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# **Appendix K**

## Thresholds of Significance Matrix



**Nelson Sloan Quarry Restoration – EIR Approach**

CEQA Appendix G Guidelines	City significance guideline	County significance guideline	More stringent	Guidelines to be used in EIR	Notes
<i>Aesthetics</i>					
Except as provided in PRC Section 21099, would the project:					
In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publically accessible vantage points).	<p>Would the proposal result in the creation of a negative aesthetic site or project?</p> <p>Would the proposal result in project bulk, scale, materials, or style which would be incompatible with surrounding development?</p> <p>Would the proposal result in the substantial alteration to the existing or planned character of the area, such as could occur with the construction of a subdivision in a previously undeveloped area?</p>	<p>Would the project would introduce features that would detract from or contrast with the existing visual character and/or quality of a neighborhood, community, or localized area by conflicting with important visual elements or the quality of the area (such as theme, style, setbacks, density, size, massing, coverage, scale, color, architecture, building materials, etc.) or by being inconsistent with applicable design guidelines?</p> <p>Would the project result in the removal or substantial adverse change of one or more features that contribute to the valued visual character or image of the neighborhood, community, or localize area, including but not limited to landmarks (designated), trees, and rock outcroppings?</p>	County	County	
Have a substantial adverse effect on a scenic vista?	Would the proposal result in a substantial obstruction of any vista or scenic view from a public viewing area as identified in a community plan?	<p>Would the project would substantially obstruct, interrupt, or detract from a valued focal and/or panoramic vista from:</p> <ul style="list-style-type: none"> <li>• a public road?</li> <li>• a trail within an adopted County or State trail system?</li> <li>• a scenic vista or highway? or</li> <li>• a recreational area?</li> </ul>	County	County	
Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	No comparable guideline.	See scenic vista guideline above that includes consideration of scenic highways.	County	County	Addressed in Effects Found Not to be Significant
Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Would the proposal result in a substantial light or glare which would adversely affect daytime or nighttime views in the area?	<p>A significant impact to dark skies and glare would occur if:</p> <ul style="list-style-type: none"> <li>• The Project will install outdoor light fixtures that do not conform to the lamp type and shielding requirements described in Section 59.105 (Requirements for Lamp Source and Shielding) and are not otherwise exempted pursuant Section 59.108 or Section 59.109 of the San Diego County Light Pollution Code.</li> </ul>	County	County	Addressed in Effects Found Not to be Significant

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		<ul style="list-style-type: none"> <li>The Project will operate Class I or Class III outdoor lighting between 11:00 p.m. and sunrise that is not otherwise exempted pursuant Section 59.108 or Section 59.109 of the San Diego County Light Pollution Code.</li> <li>The Project will generate light trespass that exceeds 0.2 foot-candles measured five feet onto the adjacent property.</li> <li>The Project will install highly reflective building materials, including but not limited to reflective glass and high-gloss surface color, that will create daytime glare and be visible from roadways, pedestrian walkways or areas frequently used for outdoor activities on adjacent properties.</li> <li>The Project does not conform to applicable Federal, State or local statute or regulation related to dark skies or glare, including but not limited to the San Diego County Light Pollution Code.</li> </ul>			
-	No comparable guideline.	Would the project conflict with applicable goals, policies, or requirements of an applicable County community plan, subregional plan, or historic district zoning?	County	County	Addressed in Effects Found Not to be Significant
	Would the proposal result in the loss of any distinctive or landmark tree(s), or stand of mature trees as identified in a community plan?	No comparable guideline.	City	City	Addressed in Effects Found Not to be Significant
	Would the proposal result in a substantial change in the existing landform?	No comparable guideline.	City	City	
<b>Agricultural and Forestry Resources</b>					
Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	Conversion of a substantial amount of Prime Farmland, Unique Farmland or Farmland of statewide Importance (Farmland) as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	The project site has important agricultural resources as defined by the LARA Model; and the project would result in the conversion of agricultural resources that meet the soil quality criteria for Prime Farmland or Farmland of Statewide Importance, as defined by the FMMP; and as a result, the project would substantially impair the ongoing viability of the site for agricultural use.	City	City	Addressed in Effects Found Not to be Significant
Conflicts with Agricultural Zoning and Williamson Act Contracts	Conflict with existing zoning for agricultural use, or Williamson Act contract?	The project conflicts with a Williamson Act Contract (Contract) or the provisions of the California Land Conservation Act of 1965 (Williamson Act).	Similar	City	Addressed in Effects Found Not to be Significant
Conflict with existing zoning for, or cause rezoning of, forest land	No comparable guideline.	No comparable guideline.	CEQA Appendix G	CEQA Appendix G	Addressed in Effects Found Not to be Significant

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(as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?					
Result in the loss of forest land or conversion of forest land to non-forest use?	No comparable guideline.	No comparable guideline.	CEQA Appendix G	CEQA Appendix G	Addressed in Effects Found Not to be Significant
Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	Involve other changes in the existing environment which due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<p>a. The project proposes a non-agricultural land use within one-quarter mile of an active agricultural operation or land under a Williamson Act Contract (Contract) and as a result of the project, land use conflicts between the agricultural operation or Contract land and the proposed project would likely occur and could result in conversion of agricultural resources to a non-agricultural use</p> <p>b. The project proposes a school, church, day care or other use that involves a concentration of people at certain times within one mile of an agricultural operation or land under Contract and as a result of the project, land use conflicts between the agricultural operation or Contract land and the proposed project would likely occur and could result in conversion of agricultural resources to a non-agricultural use.</p> <p>c. The project would involve other changes to the existing environment, which due to their location or nature, could result in the conversion of offsite agricultural resources to a non-agricultural use or could adversely impact the viability of agriculture on land under a Williamson Act Contract.</p>	County	County	Addressed in Effects Found Not to be Significant
<b><i>Air Quality and Odor</i></b>					
Conflict with or obstruct implementation of the applicable air quality plan	Evaluate based on RAQS and SIP conformity.	Conflict with or obstruct the implementation of the RAQS and/or applicable portions of the SIP	Similar	County	
Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard	Rely on SDAPCD thresholds.	<ul style="list-style-type: none"> <li>A project that has a significant direct impact on air quality with regard to emissions of PM10, PM2.5, NOx, and/or VOCs would also have a significant cumulatively considerable net increase.</li> <li>In the event direct impacts from a project are less than significant, a project may still have a cumulatively considerable impact on air quality if the</li> </ul>	County	County	

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		<p>emissions of concern from that project, in combination with the emissions of concern from other projects or reasonably foreseeable future projects within a proximity relevant to the pollutants of concern, are in excess of guidelines.</p> <ul style="list-style-type: none"> <li>A project that does not conform to the RAQS and/or has a significant direct impact on air quality with regard to operational emissions of PM10, PM2.5, NOx, and/or VOCs would also have a significant cumulatively considerable net increase.</li> <li>Projects that cause road intersections to operate at or below LOS E (analysis only required when the addition of peak-hour trips from a project and surrounding projects exceeds 2,000) and create a CO hotspot create a cumulatively considerable net increase of CO.</li> </ul> <p>Also rely on SDAPCD thresholds.</p>			
Expose sensitive receptors to substantial pollutant concentrations	The City recommends that a quantitative analysis of CO hotspots be performed if a proposed development causes a six-lane or four-lane roadway to deteriorate to a LOS E or worse, causes a six-lane roadway to drop to LOS F, or if a proposed development is within 400 feet of a sensitive receptor and the LOS is D or worse. Health effects from carcinogenic air toxics are usually described in terms of cancer risk. The SDAPCD recommends an incremental cancer risk threshold of 10 in a million.	The project would result in CO emissions that when totaled with the ambient concentrations will exceed a 1-hour concentration of 20 ppm or an 8-hour average of 9 ppm. Projects that cause road intersections to operate at or below LOS E and the addition of peak-hour trips from a project and surrounding projects exceeds 3,000 have the potential to create CO concentrations exceeding the CAAQS. Project implementation will result in exposure to TACs resulting in a maximum incremental cancer risk greater than 1 in 1 million without application of Toxics-Best Available Control Technology or a health hazard index greater than one would be deemed as having a potentially significant impact.	City for CO Hotspots County for TAC Emissions	City for CO Hotspots County for TAC Emissions	
Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people	With respect to odors, SDAPCD Rule 51 (Public Nuisance) prohibits emission of any material that causes nuisance to a considerable number of persons or endangers the comfort, health, or safety of any person. A project that proposes a use that would produce objectionable odors would be deemed to have a significant odor impact if it would affect a considerable number of off-site receptors.	The project, which is not an agricultural, commercial, or an industrial activity subject to SDAPCD standards, as a result of implementation, would either generate objectionable odors or place sensitive receptors next to existing objectionable odors, which would affect a considerable number of persons.	Similar	County	
<b>Biological Resources</b>					
Have a substantial adverse effect, either directly or through habitat modifications, on any species	A substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special	The project would have a substantial adverse effect, either directly or through habitat modifications, on a candidate, sensitive, or special status species listed in	Similar	City	

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identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	status species in the MSCP or other local or regional plans, policies or regulations, or by the California Department of Fish and Game (CDFG) or U.S. Fish and Wildlife Service (USFWS)?	local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.			
Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	A substantial adverse impact on any Tier I Habitats, Tier II Habitats, Tier IIIA Habitats, or Tier IIIB Habitats as identified in the Biology Guidelines of the Land Development manual or other sensitive natural community identified in local or regional plans, policies, regulations, or by the CDFG or USFWS?	The project would have a substantial adverse effect on riparian habitat or another sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service.	City	City	
Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	A substantial adverse impact on wetlands (including, but not limited to, marsh, vernal pool, riparian, etc.) through direct removal, filling, hydrological interruption, or other means?	The project would have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption or other means.	Similar	City	
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?	Interfering substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, including linkages identified in the MSCP Plan, or impede the use of native wildlife nursery sites?	The project would interfere substantially with the movement of a 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.	Similar	City	
Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	A conflict with any local policies or ordinances protecting biological resources?	See “Conflicts with Habitat Conservation Plans” above.	Similar	City	
Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	A conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan, either within the MSCP plan area or in the surrounding region?	The project would conflict with one or more local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance, and/or would conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional or state habitat conservation plan.	Similar	City	
	Introduce a land use within an area adjacent to the MHPA that would result in adverse edge effects?	No comparable guideline.	City	City	
	Introduce invasive species of plants into a natural open space area?	No comparable guideline.	City	City	

**Cultural and Resources**

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Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	An alteration, including the adverse physical or aesthetic effects and/or the destruction of a prehistoric or historic building (including an architecturally significant building), structure, or object or site?	The project causes a substantial adverse change in the significance of a historical resource as defined in §15064.5 of the State CEQA Guidelines. This shall include the destruction, disturbance or any alteration of characteristics or elements of a resource that cause it to be significant in a manner not consistent with the Secretary of Interior Standards.	Similar	City	Addressed in Effects Found Not to be Significant (historical survey did not note the presence of any built environment resources)
Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	See City guideline above.	The project causes a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5 of the State CEQA Guidelines. This shall include the destruction or disturbance of an important archaeological site or any portion of an important archaeological site that contains or has the potential to contain information important to history or prehistory.	County	County	Both are similar, but if an archaeological site is determined not significant, under the City, no further work is necessary. Under the County, all sites are “important” and impacts to important sites are significant (such impacts can be mitigated through standard measures which are the same basic measures the City uses, but under the City, no mitigation for impacting a non-significant site is required.
Disturb any human remains, including those interred outside of dedicated cemeteries?	The disturbance of any human remains, including those interred outside of formal cemeteries?	The project disturbs any human remains, including those interred outside of formal cemeteries.	Similar	City	Exactly the same. Both require following state law.
	Any impact to existing religious or sacred uses within the potential impact area?		City	City	County doesn’t specifically identify religious/sacred resources. However, such resources/uses are generally analyzed as they qualify as either a TCR, or are components of other resources.
N/A	N/A	The project proposes activities or uses damaging to significant cultural resources as defined by the Resource Protection Ordinance and fails to preserve those resources.	County	County	City does not have anything equivalent to RPO. If a resource is determined RPO significant, impacts are not allowed, unless they meet specifically enumerated exceptions (which are hard to come by, and this project likely does not meet)



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<b>Energy</b>					
Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	(The following are addressed within the City’s Public Utilities guidelines)  Result in the use of excessive amounts of fuel or energy (e.g. natural gas)?  Result in the use of excessive amounts of power?	No comparable guideline.	City	City	Addressed in Effects Found Not to be Significant
Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	No comparable guideline.	No comparable guideline.	CEQA Appendix G	CEQA Appendix G	Addressed in Effects Found Not to be Significant
<b>Geology and Soils</b>					
Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:  i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map, issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.  ii) Strong seismic ground shaking?  iii) Seismic-related ground failure, including liquefaction?  iv) Landslides?	Expose people or structures to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	<b>Fault Rupture</b>  a. The project proposes any building or structure to be used for human occupancy over or within 50 feet of the trace of an Alquist-Priolo fault or County Special Study Zone fault.  b. The project proposes the following uses within an AP Zone which are prohibited by the County:  i. Uses containing structures with a capacity of 300 people or more. Any use having the capacity to serve, house, entertain, or otherwise accommodate 300 or more persons at any one time.  ii. Uses with the potential to severely damage the environment or cause major loss of life. Any use having the potential to severely damage the environment or cause major loss of life if destroyed, such as dams, reservoirs, petroleum storage facilities, and electrical power plants powered by nuclear reactors.  iii. Specific civic uses. Police and fire stations, schools, hospitals, rest homes, nursing homes, and emergency communication facilities.  <b>Ground Shaking</b>	County	County	Neither the City nor County guidelines are reflective of the 2019 CEQA thresholds that consider whether the project would have a significant impact on the environment as opposed to whether the environment would significantly impact the project

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		<p>The project site is located within a County Near-Source Shaking Zone or within Seismic Zone 4 and the project does not conform to the Uniform Building Code (UBC).</p> <p><b>Liquefaction</b></p> <p>The project site has potential to expose people or structures to substantial adverse effects because:</p> <ul style="list-style-type: none"> <li>i. The project site has potentially liquefiable soils;</li> <li>ii. The potentially liquefiable soils are saturated or have the potential to become saturated;</li> <li>iii. In-situ soil densities are not sufficiently high to preclude liquefaction.</li> </ul> <p><b>Landslides</b></p> <ul style="list-style-type: none"> <li>a. The project site would expose people or structures to substantial adverse effects, including the risk of loss, injury, or death involving landslides.</li> <li>b. The project is located on a geologic unit or soil that is unstable, or would become unstable as a result of the project, potentially resulting in an on- or off-site landslide.</li> <li>c. The project site lies directly below or on a known area subject to rockfall which could result in collapse of structures.</li> </ul>			
Result in substantial soil erosion or the loss of topsoil?	Result in a substantial increase in wind or water erosion of soils, either on or off the site	No comparable guideline.	City	City	
Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	Be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	See “Exposure to geologic hazards – landslides” above.	Similar	City	

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Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	No comparable guideline.	The project is located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), and does not conform with the Uniform Building Code.	County	County	Addressed in Effects Found Not to be Significant
Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	No comparable guideline.	No comparable guideline.	CEQA Appendix G	CEQA Appendix G	Addressed in Effects Found Not to be Significant
Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	(The following are addressed within the City’s Paleontological Resources guidelines)  1. Require over 1,000 cubic yards of excavation in a high resource potential geologic deposit/formation/rock unit?  2. Require over 2,000 cubic yards of excavation in a moderate resource potential geologic deposit/formation/rock unit?	(The following are addressed within the County’s Paleontological Resources guidelines)  An affirmative response to or confirmation of the following Guideline will generally be considered a significant impact related to paleontological resources as a result of project implementation, in the absence of scientific evidence to the contrary:  The project proposes activities directly or indirectly damaging to a unique paleontological resource or site. A significant impact to paleontological resources may occur as a result of the project, if project-related grading or excavation will disturb the substratum or parent material below the major soil horizons in any paleontologically sensitive area of the County, as shown on the San Diego County Paleontological Resources Potential and Sensitivity Map.	City	City	While the Project site encompasses County land, the Project site and lands to the west of I-805 are not mapped for paleontological sensitivity by the County. Further, the earthwork quantities specified in the City guidelines are directly applicable to Project activities
<b>Greenhouse Gas Emissions (City); Climate Change (County)</b>					
Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	No comparable guideline.	City	City	Both use a CAP Checklist. However, due to the current litigation on the County’s CAP and General Plan, would recommend using the City’s CAP Checklist
Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Conflict with the City’s Climate Action Plan or another applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	A proposed project would have a less than significant cumulatively considerable contribution to climate change impacts if it is found to be consistent with the County’s Climate Action Plan; and, would normally have a cumulatively considerable contribution to climate change impacts if it is found to be inconsistent with the County’s Climate Action Plan.	County	City	Same as above
<b>Hazards and Hazardous Materials</b>					

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Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	No comparable guideline.	<ul style="list-style-type: none"> <li>a. The project is a business, operation, or facility that proposes to handle hazardous substances in excess of the guideline quantities listed in Chapter 6.95 of the H&amp;SC, generate hazardous waste regulated under Chapter 6.5 of the H&amp;SC, and/or store hazardous substances in underground storage tanks regulated under Chapter 6.7 of the H&amp;SC and the project will not be able to comply with applicable hazardous substance regulations.</li> <li>b. The project is a business, operation, or facility that would handle regulated substances subject to CalARP RMP requirements that in the event of a release could adversely affect children’s health due to the presence of a school or day care within one-quarter mile of the facility.</li> </ul>	CEQA Appendix G	CEQA Appendix G	The Project is not a business, operation or facility and as such, the County threshold is not applicable.
Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	No comparable guideline.	No comparable guideline.	CEQA Appendix G	CEQA Appendix G	
Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Result in hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within a quarter-mile of an existing or proposed school?	No comparable guideline.	Similar	CEQA Appendix G	Addressed in Effects Found Not to be Significant (the nearest school, Willow Elementary, is located over 3 miles from the project site)
Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code § 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<p>Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, create a significant hazard to the public or environment?</p> <p>Expose people to toxic substances, such as pesticides and herbicides, some of which have long-lasting ability, applied to the soil during previous agricultural uses?</p>	<ul style="list-style-type: none"> <li>a. The project is located on or within one-quarter mile from a site identified in one of the regulatory databases compiled pursuant to Government Code Section 65962.519 or is otherwise known to have been the subject of a release of hazardous substances, and as a result the project may result in a significant hazard to the public or the environment.</li> <li>b. The project proposes structure(s) for human occupancy and/or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill (excluding burnsites) and as a result, the project would create a significant hazard to the public or the environment.</li> </ul>	County	County	The County includes a proximity aspect to the threshold and is therefore more stringent

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		<p>c. The project is proposed on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash); and as a result, the project would create a significant hazard to the public or the environment.</p> <p>d. The project is proposed on or within 1,000 feet of a FUDS and it has been determined that it is probable that munitions or other hazards are located onsite that could represent a significant hazard to the public or the environment.</p> <p>e. The project could result in human or environmental exposure to soils or groundwater that exceed EPA Region 9 PRG's, Cal/EPA CHHSL's, or Primary State or Federal Maximum Contaminant Levels (MCLs) for applicable contaminants and the exposure would represent a hazard to the public or the environment.<sup>22</sup></p> <p>The project will involve the demolition of commercial, industrial or residential structures that may contain ACM, LBP and/or other hazardous materials and as a result, the project would represent a significant hazard to the public or the environment.</p>			
<p>For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?</p>	<p>Result in a safety hazard for people residing or working in a designated airport influence area?</p> <p>Result in a safety hazard for people residing or working within two miles of a private airstrip or a private airport or heliport facility that is not covered by an adopted Airport Land Use Compatibility Plan?</p>	<p>No comparable guideline.</p>	<p>Similar</p>	<p>City</p>	<p>Addressed in Effects Found Not to be Significant (the nearest public airport, Brown Field, is located over 11 miles from the project site)</p>
<p>Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>	<p>Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?</p>	<p>(Within "Emergency Response Plans" Guidelines for Determining Significance")</p> <p>The project proposes one of the following unique institutions in a dam inundation zone as identified on the inundation map prepared by the dam owner:</p> <ul style="list-style-type: none"> <li>• Hospital</li> <li>• School</li> <li>• Skilled nursing facility</li> <li>• Retirement home</li> </ul>			<p>Addressed in Effects Found Not to be Significant</p>

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		<ul style="list-style-type: none"> <li>• Mental health care facility</li> <li>• Care facility with patients that have disabilities •</li> <li>Adult and childcare facility</li> <li>• Jails/detention facility Stadium, arena, amphitheater</li> <li>• Any other use that would involve concentrations of people that could be exposed to death in the event of a dam failure.</li> </ul> <p>The project proposes a structure or tower 100 feet or greater in height on a peak or other location where no structures or towers of similar height already exist and as a result, the project could cause hazards to emergency response aircraft resulting in interference with the implementation of an emergency response.</p>			
Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including when wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	(Wildfire addressed below in <b>Wildfire</b> )			
	<p>Result in a safety hazard for people residing or working in a designated airport influence area?</p> <p>Result in a safety hazard for people residing or working within two miles of a private airstrip or a private airport or heliport facility that is not covered by an adopted Airport Land Use Compatibility Plan?</p>	<p>(Within “Airport Hazards Guidelines for Determining Significance”)</p> <p><b>Projects near Public Airports with an Adopted ALUCP or CLUP</b></p> <p>The project is located within an established AIA for a public or public use airport and proposes a development intensity, flight obstruction, or other land use that conflicts with the ALUCP or CLUP (if no ALUCP is adopted) and as a result, the project may result in a significant airport hazard.</p> <p><b>Projects near Public Airports not subject to an Adopted ALUCP or CLUP</b></p> <p>The project is located within 2 miles of a public or public use airport or within 1 mile of a private airport, and proposes any of the following:</p> <ol style="list-style-type: none"> <li>a. Residential densities inconsistent with the California Airport Land Use Planning Handbook’s Safety Compatibility Criteria Guidelines for Maximum Residential Density (Table 3) and as a result, the project may result in a significant airport hazard.</li> </ol>	County	County	Addressed in Effects Found Not to be Significant (the nearest public airport, Brown Field, is located over 11 miles from the project site)

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		<p>b. Non-residential land uses that exceed the California Airport Land Use Planning Handbooks Safety Compatibility Criteria Guidelines for Maximum Non-Residential Intensity and as a result, the project may result in a significant airport hazard.</p> <p>c. An incompatible use identified in the California Airport Land Use Planning Handbook’s Safety Compatibility Criteria Guidelines for Safety Compatibility Zones – Prohibited Uses and as a result, the project may result in a significant airport hazard.</p> <p><b>Airport Projects that May Expand Existing Compatibility Zones</b></p> <p>The project would involve airport improvements or operational changes that would render existing or approved land uses incompatible with an applicable ALUCP or CLUP or for airports without an ALUCP or CLUP would render existing or approved land uses incompatible with the California Airport Land Use Planning Handbook’s Safety Compatibility Criteria Guidelines for Maximum Residential Density, Maximum Non-Residential Intensity, or Safety Compatibility Zones-Prohibited Uses and as a result, the project may result in a significant airport hazard.</p> <p><b>Conflicts with FAA Regulations</b></p> <p>The proposed project is determined by the FAA to constitute a hazard to aviation based on FAA review of Form 7460-1, is inconsistent with current FAA Heliport Design Criteria for Heliports not subject to an ALUCP or CLUP, or conflicts with FAA rules or regulations related to airport hazards and as a result, the project may result in a significant airport hazard.</p>			
<b>Hydrology and Water Quality</b>					
Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	No comparable guideline.	(Within Water Quality Guidelines)  The project is a development project listed in County of San Diego, Code of Regulatory Ordinances (Regulatory Ordinances), Section 67.804(g), as amended and does	County	County	County guidelines appear to be the more stringent as they expand on the Project’s compliance with local, state, and federal

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		<p>not comply with the standards set forth in the County Stormwater Standards Manual, Regulatory Ordinances Section 67.813, as amended, or the Additional Requirements for Land Disturbance Activities set forth in Regulatory Ordinances, Section 67.</p> <p>The project would drain to a tributary of an impaired water body listed on the Clean Water Act Section 303(d) list, and will contribute substantial additional pollutant(s) for which the receiving water body is already impaired.</p> <p>The project would drain to a tributary of a drinking water reservoir and will contribute substantially more pollutant(s) than would normally runoff from the project site under natural conditions.</p> <p>The project will contribute pollution in excess of that allowed by applicable State or local water quality objectives or will cause or contribute to the degradation of beneficial uses.</p> <p>The project does not conform to applicable Federal, State or local “Clean Water” statutes or regulations including but not limited to the Federal Water Pollution Control Act, California Porter-Cologne Water Quality Control Act, and the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance.</p>			<p>regulations pertaining to water quality.</p>
<p>Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?</p>	<p>No comparable guideline; however, the City guideline concerning on-site drainage patterns could indirectly include consideration of aquifer recharge.</p>	<p>(Within Groundwater Resources Guidelines)</p> <p><u>50% Reduction of Groundwater in Storage (Water Balance Analysis)</u></p> <p>For proposed projects in fractured rock basins, a soil moisture balance, or equivalent analysis, conducted using a minimum of 30 years of precipitation data, including drought periods, concludes that at any time groundwater in storage is reduced to a level of 50% or less as a result of groundwater extraction.</p> <p><u>Groundwater Overdraft Conditions</u> <i>Overdraft Conditions in Fractured Rock Basins</i></p>	<p>CEQA Appendix G</p>	<p>CEQA Appendix G</p>	<p>The Project does not propose to use groundwater and as such, the County Groundwater Resources Guidelines are not particularly applicable. The more general CEQA Appendix G guidelines pertain to interference of groundwater recharge which includes consideration of alteration of onsite drainage. Therefore, the CEQA Appendix G guideline is appropriate for use.</p>



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		<p>For fractured rock basins that have been demonstrated to be in an overdraft condition, any additional groundwater use will be considered a significant impact.</p> <p><u>Well Interference for Wells in Fractured Rock Basins</u></p> <p>As an initial screening tool, offsite well interference will be considered a significant impact if after a five year projection of drawdown, the results indicate a decrease in water level of 20 feet or more in the offsite wells. If site-specific data indicates water bearing fractures exist which substantiate an interval of more than 400 feet between the static water level in each offsite well and the deepest major water bearing fracture in the well(s), a decrease in saturated thickness of 5% or more in the offsite wells would be considered a significant impact.</p> <p><u>Well Interference for Wells in Alluvial or Sedimentary Basins</u></p> <p>As an initial screening tool, offsite well interference will be considered a significant impact if after a five year projection of drawdown, the results indicate a decrease in water level of 5 feet or more in the offsite wells. If site-specific data indicates alluvium or sedimentary rocks exist which substantiate a saturated thickness greater than 100 feet in offsite wells, a decrease in saturated thickness of 5% or more in the offsite wells would be considered a significant impact.</p> <p><u>Low Well Yield</u></p> <p>Proposed projects requiring groundwater resources for uses associated with single-family residences require well production during the well test to be no less than 3 gallons per minute (gpm) for each well tested. Proposed projects that cannot meet this requirement will be considered to have a significant impact.</p> <p><u>Residual Drawdown Guideline</u></p> <p>Where analysis of a residential well test indicates that greater than 0.5 feet of residual drawdown is projected,</p>			

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		<p>the project will be considered to have a significant impact.</p> <p><u>Five-Year Projection of Drawdown Guideline</u></p> <p>The analysis of the residential well test must indicate that the amount of drawdown predicted to occur in the well after five years of continual pumping at the rate of projected water demand (a) will not interfere with the continued production of sufficient water to meet the needs of the anticipated residential use(s), and (b) must be less than the saturated depth of water above the pump intake or 100 feet, whichever is less. (The pump intake is assumed to be 50 feet above the bottom of the well). Proposed projects that cannot meet this guideline will be considered to have a significant impact.</p> <p><u>Poor Groundwater Quality</u></p> <p>Groundwater resources for proposed projects requiring a potable water source must not exceed the Primary State or Federal Maximum Contaminant Levels (MCLs) for applicable contaminants. Proposed projects that cannot demonstrate compliance with applicable MCLs will be considered to have a significant impact. In general, projects will be required to sample water supply wells for nitrate, bacteria (fecal and total coliform), and radioactive elements. Projects may be required to sample other contaminants of potential concern depending on the geographical location within the County.</p>			
Increase in impervious surfaces	A substantial increase in impervious surfaces and associated increased runoff?	See "Alteration of on- and off-site drainage patterns" and Placement of Housing/Structure" below.	City	City	
Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:  i) result in a substantial erosion or siltation on- or off-site;	Substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes?	<p>The project will substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site.</p> <p>The project will increase water surface elevation in a watercourse within a watershed equal or greater than 1 square mile, by 1 foot or more in height and in the case of the San Luis Rey River, San Dieguito River, San Diego River, Sweetwater River and Otay River, 2/10 of a foot or more in height.</p>	County	County	

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<b>CEQA Appendix G Guidelines</b>	<b>City significance guideline</b>	<b>County significance guideline</b>	<b>More stringent</b>	<b>Guidelines to be used in EIR</b>	<b>Notes</b>
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;  iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or  iv) impede or redirect flood flows?		The project will result in increased velocities and peak flow rates exiting the project site that would cause flooding downstream or exceed the stormwater drainage system capacity serving the site.			
In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	No comparable guideline.	No comparable guideline.	CEQA Appendix G	CEQA Appendix G	
Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	No comparable guideline.	No comparable guideline.	CEQA Appendix G	CEQA Appendix G	
		The project will result in placing housing, habitable structures, or unanchored impediments to flow in a 100-year floodplain area or other special flood hazard area, as shown on a FIRM, a County Flood Plain Map or County Alluvial Fan Map, which would subsequently endanger health, safety and property due to flooding.	County	County	Addressed in Effects Found Not to be Significant (no habitable structures are proposed)
		The project will place structures within a 100-year flood hazard or alter the floodway in a manner that would redirect or impede flow resulting in any of the following:  a. Alter the Lines of Inundation resulting in the placement of other housing in a 100 year flood hazard; OR  b. Increase water surface elevation in a watercourse with a watershed equal to or greater than 1 square mile by 1 foot or more in height and in the case of the San Luis Rey River, San Dieguito River, San Diego River, Sweetwater River and Otay River 2/10 of a foot or more in height.	County	County	Addressed in Effects Found Not to be Significant (no habitable structures are proposed)
<b>Land Use and Planning</b>					
Physically divide an established community?	Physically divide an established community?	County's Guidelines for Determining Significance do not include significance guidelines or guidance for	City	City	Addressed in Effects Found Not to be Significant

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<b>CEQA Appendix G Guidelines</b>	<b>City significance guideline</b>	<b>County significance guideline</b>	<b>More stringent</b>	<b>Guidelines to be used in EIR</b>	<b>Notes</b>
Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Result in a conflict with the environmental goals, objectives and recommendations of the community plan in which it is located?	determining significance for impacts to land use and planning.	City	City	Addressed in Effects Found Not to be Significant
	Require a deviation or variance, and the deviation or variance would in turn result in a physical impact on the environment?		City	City	Addressed in Effects Found Not to be Significant
	Conflict with the provisions of the City's Multiple Species Conservation Program Subarea Plan or other approved local, regional or state habitat conservation plan?		City	City	Conflicts with HCPs will be fully addressed in Biological Resources
	Result in land uses which are not compatible with an adopted airport Comprehensive Land Use Plan (CLUP)?		City	City	Addressed in Effects Found Not to be Significant
<b>Mineral Resources</b>					
Result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state?	Would the project result in the loss of availability of a significant mineral resource (e.g. sand or gravel) as identified the Open File Report 96-04, Update of Mineral Land Classification: Aggregate Materials in the Western San Diego County Production – Consumption Region, 1996, Department of Conservation, California Department of Geological Survey (located in the EAS library)?	<p>The project is:</p> <ul style="list-style-type: none"> <li>On or within the vicinity (generally up to 1,300 feet from the site) of an area classified as MRZ-2; or</li> <li>On land classified as MRZ-3; or</li> <li>Underlain by Quaternary alluvium; or</li> <li>On a known sand and gravel mine, quarry, or gemstone deposit;</li> </ul> <p>AND</p> <p>The project will result in the permanent loss of availability of a known mineral resource that would be of value to the region and the residents of the state;</p> <p>AND</p> <p>The deposit is minable, processable, and marketable under the technologic and economic conditions that exist at present or which can be estimated to exist in the next 50 years and meets or exceeds one or more of the following minimum values (in 1998 equivalent dollars):</p> <ul style="list-style-type: none"> <li>Construction materials (\$12,500,000)</li> <li>Industrial and chemical materials (\$2,500,000)</li> <li>Metallic and rare minerals (\$1,250,000)</li> </ul>	County	County	

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Result in 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?	No comparable guideline.	The project would result in 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.	County	County	
<b>Noise</b>					
Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<p>Exposure of people to noise levels which exceed the City's adopted noise ordinance or are incompatible with City of San Diego Noise Land Use Compatibility Chart (Table K-4)?</p> <p>Per Table K-4, max compatible noise in nature preserves, parks, and single-family residential is 60 CNEL.</p>	<p><b>Noise Sensitive Land Uses Affected by Airborne Noise</b></p> <p>Project implementation will result in the exposure of any on- or off-site, existing or reasonably foreseeable future NSLU to exterior or interior noise (including noise generated from the project, together with noise from roads [existing and planned Circulation Element roadways], railroads, airports, heliports and all other noise sources) in excess of any of the following:</p> <p><b>A. Exterior Locations:</b></p> <ul style="list-style-type: none"> <li>i. 60 dB (CNEL)<sup>2</sup> ; or</li> <li>ii. An increase of 10 dB (CNEL) over pre-existing noise.</li> </ul> <p>In the case of single-family residential detached NSLUs, exterior noise shall be measured at an outdoor living area which adjoins and is on the same lot as the dwelling, and which contains at least the following minimum area:</p> <ul style="list-style-type: none"> <li>(1) Net lot area up to 4,000 square feet: 400 square feet</li> <li>(2) Net lot area 4,000 sq. ft. to 10 acres: 10% of net lot area</li> <li>(3) Net lot area over 10 acres: 1 acre</li> </ul> <p>For all other projects, exterior noise shall be measured at all exterior areas provided for group or private usable open space.</p> <p><b>B. Interior Locations:</b></p> <p>45 dB (CNEL) except for the following cases:</p> <ul style="list-style-type: none"> <li>i. Rooms which are usually occupied only a part of the day (schools, libraries, or similar facilities), the interior one-hour average</li> </ul>	City	City	Noise generated during construction would be received by properties in the City of San Diego. Therefore, compliance with City standards is appropriate.

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		<p>sound level due to noise outside should not exceed 50 decibels (A).</p> <p>ii. corridors, hallways, stairwells, closets, bathrooms, or any room with a volume less than 490 cubic feet.</p> <p>Project – Generated Airborne Noise</p> <p>The project will generate airborne noise which, together with noise from all sources, will be in excess of either of the following:</p> <p>A. Non-Construction Noise: The limit specified in San Diego County Code Section 36.404, General 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.</p> <p><i>Note: the site is not zoned by the County. The City applies the AR-1-1 zone to the site.</i></p> <p>B. Construction Noise: Noise generated by construction activities related to the project will exceed the standards listed in San Diego County Code Section 36.409, Sound Level Limitations on Construction Equipment.</p> <p><i>Except for emergency work, it shall be unlawful for any person to operate construction equipment or cause construction equipment to be operated, that exceeds an average sound level of 75 decibels for an eight-hour period, between 7 a.m. and 7 p.m., when measured at the boundary line of the property where the noise source is located or on any occupied property where the noise is being received.</i></p> <p>C. Impulsive Noise: Noise generated by the project will exceed the standards listed in San Diego Code Section 36.410, Sound Level Limitations on Impulsive Noise.</p> <p><i>Except for emergency work or work on a public road project, no person shall produce or cause to be produced an impulsive noise that exceeds</i></p>			

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		<i>the maximum sound level shown in Table 2, when measured at the boundary line of the property where the noise source is located or on any occupied property where the noise is received, for 25 percent of the minutes in the measurement period, as described in Guidelines for Determining Significance for 12 Noise subsection (c) below. The maximum sound level depends on the use being made of the occupied property</i>			
Generation of excessive groundborne vibration or groundborne noise levels?	Expose neighboring residential land uses (where people usually sleep) to vibration velocity levels that exceed 0.004 inches per second root-mean-square (RMS) peak particle velocity (PPV) for frequent events (greater than 70 occurrences per day).	Project implementation will expose the uses listed in Table 4 and 5 to groundborne vibration or noise levels equal to or in excess of the levels shown.  1. Category 2: Residences and buildings where people normally sleep. (hotels, hospitals, residences, & other sleeping facilities): A. Ground Borne Vibration Impact (Frequent Events): 0.0040. B. Ground Borne Vibration Impact (Infrequent Events): 0.010. C. Ground Borne Noise (Frequent Events): 35 dBA. D. Ground Borne Noise (Infrequent Events): 43 dBA.	City	City	
For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Result in land uses which are not compatible with aircraft noise levels as defined by an adopted airport Comprehensive Land Use Plan (CLUP)?	No comparable guideline.	City	City	Addressed in Effects Found Not to be Significant (nearest public airport is located over 11 miles away from project site)
	Exposure of people to current or future transportation noise levels which exceed standards established in the Transportation Element of the General Plan or an adopted airport Comprehensive Land Use Plan?	No comparable guideline but transportation noise should be considered in “Noise Sensitive Land Uses Affected by Airborne Noise” guideline above.	City	City	
<b>Population and Housing</b>					
Induce substantial unplanned population growth in an area, either directly (for example, by	Induce substantial population growth in an area, (for example, by proposing new homes and commercial or industrial businesses beyond the	County’s Guidelines for Determining Significance do not include significance guidelines or guidance for	City	City	Housing is not a component of the Project; as such, housing and population will

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proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	land use density/intensity envisioned in the community plan)?	determining significance for impacts to population and housing or growth inducement.			be addressed in Effects Found Not to be Significant
Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	Substantially alter the planned location, distribution, density, or growth rate of the population of an area?		City	City	Addressed in Effects Found Not to be Significant
	Include extensions of roads or other infrastructure not assumed in the community plan or adopted Capital Improvements Project list, when such infrastructure exceeds the needs of the project and could accommodate future developments?		City	City	Addressed in Effects Found Not to be Significant
<b>Public Services</b>					
Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for 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 any of the public services: <ul style="list-style-type: none"> <li>• Fire protection?</li> <li>• Police protection?</li> <li>• Schools?</li> <li>• Parks?</li> <li>• Other public facilities?</li> </ul>	Have an effect upon, or result in a need for new or altered governmental services in any of the following areas: Police protection; Parks or other recreational facilities; Fire/Life Safety protection; Maintenance of public facilities, including roads; Libraries; Schools.	County’s Guidelines for Determining Significance do not include significance guidelines or guidance for determining significance for impacts to public services.	City (similar to CEQA Appendix G)	City	Addressed in Effects Found Not to be Significant
<b>Recreation</b>					
Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	See Public Services, above.  City’s Guidelines for Determining Significance do not include specific significance guidelines or guidance for determining significance for potential physical deterioration or expansion of parks.	County’s Guidelines for Determining Significance do not include specific significance guidelines or guidance for determining significance for potential physical deterioration or expansion of parks.	CEQA Appendix G	CEQA Appendix G	Addressed in Effects Found Not to be Significant
Does the project include recreational facilities or require the construction or expansion of recreational facilities which might			CEQA Appendix G	CEQA Appendix G	Addressed in Effects Found Not to be Significant (as the site would be managed as biological open space, the



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have an adverse physical effect on the environment?					project does not include recreational facilities)
<b>Transportation and Traffic</b>					
Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadways, bicycle and pedestrian facilities?	Would the project or plan/policy conflict with a program, plan, ordinance or policy addressing the transportation system, including transit, roadways, bicycle and pedestrian facilities?	<p><b>Roadway Segments</b></p> <p><i>On site Circulation Element Roads</i></p> <ul style="list-style-type: none"> <li>The additional or redistributed ADT generated by the proposed land development project will cause on-site Circulation Element Roads to operate below LOS C during peak traffic hours except within the Otay Ranch and Harmony Grove Village plans as specified in the PFE, Implementation Measure 1.1.2.</li> </ul> <p><i>Off site Circulation Element Roads</i></p> <ul style="list-style-type: none"> <li>The additional or redistributed ADT generated by the proposed project will significantly increase congestion on a Circulation Element Road or State Highway currently operating at LOS E or LOS F, or will cause a Circulation Element Road or State Highway to operate at a LOS E or LOS F as a result of the proposed project, or</li> <li>The additional or redistributed ADT generated by the proposed project will cause a residential street to exceed its design capacity.</li> </ul> <p><i>Non Circulation Element Residential Streets</i></p> <p>Levels of service are not applied to residential streets since their primary purpose is to serve abutting lots and not to carry through traffic, however, for projects that will substantially increase traffic volumes on residential streets, a comparison of the traffic volumes on the residential streets with the recommended design capacity must be provided. Recommended design capacities for residential non-Circulation Element streets are provided in the San Diego County Public and Private Road Standards. Traffic volume that exceeds the design capacity on residential streets may impact residences and should be analyzed on a case-by-case basis.</p>	City	City – construction traffic would utilize City roads and therefore, the City’s circulation network is of importance for the analysis.	<p>Assuming we will provide LOS analysis – the roadway facilities will be analyzed per respective jurisdiction’s LOS standards (City/Caltrans) using SANTEC/ITE significance criteria.</p> <p>City considers LOS E or F as deficient while the County considers LOS D as deficient (LOS C for less dense areas). However, we would apply the criteria of the respective jurisdiction (i.e., City and Caltrans) to the roadway facility being analyzed.</p>

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		<p><i>Intersections – Signalized</i></p> <p>Traffic volume increases from public or private projects that result in one or more of the following criteria will have a significant traffic volume or level of service traffic impact on a signalized intersection:</p> <ul style="list-style-type: none"> <li>• The additional or redistributed ADT generated by the proposed project will significantly increase congestion on a signalized intersection currently operating at LOS E or LOS F, or will cause a signalized intersection to operate at a LOS E or LOS F.</li> <li>• Based upon an evaluation of existing accident rates, the signal priority list, intersection geometrics, proximity of adjacent driveways, sight distance or other factors, the project would significantly impact the operations of the intersection.</li> </ul> <p><i>Intersections – Unsignalized</i></p> <p>Traffic volume increases from public or private projects that result in one or more of the following criteria will have a significant impact to an unsignalized intersection as listed in Table 2 and described as text below:</p> <ul style="list-style-type: none"> <li>• The additional or redistributed ADT generated by the proposed project will add 21 or more peak hour trips to a critical movement of an unsignalized intersection, and cause an unsignalized intersection to operate below LOS D, or</li> <li>• The additional or redistributed ADT generated by the proposed project will add 21 or more peak hour trips to a critical movement of an unsignalized intersection currently operating at LOS E, or</li> <li>• The additional or redistributed ADT generated by the proposed project will add 6 or more peak hour trips to a critical movement of an</li> </ul>			

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		<p>unsignalized intersection, and cause the unsignalized intersection to operate at LOS F, or</p> <ul style="list-style-type: none"> <li>The additional or redistributed ADT generated by the proposed project will add 6 or more peak hour trips to a critical movement of an unsignalized intersection currently operating at LOS F, or</li> </ul> <p>Based upon an evaluation of existing accident rates, the signal priority list, intersection geometrics, proximity of adjacent driveways, sight distance or other factors, the project would significantly impact the operations of the intersection.</p>			
<p>Conflict with or be consistent with CEQA Guidelines Section 15064.3, subdivision (b)?</p>	<p>Would the project or plan/policy result in VMT exceeding thresholds identified in the City of San Diego Transportation Study Manual?</p>	<p>No comparable guideline.</p>	<p>City</p>	<p>City</p>	<p>VMT maps provided by SANDAG can be utilized to provide a VMT screening analysis for the project – although may not apply for construction projects.</p>
<p>Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>	<p>Would the project or plan/policy substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>	<p><u>Hazards Due to an Existing Transportation Design Feature</u></p> <p>The determination of significant hazards to an existing transportation design feature shall be on a case-by-case basis, considering the following factors:</p> <ul style="list-style-type: none"> <li>Design features/physical configurations of access roads may adversely affect the safe movement of all users along the roadway.</li> <li>The percentage or magnitude of increased traffic on the road due to the proposed project may affect the safety of the roadway.</li> <li>The physical conditions of the project site and surrounding area, such as curves, slopes, walls, landscaping or other barriers, may result in conflicts with other users or stationary objects.</li> </ul> <p>Hazards to Pedestrians or Bicyclists</p> <ul style="list-style-type: none"> <li>The determination of significant hazards to pedestrians or bicyclists shall be on a case-by-case basis, considering the following factors:</li> </ul>	<p>City</p>	<p>City</p>	<p>City and County criteria would require similar effort however, project traffic would use City roads and therefore, the City guideline would be used.</p>

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CEQA Appendix G Guidelines	City significance guideline	County significance guideline	More stringent	Guidelines to be used in EIR	Notes
		<ul style="list-style-type: none"> <li>• Design features/physical configurations on a road segment or at an intersection that may adversely affect the visibility of pedestrians or bicyclists to drivers entering and exiting the site, and the visibility of cars to pedestrians and bicyclists.</li> <li>• The amount of pedestrian activity at the project access points that may adversely affect pedestrian safety.</li> <li>• The preclusion or substantial hindrance of the provision of a planned bike lane or pedestrian facility on a roadway adjacent to the project site.</li> <li>• The percentage or magnitude of increased traffic on the road due to the proposed project that may adversely affect pedestrian and bicycle safety.</li> <li>• The physical conditions of the project site and surrounding area, such as curves, slopes, walls, landscaping or other barriers that may result in vehicle/pedestrian, vehicle/bicycle conflicts.</li> <li>• Conformance of existing and proposed roads to the requirements of the private or public road standards, as applicable.</li> <li>• The potential for a substantial increase in pedestrian or bicycle activity without the presence of adequate facilities.</li> </ul>			
Result in inadequate emergency access?	Would the project or plan/policy result in inadequate emergency access?	No comparable guideline.	City	City	Addressed in Effects Found Not to be Significant
		<p><i>Ramps</i></p> <p>Additional or redistributed ADT generated by the proposed project may significantly increase congestion at a freeway ramp. Caltrans’ “Guide for the Preparation of Traffic Impact Studies” states that an operational analysis based upon Caltrans’ Highway Design Manual should be used in the evaluation of ramps and that Caltrans’ Ramp Metering Guidelines should be used in</p>	County	County	City has specified a significance criteria for ramps, however, County does not.

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CEQA Appendix G Guidelines	City significance guideline	County significance guideline	More stringent	Guidelines to be used in EIR	Notes
		the preparation of the operational analysis. However, specific criteria for the determination of an impact at a ramp are not provided in the above documents.			
					See first threshold under Transportation and Traffic
	No comparable guideline.	Projects that generate over 2,400 ADT or 200 peak hour trips, must comply with the traffic study requirements of SANDAG’s Congestion Management Program. Trip distributions for these projects must also use the current regional computer traffic model. Projects that must prepare a CMP analysis should also follow the CMP traffic impact analysis guidelines.	County	County	Addressed in Effects Found Not to be Significant (County guideline would likely not apply to the project – preliminary trip generation of the project confirms that the daily and peak hour trips are below the threshold in the County guideline. Also, construction trips are temporary traffic).
<b>Tribal Cultural Resources</b>					
The project, as designed, causes a substantial adverse change in the significance of a tribal cultural resource as defined in PRC, Section 21074, as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:  a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC, Section 5020.1(k), or b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in	No comparable guideline.	No comparable guideline.	CEQA Appendix G	CEQA Appendix G	Both City and County address TCRs similarly. Basically, once a resource is determined to be a TCR, determining the significance of an impact is based on consultation with tribes. The City is only required to consult with 2-3 tribes under AB 52; the County has about 5-6 tribes on their list in this part of San Diego County. The conservative/recommended approach is to consult with tribes on the County’s list.

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<b>CEQA Appendix G Guidelines</b>	<b>City significance guideline</b>	<b>County significance guideline</b>	<b>More stringent</b>	<b>Guidelines to be used in EIR</b>	<b>Notes</b>
PRC, Section 5024.1(c). In applying the criteria set forth in PRC, Section 5024.1(c), the lead agency shall consider the significance of the resource to a California Native American tribe.					
The project causes a substantial adverse change in the significance of a tribal cultural resource. This shall include the destruction or disturbance of a tribal cultural resource that is important to local tribal communities.	No comparable guideline.	No comparable guideline.	CEQA Appendix G	CEQA Appendix G	
<b>Utilities and Service Systems</b>					
Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Result in a need for new systems, or require substantial alterations to existing utilities, the construction of which would create physical impacts? <ul style="list-style-type: none"> <li>• Natural gas</li> <li>• Water</li> <li>• Sewer</li> <li>• Communication systems</li> <li>• Solid waste disposal</li> </ul>	No comparable guideline.	City	City	Addressed in Effects Found Not to be Significant
Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	Use excessive amounts of water?	No comparable guideline.	City	City	
Result in a determination by the waste water treatment provider, which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	No comparable guideline.	No comparable guideline.	CEQA Appendix G	CEQA Appendix G	Addressed in Effects Found Not to be Significant

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<b>CEQA Appendix G Guidelines</b>	<b>City significance guideline</b>	<b>County significance guideline</b>	<b>More stringent</b>	<b>Guidelines to be used in EIR</b>	<b>Notes</b>
Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	No comparable guideline.	No comparable guideline.	CEQA Appendix G	CEQA Appendix G	Addressed in Effects Found Not to be Significant
Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	No comparable guideline.	No comparable guideline.	CEQA Appendix G	CEQA Appendix G	Addressed in Effects Found Not to be Significant
	Would the project include landscaping which is predominantly non-drought resistant vegetation?	No comparable guideline.	City	City	While the project does not include landscaping (the project includes revegetation of natural communities), the City guideline will be addressed
<b>Wildfire</b>					
If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:					
Substantially impair an adopted emergency response plan or emergency evacuation plan?	No comparable guideline specific location within Fire Hazard Severity Zones.	No comparable guideline specific location within Fire Hazard Severity Zones.	CEQA Appendix G	CEQA Appendix G	Addressed in Effects Found Not to be Significant
Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	No comparable guideline.	No comparable guideline.	CEQA Appendix G	CEQA Appendix G	
Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	No comparable guideline.	No comparable guideline.	CEQA Appendix G	CEQA Appendix G	Addressed in Effects Found Not to be Significant
Expose people or structures to significant risks, including	Expose people or structures to a significant risk of loss, injury, or death involving wildland fires,	No comparable guideline.	CEQA Appendix G	CEQA Appendix G	The second CEQA Appendix G guideline above will

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<b>CEQA Appendix G Guidelines</b>	<b>City significance guideline</b>	<b>County significance guideline</b>	<b>More stringent</b>	<b>Guidelines to be used in EIR</b>	<b>Notes</b>
downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	including when wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				assess exposure to wildland fire risk.
		(Within Wildland Fire and Fire Protection Guidelines)  The project cannot demonstrate compliance with all applicable fire codes.			Addressed in Effects Found Not to be Significant
		(Within Wildland Fire and Fire Protection Guidelines)  A comprehensive Fire Protection Plan has been accepted, and the project is inconsistent with its recommendations			Addressed in Effects Found Not to be Significant
		(Within Wildland Fire and Fire Protection Guidelines)  The project does not meet the emergency response objectives identified in the Public Facilities Element of the County General Plan or offer feasible alternatives that achieve comparable emergency response objectives.”			Addressed in Effects Found Not to be Significant