussed above, in addition to compliance with applicable regulations such as the CAA, Lieberman-Warner Climate Security Act, CARB standards, Title 24 standards, Executive Order S-3-05, AB 32, Executive Order S-01-07, SB 97, SB 1368, SB 1078, APCD standards and existing County programs and policies, would mitigate the potential direct and cumulative impacts of global climate change to a level below significant.