

**PURPOSE OF AMENDMENT ..... 1**

**RECOMMENDED PROJECT ..... 1**

1) Japatul Valley.....3

2) Eastern Alpine.....4

3) End of Via Dieguenos .....5

**TABLE**

1) Recommended Project Land Use Project Areas.....2

**RECOMMENDED PROJECT FIGURES**

1) Alpine.....7

2) Central Mountain.....8

3) Cuyamaca.....9

4) Descanso.....10

5) Desert.....11

6) Jamul/Dulzura.....12

7) Julian.....13

8) Lake Morena / Campo.....14

9) Mountain Empire.....15

10) North Mountain.....16

11) Pendleton-DeLuz.....17

12) Pine Valley.....18

13) Ramona.....19

## **PURPOSE OF AMENDMENT-RECOMMENDED PROJECT**

The project that will be presented to the Board of Supervisors for approval (Recommended Project) is the Alpine Alternative Land Use Map alternative evaluated in the Draft Supplemental Environmental Impact Report (SEIR). The draft SEIR proposed Project and Project alternatives are presented in Volume I of this Draft Final SEIR. Volume II consists of the Summary of Changes to the Draft SEIR, public comment letters and the County's response to public comments. Volume III, Amendment to the SEIR, describes the differences between the proposed Project and the Recommended Project.

The analysis that follows demonstrates that the Recommended Project will satisfy CEQA's requirement to analyze Project alternatives that will mitigate impacts and achieve the Project objectives. The Recommended Project does not include significant new information from that which was presented in the Draft SEIR circulated for public review, nor are there significant new impacts from the Recommended Project. Therefore, the Recommended Project's inclusion in the Final SEIR does not deprive the public of a meaningful opportunity to comment upon a substantial adverse environmental effect of the Project or a feasible way to mitigate or avoid such an effect.

In preparing and formulating the Recommended Project, the Board of Supervisors considered the SEIR for the Project, which consisted of the Draft SEIR proposed Project and several Project alternatives, public testimony on the Project, staff responses to public and Board inquiries, and developed the Recommended Project described herein.

## **RECOMMENDED PROJECT**

The Recommended Project, shown as Figures 1 through 13, represents the result of a deliberative public process to formulate a project that meets the Project objectives while minimizing impacts. The Recommended Project land use map is the same as the proposed Project land use map in all communities within the Project area, with the exception of the Alpine Community Planning Area (CPA). The Recommended Project for the Alpine CPA is the same as the Alpine Alternative Land Use Map alternative and differs from the draft SEIR proposed Project in three areas. Since Alpine Alternative Land Use Map alternative is less intense than the draft SEIR proposed Project, the Recommended Project will have less environmental impacts than the draft SEIR proposed Project.

Table 1 shows the distribution of land uses by CPA and sub-region for the Recommended Project and is the same as the draft SEIR proposed Project in all CPA's and sub-regions, with the exception of the Alpine CPA. The Rural Lands Regional Category designations represent the greatest portion of the Project area (85%) with 60,750 of the total 71,715 acres.

RECOMMENDED PROJECT DESCRIPTION

TABLE 1. RECOMMENDED PROJECT LAND USE PROJECT AREAS (IN ACRES)

CPA or Sub-region	Village Residential	Semi-rural Residential	Rural Lands	Specific Planning Area	Rural Commercial	Village Core Mixed Use	Public/ Semi-Public Facilities <sup>(4)</sup>	Public Agency Lands <sup>1</sup>	Tribal Lands	Open Space	Total <sup>2</sup>
Alpine CPA	232.8	4,030.7	9,102.9		139.1	152.2			90.0		<b>13,748</b>
Central Mountain Sub-region											<b>26,970</b>
<i>Cuyamaca</i>		11.8	2,953.4								2,965
<i>Descanso</i>	7.1	1,899.7	3,674.0		4.6			159.1			5,744
<i>Pine Valley</i>			12,382.4		4.4			527.3			12,914
<i>Unrepresented</i>			4,921.5					163.2		262.0	5,347
Desert Sub-region			166.3					3.7			<b>170</b>
Jamul/Dulzura Sub-region		241.7	1,004.0								<b>1,246</b>
Julian CPA		952.6	7,425.2				48.5			40.4	<b>8,467</b>
Mountain Empire Sub-region											<b>2,052</b>
<i>Campo/Lake Morena</i>		58.1	1,232.3				0.1	271.3			1,562
<i>Unrepresented</i>			129.7					360.0			490
North Mountain Sub-region											<b>17,221</b>
<i>Palomar Mountain</i>		301.8	11,741.1		32.0		6.4	4.0	8.0		12,093
<i>Unrepresented</i>			5,005.8	21.7			82.4			18.3	5,128
Pendleton/De Luz CPA			1,010.9								<b>1,011</b>
Ramona CPA	43.6	681.7					89.1			16.1	<b>830</b>
<b>Unincorporated County Total<sup>3</sup></b>	<b>283.5</b>	<b>8,178.0</b>	<b>60,749.7</b>	<b>21.7</b>	<b>180.1</b>	<b>152.2</b>	<b>144.1</b>	<b>1,571.0</b>	<b>98.0</b>	<b>336.8</b>	<b>71,715</b>

Source: County of San Diego, Planning & Development Services, 2016.

1 Includes federal and State lands.

2 Total acreage rounded to the nearest whole number. Differences in total are attributed to rounding

3 Includes 381.8 acres of Non-FCI lands.

4 Includes Open Space (Recreation).

As described below, the Recommended Project Land Use Map differs from the proposed Project in three areas of the Alpine CPA: (1) Japatul Valley, (2) eastern Alpine, south of Interstate 8 and (3) end of Via Dieguenos Road.

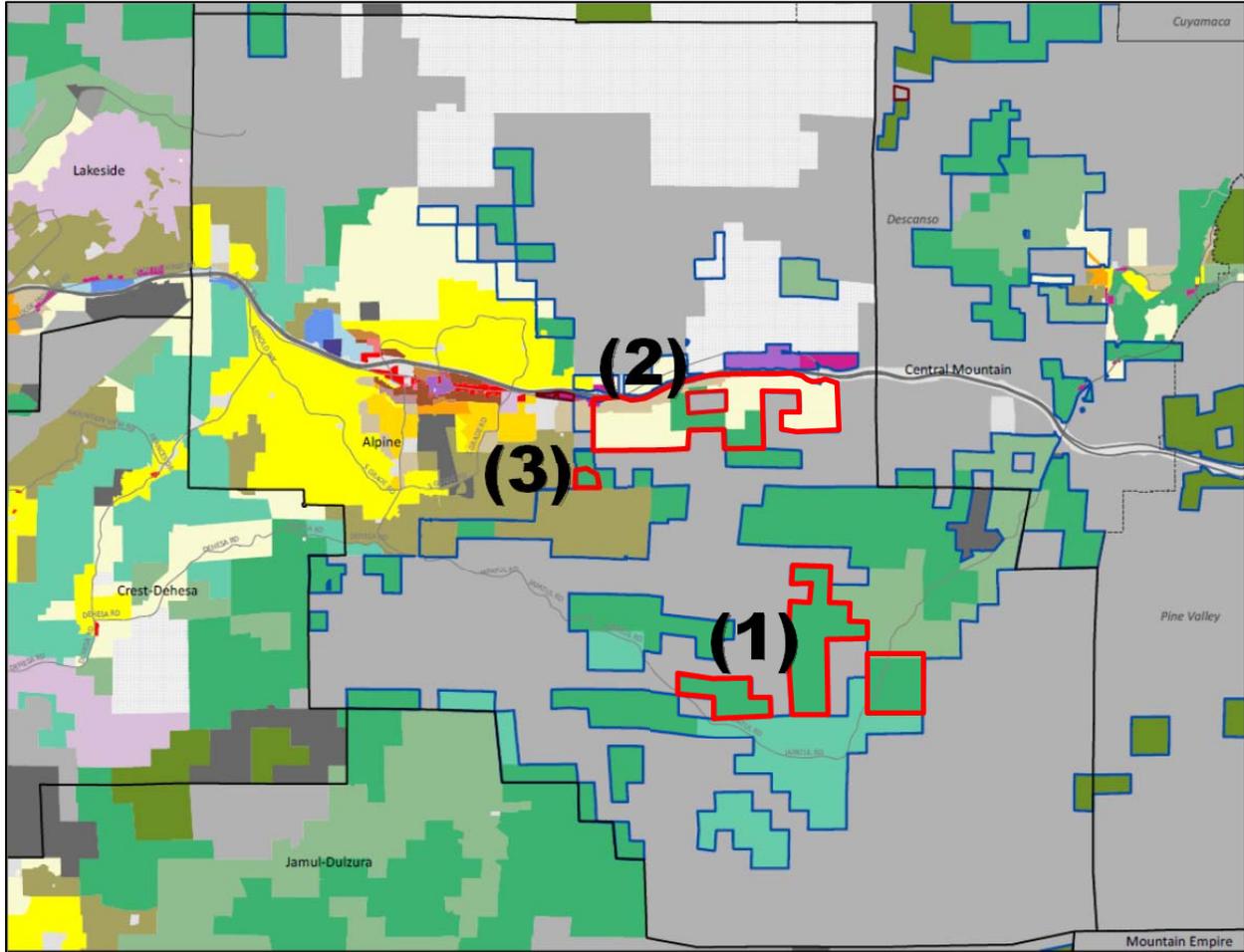


Figure A. Recommended Project Areas of Difference to the Proposed Project

### 1) Japatul Valley

The Recommended Project reduces the density in three areas of Japatul Valley totaling 1,362 acres and shown as Area (1) on Figure A. This density, which was analyzed under the Alpine Alternative Land Use Map, Mid-density and Modified FCI Condition alternatives of the draft SEIR, responds to concerns raised in public testimony over the high fire threat in the area, overall large parcel sizes, dead-end road concerns and distance away from the Alpine Village.

- *Land Use Designation* - The Recommended Project assigns a Rural Lands 40 (RL-40) land use designation to 16 parcels, rather than the Rural Lands 20 (RL-20) designation assigned by the draft SEIR proposed Project.
- *Potential Buildout* – The Recommended Project would reduce the potential buildout by 32 dwelling units, from 64 allowed by the proposed Project to 32 units.

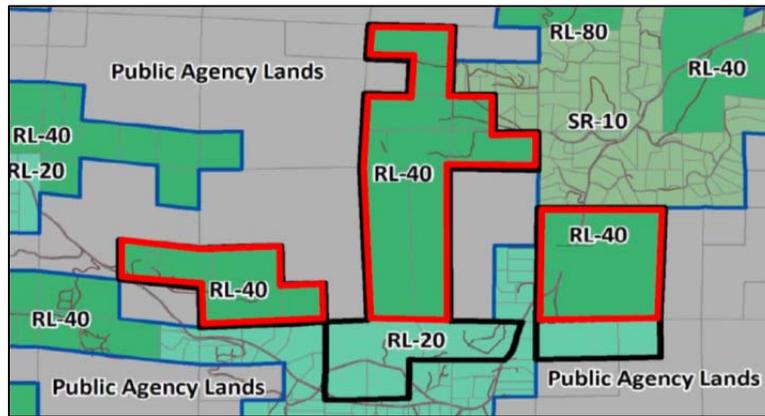


Figure B. Area of Difference: Japatul Valley

**2) Eastern Alpine**

The Recommended Project reduces the overall density for 1,333 acres in eastern Alpine, south of Interstate 8, shown as Area (2) on Figure A above and in more detail on Figure C.

**Table 2. Land Use Distribution Comparison - Recommended to Proposed Project: Area (2)**

Designation	Recommended Project		Proposed Project	
	Acres	Percent	Acres	Percent
Rural Commercial	5.9	0.4%	12.9	1.0%
Village Residential 2	151.5	11.4%	176.1	13.2%
Semi-rural 1	0.0	0.0%	518.0	38.9%
Semi-rural 2	0.0	0.0%	267.5	20.1%
Semi-rural 4	890.1	66.8%	80.8	6.1%
Semi-rural 10	0.0	0.0%	158.0	11.9%
Rural Lands 40	285.8	21.4%	120.0	9.0%
	<b>1,333.3</b>		<b>1,333.3</b>	

- *Land Use Designation* – Table 2 compares the land use distribution of the Recommended Project to the proposed Project. At 21%, the Recommended Project assigns the greatest percent as Rural Lands 40 (one dwelling unit per 40 acres), as compared to 9% under the proposed Project. Likewise, the Recommended Project assigns less Rural Commercial and Village Residential 2 (two dwelling units per acre) designations when compared to the proposed Project.
- *Potential Buildout* – The Recommended Project would reduce the potential buildout by 465 dwelling units, from 976 allowed by the proposed Project to 511 units.

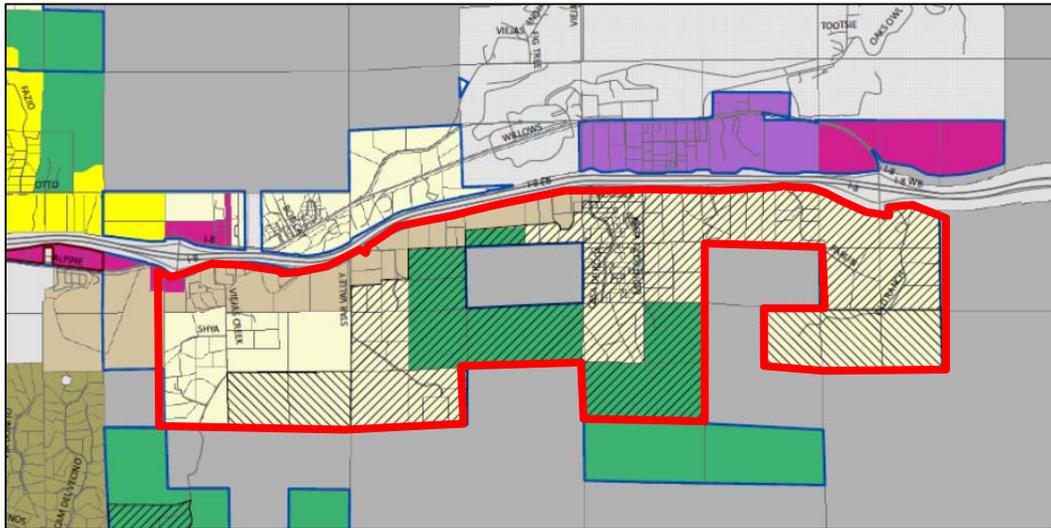


Figure C. Area of Difference: Eastern Alpine

### 3) End of Via Dieguenos

The Recommended Project (Area (3) on Figure A) reduces the overall density for 40 acres east of Rancho Palo Verde, when compared to the proposed Project, as described below (see also Figure D).

- *Land Use Designation* – The Recommended Project would assign two parcels (39.9 acres) a Rural Lands 40 (one dwelling unit per 40 acres) rather than the Semi-rural 2 designation (one dwelling unit per two acres) assigned under the proposed Project.
- *Potential Buildout* – The Recommended Project would reduce the potential buildout by 12 dwelling units, from 14 allowed by the proposed Project to two units.

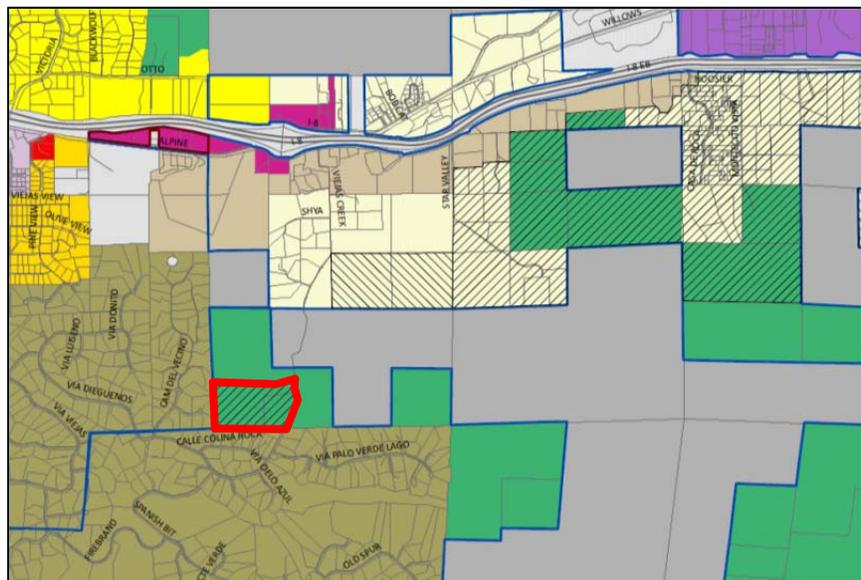


Figure D. Area of Difference: End of Via Dieguenos Area of Difference