

DRAFT FINAL
ENVIRONMENTAL IMPACT REPORT

AGRICULTURE PROMOTION PROGRAM (POD 14-001)
STATE CLEARINGHOUSE (SCH) No. 2015061047

LEAD AGENCY:

County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, California 92123
Contact: Dennis Campbell, Project Manager
858.505.6380 / dennis.campbell@sdcounty.ca.gov
Robert Hingtgen, Environmental Coordinator
858.694.3712 / robert.hingtgen@sdcounty.ca.gov

PREPARED BY:

ICF International
525 B Street, Suite 1700
San Diego, California 92101
Contact: Devon Muto, Project Manager
858.578.8964 / devon.muto@icfi.com

February 2017

This page intentionally left blank.

Table of Contents

Preface

Responses to Comments of the Draft Environmental Impact Report	RTC-1
---	--------------

Summary	S-1
----------------------	------------

Chapter 1 Project Description, Location, and Environmental Setting	1-1
---	------------

1.1	Project Objectives	1-1
1.2	Project Location.....	1-2
1.3	Environmental Setting.....	1-3
1.3.1	Accessory Agriculture Uses.....	1-3
1.4	Project Description	1-6
1.4.1	Project Components	1-7
1.4.2	Permitting Requirements.....	1-14
1.4.3	Environmental Design Considerations.....	1-16
1.4.4	Technical, Economic, and Environmental Characteristics	1-17
1.5	Intended Uses of the EIR	1-18
1.5.1	Project Approvals/Permits.....	1-19
1.5.2	Related Environmental Review and Consultation Requirements.....	1-19
1.6	Project Inconsistencies with Applicable Regional and General Plans	1-19
1.7	Cumulative Impacts Methodology	1-20
1.8	Growth-Inducing Effects.....	1-21

Chapter 2 Environmental Effects of the Proposed Project.....	2.0-1
---	--------------

2.1	Air Quality and Greenhouse Gases.....	2.1-1
2.1.1	Existing Conditions.....	2.1-1
2.1.2	Regulatory Setting	2.1-6
2.1.3	Analysis of Project Effects and Determination of Significance	2.1-12
2.1.4	Cumulative Impacts Analysis	2.1-2223
2.1.5	Significance of Impacts Prior to Mitigation	2.1-2425
2.1.6	Mitigation Measures.....	2.1-2425
2.1.7	Conclusion.....	2.1-2829
2.2	Biological Resources	2.2-1
2.2.1	Existing Conditions.....	2.2-1
2.2.2	Regulatory Setting	2.2-11
2.2.3	Analysis of Project Effects and Determination of Significance	2.2-15
2.2.4	Cumulative Impacts Analysis	2.2-24
2.2.5	Significance of Impacts Prior to Mitigation	2.2-2627
2.2.6	Mitigation Measures.....	2.2-27

2.2.7	Conclusion.....	2.2- 29 <u>30</u>
2.3	Cultural Resources.....	2.3-1
2.3.1	Existing Conditions.....	2.3-1
2.3.2	Regulatory Setting	2.3-4
2.3.3	Analysis of Project Effects and Determination of Significance	2.3-10
2.3.4	Cumulative Impacts Analysis	2.3- 19 <u>20</u>
2.3.5	Significance of Impacts Prior to Mitigation	2.3- 21 <u>22</u>
2.3.6	Mitigation Measures.....	2.3- 21 <u>22</u>
2.3.7	Conclusion.....	2.3- 23 <u>24</u>
2.4	Hazards and Hazardous Materials.....	2.4-1
2.4.1	Existing Conditions.....	2.4-1
2.4.2	Regulatory Setting	2.4-13
2.4.3	Analysis of Project Effects and Determination of Significance	2.4-23
2.4.4	Cumulative Impacts Analysis	2.4-36
2.4.5	Significance of Impacts Prior to Mitigation	2.4-38
2.4.6	Mitigation Measures.....	2.4-38
2.4.7	Conclusion.....	2.4-40
2.5	Hydrology and Water Quality.....	2.5-1
2.5.1	Existing Conditions.....	2.5-1
2.5.2	Regulatory Setting	2.5-5
2.5.3	Analysis of Project Effects and Determination of Significance	2.5-11
2.5.4	Cumulative Impacts Analysis	2.5-20
2.5.5	Significance of Impacts Prior to Mitigation	2.5-22
2.5.6	Mitigation Measures.....	2.5-22
2.5.7	Conclusion.....	2.5-23
2.6	Noise.....	2.6-1
2.6.1	Existing Conditions.....	2.6-1
2.6.2	Regulatory Setting	2.6-4
2.6.3	Analysis of Project Effects and Determination of Significance	2.6-8
2.6.4	Cumulative Impacts Analysis	2.6-17
2.6.5	Significance of Impacts Prior to Mitigation	2.6-18
2.6.6	Mitigation Measures.....	2.6-19
2.6.7	Conclusion.....	2.6-19
2.7	Transportation and Traffic	2.7-1
2.7.1	Existing Conditions.....	2.7-1
2.7.2	Regulatory Setting	2.7-3
2.7.3	Analysis of Project Effects and Determination of Significance	2.7-6

2.7.4	Cumulative Impact Analysis.....	2.7-16
2.7.5	Significance of Impacts Prior to Mitigation	2.7-17
2.7.6	Mitigation Measures.....	2.7-17
2.7.7	Conclusion.....	2.7-18
2.8	Water Supply and Groundwater	2.8-1
2.8.1	Existing Conditions.....	2.8-1
2.8.2	Regulatory Setting	2.8-11
2.8.3	Analysis of Project Effects and Determination of Significance	2.8-15
2.8.4	Cumulative Impacts Analysis	2.8-22
2.8.5	Significance of Impacts Prior to Mitigation	2.8-25
2.8.6	Mitigation Measures.....	2.8-25
2.8.7	Conclusion.....	2.8-26
2.9	Significant Irreversible Environmental Changes Resulting from Project Implementation.....	2.9-1
2.9.1	Irreversible Environmental Changes.....	2.9-1
2.9.2	Potential Environmental Damage from Accidents	2.9-2
2.9.3	Irreversible Commitment of Resources	2.9-2
Chapter 3	Environmental Effects Found Not to Be Significant	3-1
3.1	Effects Found Not Significant as Part of the EIR Process	3-1
3.1.1	Land Use and Planning.....	3-1
3.1.2	Utilities and Service Systems	3-12
3.1.3	Energy	3-21
3.2	Effects Found Not Significant During Initial Study	3-26
3.2.1	Aesthetics.....	3-26
3.2.2	Agricultural and Forestry Resources.....	3-28
3.2.3	Geology and Soils.....	3-28
3.2.4	Mineral Resources	3-29
3.2.5	Population and Housing.....	3-30
3.2.6	Public Services	3-31
3.2.7	Recreation.....	3-31
Chapter 4	Project Alternatives.....	4-1
4.1	Rationale for Alternative Selection	4-1
4.2	Analysis of the Reduced Project Area Alternative	4-3
4.2.1	Reduced Project Area Alternative Description and Setting.....	4-3
4.2.2	Comparison of the Effects of the Reduced Project Area Alternative to the Proposed Project.....	4-3
4.3	Analysis of the Lot Size Use Restriction Alternative.....	4-8

4.3.1	Reduced Lot Size Use Restriction Alternative Description and Setting	4-8
4.3.2	Comparison of the Effects of the Lot Size Use Restriction Alternative to the Proposed Project	4-9
4.4	Analysis of the No Project Alternative	4-13
4.4.1	No Project Alternative Description and Setting.....	4-13
4.4.2	Comparison of the Effects of the No Project Alternative to the Proposed Project.....	4-14
4.5	Environmentally Superior Project	4-18
Chapter 5	References	5-1
5.1	References.....	5-1
Chapter 6	List of Preparers	6-1
6.1	EIR Preparers	6-1
6.1.1	County of San Diego.....	6-1
6.1.2	ICF International	6-1
6.1.3	Chen Ryan Associates, Traffic Engineers	6-2
Appendix A	Proposed Zoning Amendment	
Appendix B	Initial Study/Notice of Preparation	
Appendix C	Comments on NOP	
Appendix D	Air Quality/GHG Calculations	
Appendix E	Traffic Impact Study	
Appendix F	Proposed Amendment to Table M-4 of the General Plan	

Tables

Table	On Page
S-1	Environmental Issue Areas Analyzed in Chapter 2..... S-8
1-1	Existing and Proposed Overview of Required Permits and Allowed Zones per Agricultural Activity 1-22
1-2	Agriculture Promotion Program Proposed Zoning Ordinance Changes Summary 1-23
1-3	Existing and Proposed Animal Designator Requirements..... 1-25
2.1-1	Emission Sources and Health Effects of Criteria Pollutants of Concern..... 2.1- 29 <u>30</u>
2.1-2	Lifetimes and Global Warming Potentials of Key Greenhouse Gases..... 2.1- 29 <u>30</u>
2.1-3	Ambient Criteria Air Pollutant Monitoring Data (2012–2014)..... 2.1- 30 <u>31</u>
2.1-4	Federal and State Attainment Status for San Diego County 2.1- 31 <u>32</u>
2.1-5	Global, National, State, and Local GHG Emissions Inventories 2.1- 31 <u>32</u>
2.1-6	National and State Ambient Air Quality Standards 2.1- 32 <u>33</u>
2.1-7	Summary of Proposed Agricultural Enhances and Corresponding Potential to Result in Increased Criteria Pollutant or GHG Emissions 2.1- 33 <u>34</u>
2.1-8	Representative Projects and Associated Air Quality and GHG Modeling Assumptions 2.1- 34 <u>35</u>
2.1-9	Estimated Maximum Daily Criteria Pollutant Emissions Generated by Representative Project Construction (pounds per day)..... 2.1- 34 <u>35</u>
2.1-10	Estimated Daily Criteria Pollutant Emissions Generated by Representative Project Operation (pounds per day)..... 2.1- 35 <u>36</u>
2.1-11	Estimated Daily Criteria Pollutant Emissions Generated by a Theoretical Buildout Scenario for Microbreweries, Wineries, and Creameries/Dairies (pounds per day) 2.1- 35 <u>36</u>
2.1-12	Screening-Level CO Hot-Spot Analysis 2.1- 36 <u>37</u>
2.1-13	Estimated Greenhouse Gas Emissions Generated by Representative Project Construction (metric tons) 2.1- 36 <u>37</u>
2.1-14	Estimated Greenhouse Gas Emissions Generated by Representative Project Operation and Amortized Construction (metric tons per year)..... 2.1- 37 <u>38</u>

2.1-15	Estimated Greenhouse Gas Emissions Generated by a Theoretical Buildout Scenario for Microbreweries, Wineries, and Creameries/Dairies (metric tons per year).....	2.1- 38 <u>39</u>
2.1-16	Potential Energy Efficiency Measures for Microbreweries	2.1- 40 <u>39</u>
2.1-17	Potential Energy Efficiency Measures for Wineries	2.1- 39 <u>40</u>
2.1-18	Potential Energy Efficiency Measures for Dairies	2.1- 40 <u>41</u>
2.5-1	Criteria for Rating Soil Erodibility	2.5- 24 <u>23</u>
2.6-1	Hearing Thresholds in the Infrasonic and Low Frequency Range	2.6-21
2.6-2	Typical A-Weighted Sound Levels Measured in the Environment and Industry.....	2.6-21
2.6-3	Guidelines for Determining the Significance of Groundborne Vibration and Noise Impacts for Special Buildings.....	2.6-22
2.6-4	San Diego County Noise Ordinance Sound Level Limits.....	2.6-22
2.6-5	Typical Construction Equipment Noise Levels	2.6-23
2.6-6	Guideline for Determining the Significance of Groundborne Vibration and Noise Impacts	2.6-24
2.7-1	LOS Definitions	2.7-19
2.7-2	Allowable Increases on Congested Road Segments.....	2.7-19
2.7-3	Current General Plan Buildout Plus Project Conditions – Roadway Segments.....	2.7-20
2.7-4	Allowable Increases on Two-Lane Highways with Signalized Intersection Spacing Over 1 Mile	2.7- 24 <u>21</u>
2.7-5	Land Use Enhancement Trip Generation Rates	2.7- 24 <u>21</u>
2.7-6	Current General Plan Buildout Plus Project Conditions – State Highways.....	2.7- 25 <u>22</u>
2.7-7	Summary of Proposed Agricultural Land Use Enhancements.....	2.7- 26 <u>22</u>
2.7-8	Current General Plan Buildout Plus GPAs in Process Plus Project Conditions	2.7- 27 <u>24</u>
2.7-9	Roadway Improvements to Mitigate Cumulative Impacts.....	2.7- 32 <u>26</u>
3-1	Estimate of Annual Operational Energy Consumption (million BTU)	3-32
4-1	Summary of Analysis for Alternatives to the Proposed Project.....	4-19

Figures

Figure		Follows Page
1-1	Regional Location	1-2
1-2	Agricultural Lands	1-2
1-3	Zoning	1-2
1-4	Agricultural Lands with Zoning	1-2
2.2-1	Vegetation Communities and Land Cover Types	2.2-2
2.4-1	County's State Responsibility Area Lands	2.4-12
2.5-1	Watersheds	2.5-2
2.5-2	Reservoirs	2.5-2
2.8-1	Water Districts	2.8-2
2.8-2	Aquifer Types	2.8-4
2.8-3	Areas of Low Well Yield	2.8-6
2.8-4	Large Quantity/Clustered Groundwater Uses	2.8-8
3-1	Land Uses in the Unincorporated County	3-2
3-2	Important Farmland	3-28
3-3	Agricultural Preserves and Williamson Act Contract Lands	3-28
4-1	Reduced Project Area Alternative (Groundwater Dependent Areas)	4-4

Acronyms

AB	Assembly Bill
ACM	asbestos-containing material
ADT	average daily trips
AIA	Airport Influence Area
AICUZ	Air Installation Compatible Use Zone
ALUCPs	Airport Land Use Compatibility Plans
APZ	Accident Potential Zone
ARB	California Air Resources Board
ASTREA	Air Support to Regional Enforcement Agencies
ASTs	aboveground storage tanks
BMO	Biological Mitigation Ordinance
BMPs	best management practices
CAL FIRE	California Department of Forestry and Fire Protection
CALGreen	Green Building Standards Code
Cal NAGPRA	California Native American Graves Protection and Repatriation Act
CalARP	California Accidental Release Prevention
CalEPA	the California Environmental Protection Agency
Caltrans	California Department of Transportation
CAO	Cleanup and Abatement Orders
CBC	California Building Code
CCAA	California Clean Air Act
CCR	California Code of Regulations
CDFG	California Department of Fish and Game
CDFW	California Department of Fish and Wildlife
CDO	Cease and Desist Orders
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CESA	California Endangered Species Act
CFC	California Fire Code
CFR	Code of Federal Regulations
CHHSLs	California Human Health Screening Levels
CHL	California Historic Landmark
CIWMB	California Integrated Waste Management Board
CMP	congestion management plans
CNDDB	California Natural Diversity Database
CNEL	Community Noise Equivalent Level
CNF	Cleveland National Forest
CNPS	California Native Plant Society
County	County of San Diego

CPA	Community Planning Area
CRHR	California Register of Historical Resources
CRPR	California Rare Plant Ranking
CUPAs	Certified Unified Program Agencies
CWA	Clean Water Act
dB	decibel
dba	A-weighted el
DEH	Department of Environmental Health
DEH-HIRT	Department of Environmental Health, Hazardous Incident Response Team
DOD	Department of Defense
DPW	Department of Public Works
DTSC	Department of Toxic Substances Control
EIR	Environmental Impact Report
EPA	U.S. Environmental Protection Agency
EPCRA	Emergency Planning Community Right-to-Know Act
FAA	Federal Aviation Administration
FCI	Forest Conservation Initiative
FEMA	Federal Emergency Management Agency
FESA	federal Endangered Species Act
FHSZs	Fire Hazard Severity Zones
FPP	Fire Protection Plan
FRAP	Fire and Resource Assessment Program
FTA	Federal Transit Administration
FUDS	Formerly Used Defense Sites
GHG	greenhouse gas
GIS	geographic information system
GPAs	General Plan Amendments
HCP	Habitat Conservation Plan
HLP	Habitat Loss Permit
HMBP	Hazardous Materials Business Plan
HMP	Hazard Mitigation Plan
HPL	Historic Property Listing
HVAC	heating, ventilating, and air conditioning
Hz	hertz
I-	Interstate
IBC	International Building Code
IFC	International Fire Code
IWMA	Integrated Waste Management Act
IWMP	Integrated Waste Management Plan
kWh	kilowatt hours
LARA	Local Agricultural Resource Assessment
LEA	Local Enforcement Agency
Leq	Equivalent Energy Level

LOS	Level of Service
LTF	Local Transportation Fund
LUFT	leaking underground fuel tanks
LWQD	Land and Water Quality Division
MBTA	Migratory Bird Treaty Act
MMBTU	Million British Thermal Units
MPOs	Metropolitan Planning Organizations
MSCP	Multiple Species Conservation Program
MUPs	Major Use Permits
NCCP	Natural Community Conservation Planning
NHL	National Historic Landmark
NHPA	National Historic Preservation Act
NOP	Notice of Preparation
NO _x	nitrogen oxides
NRHP	National Register of Historic Places
O ₃	ozone
OAEP	Operational Area Emergency Plan
OES	Office of Emergency Services
OSHA	Occupational Safety and Health Administration
OSM	U.S. Office of Surface Mining Reclamation and Enforcement
OWTS	onsite wastewater treatment systems
PDS	Planning and Development Services
PPV	peak particle velocity
PRC	Public Resources Code
PRGs	Preliminary Remediation Goals
proposed project	County of San Diego Agriculture Promotion Program
RAQS	Regional Air Quality Strategy
RAW/RAP	Removal Action Workplan/Remedial Action Plan
RCRA	Resource Conservation and Recovery Act
RCRIS	Resource Conservation and Recovery Information System
RMP	Risk Management Plan
RMS	root mean square
RPO	Resource Protection Ordinance
RR	Rural Residential
RTIP	Regional Transportation Improvement Program
RTP	Regional Transportation Plan
RWQCB	Regional Water Quality Control Board
SANDAG	San Diego Association of Governments
SARA	Superfund Amendments and Reauthorization Act
SB	Senate Bill
SCIC	South Central Information Center
SCS	Sustainable Communities Strategy
SDAPCD	San Diego Air Pollution Control District

SDCRAA	San Diego County Regional Airport Authority
SDCWA	San Diego County Water Authority
SDG&E	San Diego Gas & Electric
SDMWD	San Diego Metropolitan Wastewater Department
SPCC	Spill Prevention, Control, and Countermeasure
SR	State Route
SRA	State Responsibility Areas
STA	State Transit Assistance
STIP	Statewide Transportation Improvement Program
SWIS	Solid Waste Inventory System
SWRCB	State Water Resources Control Board
TCPs	Traditional Cultural Properties
TCR	Tribal Cultural Resource
TDA	Transportation Development Act
TDS	total dissolved solids
TIA	Transportation Impact Assessment
TIF	Transportation Impact Fee
TMA	transportation management area
TSDFs	treatment, storage, and disposal facilities
UDC	Unified Disaster Council
USACE	U.S. Army Corps of Engineers
USDA	U.S. Department of Agriculture
USFWS	U.S. Fish and Wildlife Service
USO	Uniform Sewer Ordinance
USTs	underground storage tanks
V/C	volume to capacity
VAP	Voluntary Assistance Program
VCP	Vector Control Program
VHFHSZs	Very High Fire Hazard Severity Zones
VOC	volatile organic compounds
WNV	West Nile virus
WPO	Watershed Protection, Stormwater Management, and Discharge Control Ordinance
WUI	wildland urban interface

