

## TABLE OF CONTENTS

<u>Section Name and Title</u>	<u>Page</u>
<b>SUMMARY</b>	
<b>S.1    <u>Project Synopsis</u>.....</b>	<b>S-1</b>
<b>S.2    <u>Summary of Significant Effects and Mitigation Measures that Reduce or Avoid the Significant Effects</u>.....</b>	<b>S-1</b>
<b>S.3    <u>Areas of Controversy</u> .....</b>	<b>S-2</b>
<b>S.4    <u>Issues to be Resolved by the Decision-Making Body</u>.....</b>	<b>S-2</b>
<b>S.5    <u>Project Alternatives</u>.....</b>	<b>S-3</b>
<b>CHAPTER 1.0</b>	
<b>PROJECT DESCRIPTION, LOCATION AND ENVIRONMENTAL SETTING .....</b>	<b>1-1</b>
<b>1.1    <u>Project Description and Location</u>.....</b>	<b>1-1</b>
1.1.1    Precise Location/Boundary .....	1-1
1.1.2    Project's Component Parts .....	1-1
1.1.3    Technical, Economic, and Environmental Characteristics .....	1-7
<b>1.2    <u>Project Objectives</u> .....</b>	<b>1-11</b>
<b>1.3    <u>Intended Uses of the EIR</u>.....</b>	<b>1-11</b>
1.3.1    Matrix of Project Approvals/Permits.....	1-12
1.3.2    Related Environmental Review and Consultation Requirements.....	1-13
<b>1.4    <u>Environmental Setting</u>.....</b>	<b>1-14</b>
<b>1.5    <u>Consistency of Project with Applicable Regional and General Plans</u>.....</b>	<b>1-16</b>
<b>1.6    <u>List of Past, Present, and Reasonably Anticipated Future Projects in the Project Area</u>.....</b>	<b>1-16</b>
<b>1.7    <u>Growth Inducing Effects</u> .....</b>	<b>1-17</b>
<b>CHAPTER 2.0</b>	
<b>SIGNIFICANT ENVIRONMENTAL EFFECTS WHICH CANNOT BE AVOIDED IF THE PROPOSED PROJECT IS IMPLEMENTED .....</b>	<b>2-1</b>
<b>2.1    <u>Aesthetics/Visual Quality</u> .....</b>	<b>2-1</b>
2.1.1    Existing Conditions .....	2-1
2.1.2    Guidelines for the Determination of Significance .....	2-6
2.1.3    Analysis of Project Effects and Determination as to Significance .....	2-7
2.1.4    Cumulative Impact Analysis .....	2-19
2.1.5    Mitigation Measures .....	2-20
2.1.6    Conclusions .....	2-22

<u>Section Name and Title</u>	<u>Page</u>
<b>CHAPTER 3.0</b>	
<b>SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT WHICH CAN BE MITIGATED.....</b>	<b>3-1</b>
<b>3.1     <u>Air Quality</u>.....</b>	<b>3-1</b>
3.1.1 Existing Conditions .....	3-1
3.1.2 Guidelines for the Determination of Significance .....	3-2
3.1.3 Analysis of Project Effects and Determination as to Significance.....	3-2
3.1.4 Cumulative Impact Analysis .....	3-11
3.1.5 Mitigation Measures .....	3-12
3.1.6 Conclusions .....	3-14
<b>3.2     <u>Biological Resources</u>.....</b>	<b>3-15</b>
3.2.1 Existing Conditions .....	3-15
3.2.2 Guidelines for the Determination of Significance .....	3-15
3.2.3 Analysis of Project Effects and Determination as to Significance.....	3-16
3.2.4 Cumulative Impact Analysis .....	3-25
3.2.5 Mitigation Measures.....	3-30
3.2.6 Conclusions .....	3-35
<b>3.3     <u>Hydrology and Water Quality</u>.....</b>	<b>3-39</b>
3.3.1 Existing Conditions .....	3-39
3.3.2 Guidelines for the Determination of Significance .....	3-40
3.3.3 Analysis of Project Effects and Determination as to Significance.....	3-40
3.3.4 Cumulative Impact Analysis .....	3-45
3.3.5 Mitigation Measures Proposed to Minimize the Significant Effects.....	3-45
3.3.6 Conclusions .....	3-45
<b>3.4     <u>Noise</u>.....</b>	<b>3-50</b>
3.4.1 Existing Conditions .....	3-50
3.4.2 Guidelines for the Determination of Significance .....	3-51
3.4.3 Analysis of Project Effects and Determination as to Significance.....	3-51
3.4.4 Cumulative Impact Analysis .....	3-56
3.4.5 Mitigation Measures Proposed to Minimize the Significant Effects.....	3-57
3.4.6 Conclusions .....	3-59
<b>3.5     <u>Traffic/Transportation</u>.....</b>	<b>3-64</b>
3.5.1 Existing Conditions .....	3-64
3.5.2 Guidelines for the Determination of Significance .....	3-68
3.5.3 Analysis of Project Effects and Determination as to Significance.....	3-70
3.5.4 Cumulative Impact Analysis .....	3-81
3.5.5 Mitigation Measures.....	3-82
3.5.8 Conclusions .....	3-83
<b>CHAPTER 4.0</b>	
<b>ENVIRONMENTAL EFFECTS FOUND NOT TO BE SIGNIFICANT.....</b>	<b>4-1</b>
<b>4.1     <u>Effects Found Not Significant as Part of the EIR Process</u>.....</b>	<b>4-1</b>

<u>Section Name and Title</u>	<u>Page</u>
<b>4.1.1 <u>Hazards and Hazardous Materials</u>.....</b>	<b>4-1</b>
4.1.1.1 Existing Conditions .....	4-1
4.1.1.2 Guidelines for the Determination of Significance .....	4-1
4.1.1.3 Analysis of Project Effects and Determination as to Significance .....	4-2
4.1.1.4 Cumulative Impact Analysis .....	4-4
4.1.1.5 Conclusions .....	4-5
<b>4.1.2 <u>Land Use and Planning</u> .....</b>	<b>4-5</b>
4.1.2.1 Existing Conditions .....	4-5
4.1.2.2 Guidelines for the Determination of Significance .....	4-6
4.1.2.3 Analysis of Project Effects and Determination as to Significance .....	4-7
4.1.2.4 Cumulative Impact Analysis .....	4-11
4.1.2.5 Conclusions .....	4-11
<b>4.1.3 <u>Public Services</u>.....</b>	<b>4-11</b>
4.1.3.1 Existing Conditions .....	4-11
4.1.3.2 Guidelines for the Determination of Significance .....	4-14
4.1.3.3 Analysis of Project Effects and Determination as to Significance .....	4-14
4.1.3.4 Cumulative Impact Analysis .....	4-17
4.1.3.5 Conclusions .....	4-18
<b>4.1.4 <u>Recreation</u>.....</b>	<b>4-18</b>
4.1.4.1 Existing Conditions.....	4-18
4.1.4.2 Guidelines for the Determination of Significance .....	4-20
4.1.4.3 Analysis of Project Effects and Determination as to Significance .....	4-20
4.1.4.4 Cumulative Impact Analysis .....	4-21
4.1.4.5 Conclusions .....	4-22
<b>4.1.5 <u>Utilities and Service Systems</u>.....</b>	<b>4-22</b>
4.1.5.1 Existing Conditions.....	4-22
4.1.5.2 Guidelines for the Determination of Significance .....	4-23
4.1.5.3 Analysis of Project Effects and Determination as to Significance .....	4-23
4.1.5.4 Cumulative Impact Analysis .....	4-25
4.1.5.5 Conclusions .....	4-25
<b>4.2 <u>Effects Found Not Significant During Initial Study</u> .....</b>	<b>4-25</b>
4.2.1 Agriculture.....	4-25
4.2.2 Cultural Resources.....	4-25
4.2.3 Geology and Soils.....	4-25
4.2.4 Minerals.....	4-26
4.2.5 Population and Housing .....	4-26
<b>CHAPTER 5.0</b>	
<b>ALTERNATIVES TO THE PROPOSED PROJECT .....</b>	<b>5-1</b>
<b>5.1 <u>Rationale for Alternative Selection</u> .....</b>	<b>5-1</b>
<b>5.2 <u>Analysis of the No Development Alternative</u>.....</b>	<b>5-2</b>

<u>Section Name and Title</u>	<u>Page</u>
5.2.1 No Development Alternative Description and Setting .....	5-2
5.2.2 Comparison of the Effects of the No Development Alternative to the Proposed Project.....	5-2
5.2.3 Rationale for Preference of Proposed Project over the No Development Alternative.....	5-4
<b>5.3     <u>Analysis of the No Project Alternative</u>.....</b>	<b>5-4</b>
5.3.1 No Project Alternative Description and Setting .....	5-4
5.3.2 Comparison of the Effects of the No Project Alternative to the Proposed Project.....	5-4
5.3.3 Rationale for Preference of Proposed Project over the “No Project” Alternative .....	5-6
<b>5.4     <u>Analysis of the Reduced Grading/Environmentally Superior Alternative</u>.....</b>	<b>5-7</b>
5.4.1 Reduced Grading Alternative Description and Setting .....	5-7
5.4.2 Comparison of the Effects of Reduced Grading Alternative to the Proposed Project.....	5-7
5.4.3 Rationale for Preference of the Proposed Project over the Reduced Grading Alternative .....	5-9
<b>5.5     <u>Analysis of the Reduced Footprint/Maximum Density Alternative</u>.....</b>	<b>5-9</b>
5.5.1 Reduced Footprint/Maximum Density Alternative Description and Setting.....	5-9
5.5.2 Comparison of the Effects of the Reduced Grading Footprint/Maximum Density Alternative to the Proposed Project .....	5-9
5.5.3 Rationale for the Preference of the Proposed Project over the Reduced Grading Footprint/Maximum Density Alternative .....	5-12
<b>5.6     <u>Analysis of the Reduced Project Alternative</u>.....</b>	<b>5-12</b>
5.6.1 Reduced Project Alternative Description and Setting .....	5-12
5.6.2 Comparison of the Effects of the Reduced Project Alternative to the Proposed Project.....	5-12
5.6.3 Rationale for the Preference of Proposed Project over the Reduced Project Alternative .....	5-14
<b>5.7     <u>Analysis of the Reduced Visibility Alternative</u>.....</b>	<b>5-14</b>
5.7.1 Reduced Visibility Alternative Description and Setting .....	5-14
5.7.2 Comparison of the Effects of the Reduced Visibility Alternative to the Proposed Project.....	5-14
5.7.3 Rationale for the Preference of the Proposed Project over the Reduced Visibility Alternative .....	5-16
<b>CHAPTER 6.0</b>	
<b>LIST OF REFERENCES .....</b>	<b>6-1</b>
<b>CHAPTER 7.0</b>	
<b>LIST OF EIR PREPARERS AND PERSONS AND ORGANIZATIONS CONTACTED.....</b>	<b>7-1</b>

<u>Section Name and Title</u>	<u>Page</u>
<b>CHAPTER 8.0</b> <b>LIST OF MITIGATION MEASURES AND ENVIRONMENTAL DESIGN CONSIDERATIONS.....</b>	<b>8-1</b>
<b>TECHNICAL APPENDICES (bound under separate cover)</b>	
A. Initial Study, Notice of Preparation (NOP), and NOP Comment Letters	
B. Traffic Study	
C. Visual Impact Report	
D. Air Quality Report	
E. Biological Technical Report	
F. Acoustical and Vibration Site Assessment	
G1. Hydrology Report	
G2. Storm Water Management Plan	
H. Cultural Resources Report	
I. Geotechnical Report	
J. Fire Protection Plan	
K. Specific Plan Amendment	
L. Conceptual Sewer Capacity Study and Feasibility	
M. Written Correspondence	

<u>Figure Number and Title</u>	<u>Page</u>
Figure 1-1 Regional Location Map.....	1-26
Figure 1-2 Vicinity Map .....	1-27
Figure 1-3 Aerial Photograph .....	1-28
Figure 1-4 Specific Plan Land Use Plan.....	1-29
Figure 1-5 Panorama Ridge SPA Land Use Plan .....	1-30
Figure 1-6 Trails Plan .....	1-31
Figure 1-7 Circulation Plan .....	1-32
Figure 1-8 Conceptual Phasing Plan.....	1-33
Figure 1-9 Conceptual Grading Plan .....	1-34
Figure 1-10 Open Space and Fencing Plan.....	1-35
Figure 1-11 Tentative Map Sheet 1 .....	1-36
Figure 1-12 Tentative Map Sheet 2 .....	1-37
Figure 1-13 Location of Proposed Retaining Walls .....	1-38
Figure 1-14 MUP Plot Plan Sheet 1 .....	1-39
Figure 1-15 MUP Plot Plan Sheet 2 .....	1-40
Figure 1-16 MUP Architectural Guidelines (1 of 3).....	1-41
Figure 1-17 MUP Architectural Guidelines (2 of 3).....	1-42
Figure 1-18 MUP Architectural Guidelines (3 of 3).....	1-43
Figure 1-19 Site Topography .....	1-44
Figure 1-20 Slope Analysis .....	1-45
Figure 1-21 Soil Types and Location .....	1-46
Figure 1-22 Cumulative Projects .....	1-47
Figure 2-1 Photographic Inventory Key Map.....	2-23
Figure 2-2 Spring Valley Vantage Points (1 of 3).....	2-24
Figure 2-3 Spring Valley Vantage Points (2 of 3).....	2-25
Figure 2-4 Spring Valley Vantage Points (3 of 3).....	2-26
Figure 2-5 La Presa Viewshed Vantage Photos.....	2-27
Figure 2-6 Lemon Grove Viewshed Vantage Photos .....	2-28
Figure 2-7 La Mesa Viewshed Vantage Photos.....	2-29
Figure 2-8 Casa de Oro Viewshed Vantage Photos.....	2-30
Figure 2-9 Line of Site.....	2-31
Figure 2-10 Grading Cross-Sections Key Map.....	2-32
Figure 2-11 Grading Cross Sections.....	2-33
Figure 2-12 Retaining Wall Use in the Surrounding Community (1 of 2).....	2-34
Figure 2-13 Retaining Wall Use in the Surrounding Community (2 of 2).....	2-35
Figure 2-14 Elevation of Retaining Walls 4 and 5 .....	2-36
Figure 2-15 Surrounding Hillside Development .....	2-37
Figure 2-16 Mass Grading in Spring Valley.....	2-38
Figure 2-17 Spring Valley/La Mesa Photo Simulation .....	2-39
Figure 2-18 Spring Valley Photo Simulation .....	2-40
Figure 2-19 Spring Valley/Casa de Oro Photo Simulation (High School).....	2-41
Figure 2-20 Spring Valley/Casa de Oro Viewshed Photo Simulation – Via del Parque Park.....	2-42
Figure 2-21 La Presa Photo Simulation (1 of 2).....	2-43
Figure 2-22 La Presa Photo Simulation (2 of 2).....	2-44
Figure 2-23 Lemon Grove Viewshed Photo Simulation .....	2-45
Figure 2-24 Casa de Oro Viewshed Photo Simulation .....	2-46

<u>Figure Number and Title</u>	<u>Page</u>
Figure 3-1 Biological Resources Map .....	3-36
Figure 3-2 Impacts to Biological Resources.....	3-37
Figure 3-3 Off-Site Impacts to Biological Resources.....	3-38
Figure 3-4 Existing Hydrology .....	3-47
Figure 3-5 BMP-Erosion Control Map.....	3-48
Figure 3-6 Proposed Hydrology .....	3-49
Figure 3-7 Noise Monitoring Locations .....	3-60
Figure 3-8 Proposed 60 dBA CNEL Ground Trace Contours.....	3-61
Figure 3-9 Residential Receptors.....	3-62
Figure 3-10 Anticipated Noise Contours from Rock Crushing Operations.....	3-63
Figure 3-11 Existing Lane Configurations .....	3-85
Figure 3-12 Existing Traffic Volumes.....	3-86
Figure 3-13 Project Trip Distribution.....	3-87
Figure 3-14 Project Related Traffic.....	3-88
Figure 3-15 Existing Plus Project Traffic .....	3-89
Figure 3-16 Near Term Cumulative Traffic with Project .....	3-90
Figure 3-17 Year 2030 Traffic.....	3-91
Figure 4-1 Public Facilities Location Map .....	4-27
Figure 4-2 Regional Recreation Opportunities .....	4-28
Figure 4-3 Proposed 1.03-Acre Private Park.....	4-29
Figure 4-4 Proposed 0.35-Acre Park .....	4-30
Figure 5-1 No Development Alternative .....	5-18
Figure 5-2 No Project Alternative .....	5-19
Figure 5-3 Reduced Grading Alternative .....	5-20
Figure 5-4 Reduced Footprint/Maximum Density Alternative.....	5-21
Figure 5-5 Reduced Project Alternative .....	5-22
Figure 5-6 Reduced Visibility Alternative.....	5-23

<u>Table Number and Title</u>	<u>Page</u>
Table S Summary of Significant Effects.....	S-5
Table 1-1 Comparison of Approved and Proposed Specific Plan Statistics .....	1-2
Table 1-2 Matrix of Project Approvals .....	1-13
Table 1-3 Consistency with Applicable Regional and General Plans .....	1-17
Table 1-4 Cumulative Projects .....	1-19
Table 1-5 Cumulative Projects' CEQA Summary .....	1-21
Table 2-1 Summary of Project Site Slope Gradients.....	2-2
Table 3-1 Thresholds of Significance for Air Quality Impacts .....	3-4
Table 3-2 Predicted Aggregate Construction Equipment Emissions – Rough Grading/Hauling.....	3-4
Table 3-3 Predicted Onsite Rock Crusher Emissions.....	3-5
Table 3-4 Predicted Vehicle Trip Emissions.....	3-6
Table 3-5 Roadway Distance to Service Centers .....	3-7
Table 3-6 CO Dispersion Results.....	3-7
Table 3-7 NOx Dispersion Results.....	3-8
Table 3-8 PM10 Dispersion Results.....	3-8
Table 3-9 Aggregated Construction Emissions .....	3-10
Table 3-10 Aggregated Operational Emissions.....	3-10
Table 3-11 Habitat Impacts .....	3-18
Table 3-12 Summary of Biological Resources Cumulative Analysis .....	3-28
Table 3-13 Drainage Basin Summary (100-Year Storm).....	3-44
Table 3-14 Measured Ambient Sound Levels .....	3-50
Table 3-15 Predicted Construction Noise Levels (No Drills) .....	3-53
Table 3-16 Predicted Construction Noise Levels (With Drills) .....	3-53
Table 3-17 Onsite Transportation Noise Levels.....	3-55
Table 3-18 Project Related Offsite Traffic Noise Increase .....	3-55
Table 3-19 Level of Service (LOS) Ranges .....	3-64
Table 3-20 Existing Conditions Roadway Segment Summary .....	3-67
Table 3-21 Existing Conditions Intersection Analysis .....	3-68
Table 3-22 Measures of Significant Project Impacts/Allowable Increases on Congested Roads & Intersections .....	3-70
Table 3-23 Project Trip Generation.....	3-72
Table 3-24 Existing Plus Project Roadway Segment Level of Service Summary .....	3-73
Table 3-25 Existing Plus Project Intersection Level Of Service Summary .....	3-74
Table 3-26 Near Term Cumulative Roadway Segment Level of Service Summary.....	3-75
Table 3-27 Near Term Cumulative Intersection Level of Service Summary .....	3-76
Table 3-28 Future 2030 Roadway Segment Level of Service Summary .....	3-77
Table 4-1. Pre- and Post-Project Slope Gradients .....	4-9
Table 4-2. Fire Stations Servicing Highlands Ranch .....	4-12
Table 4-3. School Enrollment, Capacity, and Student Generation.....	4-15
Table 4-4. Project Library Demand.....	4-16
Table 4-5. Estimated Solid Waste Generation .....	4-16
Table 4-6. Local Parks.....	4-19
Table 5-1 Comparison of Project Alternative Impacts to Significant Proposed Project Impacts.....	5-17

List of Acronyms

<b>ADT</b>	Average Daily Traffic
<b>AMSL</b>	Average mean sea level
<b>ANSI</b>	American National Standards Institute
<b>APCD</b>	Air Pollution Control District
<b>AQIA</b>	Air Quality Impact Assessments
<b>AQMP</b>	Air Quality Management Plan
<b>BMO</b>	County Biological Mitigation Ordinance
<b>BMP(s)</b>	Best Management Practice(s)
<b>BRCA</b>	Biological Resource Core
<b>CAAQS</b>	California Ambient Air Quality Standards
<b>CALVENO</b>	California Noise Emissions
<b>CARB</b>	California Air Resources Board
<b>CCR</b>	California Code of Regulations
<b>CDFG</b>	California Department of Fish and Game
<b>CEQA</b>	California Environmental Quality Act
<b>cfs</b>	cubic feet per second
<b>CIP</b>	Capital Improvement Project
<b>CMP</b>	Congestion Management Program
<b>CNEL</b>	Community Noise Equivalent Level
<b>CO</b>	Carbon Monoxide
<b>CSS</b>	Coastal sage scrub vegetation
<b>CUDA</b>	Current Urban Development Area
<b>CWA</b>	Federal Clean Water Act
<b>dB</b>	Decibels
<b>dBA</b>	Average hourly decibels
<b>DPLU</b>	Department of Planning and Land Use
<b>DPW</b>	Department of Public Works
<b>DSEIR</b>	Draft Subsequent Environmental Impact Report
<b>du/ac</b>	Dwelling unit per acre
<b>DUs</b>	Dwelling Units
<b>EDA</b>	Estate Development Area
<b>EIR</b>	Environmental Impact Report
<b>EPA</b>	Environmental Protection Agency
<b>EPE</b>	Estimated Position Error
<b>FAHJ</b>	Fire Authority Having Jurisdiction
<b>FEMA</b>	Federal Emergency Management Agency
<b>FHWA</b>	Federal Highway Administration
<b>FPD</b>	Fire Protection District
<b>General Plan</b>	San Diego County General Plan
<b>GIS</b>	Geographic Information System
<b>GUHSD</b>	Grossmont Union High School District
<b>HCM</b>	Highway Capacity Manual
<b>HDT</b>	Heavy Duty Trucks
<b>HP</b>	Horsepower

List of Acronyms

<b>HVAC</b>	Heating, Ventilation and Air Conditioning
<b>H2S</b>	Hydrogen Sulfide
<b>I-125</b>	Interstate Highway 125
<b>IS</b>	Initial Study
<b>ISE</b>	Investigative Science and Engineering
<b>kWh/yr</b>	Kilowatt hours per year
<b>LBZ</b>	Limited Building Zone
<b>LDA</b>	Light Duty Autos
<b>LDT</b>	Light Duty Trucks
<b>Leq</b>	Equivalent sound level
<b>LLC</b>	Limited Liability Company
<b>LMSVSD</b>	La Mesa/Spring Valley School District
<b>LOS</b>	Level of Service
<b>MCL</b>	Maximum Contaminant Levels
<b>MCY</b>	Motorcycles
<b>MDT</b>	Medium Duty Trucks
<b>mg</b>	million gallons
<b>mgd</b>	million gallons per day
<b>MND</b>	Mitigated Negative Declaration
<b>MOU</b>	Memorandum of Understanding
<b>Mph</b>	Miles per hour
<b>MRZ</b>	Mineral Resource Zone
<b>MSCP</b>	Multiple Species Conservation Plan
<b>MSL</b>	Mean Sea Level
<b>MSS</b>	Metropolitan Sewer System
<b>MUP</b>	Major Use Permit
<b>MWD</b>	Metropolitan Water District of Southern California
<b>NAAQS</b>	National Ambient Air Quality Standards
<b>NCCP</b>	Natural Community Conservation Plan
<b>NCFPD</b>	North County Fire Protection District
<b>ND</b>	Negative Declaration
<b>NPDES</b>	National Pollutant Discharge Elimination System
<b>NSA</b>	Noise Sensitive Area
<b>NOP</b>	Notice of Preparation
<b>NO<sub>2</sub></b>	Nitrogen Dioxide
<b>NO<sub>x</sub></b>	Nitrogen Oxides
<b>O<sub>3</sub></b>	Ozone
<b>OWD</b>	Otay Water District
<b>P02-023</b>	Major Use Permit
<b>PAHJ</b>	Planning Authority Having Jurisdiction
<b>PAMA</b>	Pre-Approved Mitigation Area
<b>PDP</b>	Private Development Permit
<b>PLWTP</b>	Point Loma Wastewater Treatment Plant
<b>PM10</b>	respirable 10-micron particulate matter

List of Acronyms

<b>ppm</b>	parts per million
<b>PRC</b>	Public Resources Code
<b>PRD</b>	Planning Residential Development
<b>Q</b>	Stormwater flow
<b>RAQS</b>	Regional Air Quality Strategy
<b>REC</b>	REC Environmental Consultants, Inc.
<b>ROC</b>	Reactive Organic Compounds
<b>ROG</b>	Reactive Organic Gases
<b>RPO</b>	County of San Diego Resource Protection Ordinance
<b>RR2</b>	Rural Residential zoning
<b>RWQCB</b>	California Regional Water Quality Control Board
<b>S88</b>	Specific Plan Area zoning
<b>SANDAG</b>	San Diego Association of Governments
<b>SCAB</b>	South Coast Air Basin
<b>SCAQMD</b>	South Coast Air Quality Management District
<b>SCH</b>	State Clearing House
<b>SDAB</b>	San Diego Air Basin
<b>SDG &amp; E</b>	San Diego Gas & Electric
<b>SDAPCD</b>	San Diego Air Pollution Control District
<b>SEIR</b>	Subsequent Environmental Impact Report
<b>SIP</b>	State Implementation Plan
<b>SMCFPD</b>	San Miguel Consolidated Fire Protection District
<b>SO2</b>	Sulfur Dioxide
<b>SOx</b>	Sulfur Oxides
<b>SP</b>	Specific Plan
<b>SPA</b>	Specific Plan Amendment
<b>SPL</b>	Sound Pressure Level
<b>SR-94</b>	State Route 94
<b>SVCP</b>	Spring Valley Community Plan
<b>SVSD</b>	Spring Valley Sanitation District
<b>SVSPD</b>	Spring Valley Sewer Protection District
<b>SWA</b>	Sweetwater Authority
<b>SWPPP</b>	Storm Water Pollution Prevention Plan
<b>TIF</b>	Traffic Impact Fee
<b>TM</b>	Tentative Map
<b>UBUS</b>	Buses
<b>USFWS</b>	United States Fish and Wildlife Service
<b>V/C</b>	Volume to Capacity
<b>VOC</b>	Volatile Organic Compounds
<b>WRMP</b>	Water Resources Master Plan