

DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

**Forest Conservation Initiative Lands GPA (GPA 12-004)
State Clearinghouse (SCH) No. 2012081082**

Lead Agency:

**County of San Diego
Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, California 92123
Contacts: Robert Citrano, Project Manager
858.694.3229 / robert.citrano@sdcounty.ca.gov
Peter Eichar, Environmental Coordinator
858.495.5524 / peter.eichar@sdcounty.ca.gov**

Prepared by:

**Dudek
605 Third Street
Encinitas, California 9202 4**

and

**RBF Consulting
9755 Clairemont Mesa Boulevard
San Diego, California 92124**

and

**Ascent Environmental
401 West A Street, Suite 900
San Diego, California 92101**

January 2016

This Page Intentionally Left Blank

TABLE OF CONTENTS

VOLUME I

RECIRCULATION READERS GUIDE

NOTICE OF AVAILABILITY OF THE DRAFT REVISED SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT

ACRONYMS AND ABBREVIATIONSix

SUMMARY	S-1
S.1 Overview	S-1
S.2 Project Description	S-3
S.3 Community Plan and Subregional Plan Updates.....	S-4
S.4 Mobility Element Road Network Changes	S-4
S.5 San Diego County Zoning Ordinance Amendments.....	S-5
S.6 Project Objectives	S-5
S.7 Impact Summary	S-6
S.8 Alternatives to the Proposed Project.....	S-6
S.9 Areas of Controversy and Issues to be Resolved by the Decision Making Body	S-9

CHAPTER 1.0 PROJECT DESCRIPTION, LOCATION, AND ENVIRONMENTAL SETTING	1-1
1.1 Introduction	1-1
1.2 Project Background.....	1-9
1.3 Project Objectives	1-13
1.4 Regional Project Location	1-14
1.5 Technical, Economic, and Environmental Characteristics.....	1-15
1.6 Discretionary Actions, Decisions, Approvals	1-43
1.7 SEIR Impact Analysis Methodology.....	1-44
1.8 Project Consistency with Applicable Plans	1-45
1.9 Cumulative Project Assessment Overview	1-45

CHAPTER 2.0 ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT	2.0-1
2.1 Aesthetics.....	2.1-1
2.1.1 Existing Conditions	2.1-1
2.1.2 Regulatory Framework.....	2.1-1
2.1.3 Analysis of Project Effects and Cumulative Impacts	2.1-2
2.1.4 Mitigation.....	2.1-11
2.2 Agricultural and Forestry Resources.....	2.2-1
2.2.1 Existing Conditions	2.2-1
2.2.2 Regulatory Framework.....	2.2-2
2.2.3 Analysis of Project Effects and Cumulative Impacts	2.2-3
2.2.4 Mitigation.....	2.2-11
2.3 Air Quality.....	2.3-1
2.3.1 Existing Conditions	2.3-1
2.3.2 Regulatory Framework.....	2.3-1
2.3.3 Analysis of Project Effects and Cumulative Impacts	2.3-4
2.3.4 Mitigation.....	2.3-12

TABLE OF CONTENTS

2.4	Biological Resources	2.4-1
2.4.1	Existing Conditions	2.4-1
2.4.2	Regulatory Framework.....	2.4-1
2.4.3	Analysis of Project Effects and Cumulative Impacts	2.4-2
2.4.4	Mitigation.....	2.4-9
2.5	Cultural and Paleontological Resources	2.5-1
2.5.1	Existing Conditions	2.5-1
2.5.2	Regulatory Framework.....	2.5-1
2.5.3	Analysis of Project Effects and Cumulative Impacts	2.5-2
2.5.4	Mitigation.....	2.5-11
2.6	Hazards and Hazardous Materials.....	2.6-1
2.6.1	Existing Conditions	2.6-1
2.6.2	Regulatory Framework.....	2.6-6
2.6.3	Analysis of Project Effects and Cumulative Impacts	2.6-7
2.6.4	Mitigation for Hazards and Hazardous Materials.....	2.6-17
2.7	Hydrology and Water Quality	2.7-1
2.7.1	Existing Conditions	2.7-1
2.7.2	Regulatory Framework.....	2.7-1
2.7.3	Analysis of Project Effects and Cumulative Impacts	2.7-2
2.7.4	Mitigation.....	2.7-15
2.8	Land Use.....	2.8-1
2.8.1	Existing Conditions	2.8-1
2.8.2	Regulatory Framework.....	2.8-4
2.8.3	Analysis of Project Effects and Cumulative Impacts	2.8-6
2.8.4	Mitigation.....	2.8-11
2.9	Mineral Resources	2.9-1
2.9.1	Existing Conditions	2.9-1
2.9.2	Regulatory Framework.....	2.9-1
2.9.3	Analysis of Project Effects and Cumulative Impacts	2.9-2
2.9.4	Mitigation.....	2.9-6
2.10	Noise	2.10-1
2.10.1	Existing Conditions	2.10-1
2.10.2	Regulatory Framework.....	2.10-1
2.10.3	Analysis of Project Effects and Cumulative Impacts	2.10-1
2.10.4	Mitigation for Noise	2.10-10
2.11	Public Services.....	2.11-1
2.11.1	Existing Conditions	2.11-1
2.11.2	Regulatory Framework.....	2.11-3
2.11.3	Analysis of Project Effects and Cumulative Impacts	2.11-4
2.11.4	Mitigation.....	2.11-8
2.12	Recreation.....	2.12-1
2.12.1	Existing Conditions	2.12-1
2.12.2	Regulatory Framework.....	2.12-1
2.12.3	Analysis of Project Effects and Cumulative Impacts	2.12-2
2.12.4	Mitigation.....	2.12-5
2.13	Transportation and Traffic.....	2.13-1
2.13.1	Existing Conditions	2.13-1
2.13.2	Regulatory Framework.....	2.13-1
2.13.3	Analysis of Project Effects and Cumulative Impacts	2.13-2
2.13.4	Mitigation.....	2.13-11
2.14	Utilities and Service Systems.....	2.14-1

TABLE OF CONTENTS

2.14.1	Existing Conditions	2.14-1
2.14.2	Regulatory Framework.....	2.14-4
2.14.3	Analysis of Project Effects and Cumulative Impacts	2.14-4
2.14.4	Mitigation for Utilities and Service Systems.....	2.14-15
2.15	Global Climate Change.....	2.15-1
2.15.1	Existing Conditions	2.15-1
2.15.2	Regulatory Framework.....	2.15-3
2.15.3	Analysis of Project Effects and Cumulative Impacts	2.15-8
2.15.4	Mitigation for Climate Change.....	2.15-20
CHAPTER 3.0	OTHER CEQA CONSIDERATIONS.....	3-1
3.1	Growth Inducing Impacts	3-1
3.2	Environmental Effects Found Not to be Significant	3-5
3.3	Significant Irreversible Environmental Changes	3-6
3.4	Significant and Unavoidable Impacts.....	3-8
CHAPTER 4.0	PROJECT ALTERNATIVES	4-1
4.1	Rationale for Alternative Selection.....	4-1
4.2	Analysis of the Modified FCI Condition (Environmentally Superior) Alternative.....	4-18
4.3	Analysis of the Mid-density Alternative	4-48
4.4	Analysis of the Alpine Alternative Land Use Map	4-63
4.5	Analysis of the No Project Alternative.....	4-76
CHAPTER 5.0	REFERENCES.....	5-1
CHAPTER 6.0	PREPARERS AND PERSONS CONTACTED	6-1
6.1	EIR Preparers	6-2
6.2	EIR Data, Geographic Information Systems, and Figures Preparers.....	6-2
6.3	County of San Diego EIR Reviewers.....	6-2
6.4	Other EIR Reviewers	6-2
CHAPTER 7.0	MITIGATION MEASURES.....	7-1
7.1	General Plan Policies.....	7-1
7.2	Mitigation Measures	7-44

LIST OF TABLES

	On Page
S-1	Mobility Element Road Network Changes.....S-5
S-2	Summary of Project ImpactsS-11
S-3	Comparison of Alternatives – Environmental ImpactsS-27
1-1A	General Plan Buildout Scenarios for Project Areas..... 1-11
1-1B	Proposed Project Land Use Scenario for the Project Areas (in Acres)..... 1-12
1-2	Proposed Project Acreage in Relation to CPA Acreage 1-15
1-3	New Failing Road Segments in the Alpine CPA..... 1-15
1-4	Mobility Element Network Alpine Community Plan Area Matrix Changes 1-29
1-5	Project Approvals/Permits 1-31
1-6	Regional Energy and Utility Projects 1-43
1-7	Private Projects 1-55
1-8	Projects on Tribal Lands 1-56
2.1-1	Proposed Land Uses within Light Pollution Zone A (in acres) 2.1-23
2.2-1	County Identified Agricultural Lands and Impact Estimates 2.2-18
2.2.2	Farmland Mapping and Monitoring Program Lands 2.2-18
2.3-1	Area-Wide and Mobile Source Emissions for the Proposed Project 2.3-19
2.4-1	Habitat Impacts by Vegetation Community 2.4-18
2.4-2	Wetland Acres within the Project Area by Community 2.4-20
2.5-1	Paleontological Resource Sensitivity by CPA 2.5-16
2.6-1	Registered Active Hazardous Waste Transporters in San Diego County 2.6-25
2.6-2	Land Use Designations by Fire Severity Zones (in acres) 2.6-27
2.7-1	Water Bodies Identified as Impaired under the Clean Water Act..... 2.7-30
2.7-2	Dam Inundation Areas Affecting the Unincorporated County 2.7-33
2.7-3	Aquifer Type within FCI Lands 2.7-34
2.9-1	Proposed Land Uses in designated MRZ Area 2.9-9
2.9-2	Proposed Land Uses in Areas with Quaternary Alluvium by CPA 2.9-9
2.9-3	Mines within Project Area 2.9-10
2.10-1	Forecast Project Impacts: General Plan Update Amendment (FCI Lands) 2.10-22
2.10-2	Ground-borne Vibration and Noise Standards 2.10-23
2.11-1	School Enrollment for Districts Serving the Unincorporated County 2.11-2
2.13-1	Mobility Element Roadways Forecast to Operate at LOS E or LOS F in the General Plan Update EIR (2011)..... 2.13-28
2.13-2	Trip Generation for Focus Areas in Alpine Community 2.13-29
2.13-3	Forecast Trip Generation by Community 2.13-29
2.13-4	County of San Diego Project Traffic Significance Criteria 2.13-29
2.13-5	Project Impacts on General Plan Update PEIR Forecasted LOS D, E, F Roadways 2.13-30
2.13-6	Roadway Segment LOS with GPU EIR Reclassification: Alpine Community 2.13-32
2.13-7	Roadway Segment LOS with Reclassifications to Meet Policy M.2-1 (LOS D): Alpine Community 2.13-33
2.15-1	Community-Wide Greenhouse Gas Emissions for Unincorporated County - 2013 2.15-2
2.15-2	Summary of Annual Greenhouse Gas Emissions Associated with Potential Future Development in the Proposed Project in 2020, 2030 and 2050 (MT CO ₂ E/Year) 2.15-14
2.15-3	Summary of Annual Greenhouse Gas Emissions Associated with Unmitigated and Mitigated Project Scenarios in 2020 2.15-15
2.15-4	Comparison of Intensity of Land Use Designations: Proposed Project to No Project Alternatives 2.15-26
2.15-5	Project Sizes that Would Typically Require a Climate Change Analysis 2.15-27
2.15-6	Parcels that would Allow Project Sizes that would Require a Climate Change Analysis per Table 2.15-5 Criteria 2.15-28

TABLE OF CONTENTS

4-1	Comparison of Alternatives – Environmental Impacts	4-90
4-2	Comparison of Alternatives: GPA Planning Area Land Use Distribution in Acres	4-93
4-3	Comparison of Alternatives: CPA and Subregion Land Use Distribution in Acres.....	4-94
4-4	Comparison of Alternatives: Dwelling Units at Buildout	4-97
4-5	Comparison of Alternatives: Dwelling Units within Palomar and Mount Laguna Observatory Zone A at Buildout	4-98
4-6	Comparison of Alternatives: County Identified Agricultural Lands and Impact Estimates	4-99
4-7	Comparison of Alternatives: Proposed Land Uses in Forest Resources	4-100
4-8	Area-Wide and Mobile Source Emissions Alternatives Comparison.....	4-101
4-9	Biological Resources Impacts Comparison	4-101
4-10	Comparison of Alternatives – Proposed Land Use within Flood Areas	4-105
4-11	Comparison of Alternatives – Proposed Land Uses in Designated MRZ Area	4-106
4-12	Comparison of Alternatives Community-Level Forecast Average Daily Traffic (ADT) Generation	4-107

LIST OF FIGURES

	Follows page
1-1	Proposed Project Areas..... 1-59
1-2A	Alpine Land Use Map – Proposed Project 1-61
1-2B	Alpine Village Area Land Use Map – Proposed Project..... 1-63
1-3	Central Mountain Land Use Map – Proposed Project..... 1-65
1-4	Cuyamaca Land Use Map – Proposed Project 1-67
1-5	Descanso Land Use Map – Proposed Project 1-69
1-6	Desert Land Use Map – Proposed Project..... 1-71
1-7	Jamul/Dulzura Land Use Map – Proposed Project 1-73
1-8	Julian Land Use Map – Proposed Project..... 1-75
1-9	Lake Morena/Campo Land Use Map – Proposed Project..... 1-77
1-10	Mountain Empire Land Use Map – Proposed Project 1-79
1-11	North Mountain Land Use Map – Proposed Project..... 1-81
1-12	Pendleton - De Luz Land Use Map – Proposed Project 1-83
1-13	Pine Valley Land Use Map – Proposed Project 1-85
1-14	Ramona Land Use Map – Proposed Project..... 1-87
1-15	Alpine Mobility Element Network..... 1-89
2.1-1	San Diego County State Scenic Highways 2.1-25
2.1-2	Zone A Surrounding Palomar and Mount Laguna Observatories 2.1-26
2.2-1A	County Identified Agricultural Lands – North..... 2.2-19
2.2-1B	County Identified Agricultural Lands – South 2.2-21
2.2-2A	Agricultural Preserves – North..... 2.2-23
2.2-2B	Agricultural Preserves – South..... 2.2-25
2.2-3A	Williamson Act Contract Lands – North..... 2.2-27
2.2-3B	Williamson Act Contract Lands – South 2.2-29
2.4-1A	Vegetation Communities – North 2.4-21
2.4-1B	Vegetation Communities – South..... 2.4-23
2.4-2A	Estimated Vegetation Impact – North..... 2.4-25
2.4-2B	Estimated Vegetation Impact – South 2.4-27
2.4-3A	Wetlands – North..... 2.4-29
2.4-3B	Wetlands – South 2.4-31
2.5-1	Historic Resources and Julian Historic District..... 2.5-17
2.5-2A	Paleontological Resources – North 2.5-19
2.5-2B	Paleontological Resources – South 2.5-21

TABLE OF CONTENTS

2.6-1	Location of Active Landfills, Inactive Landfills, and Burnsites within the County	2.6-29
2.6-2	Military, Public, and Private Airports.....	2.6-31
2.6-3	County Fire Hazard Severity Zones for FRA, SRA, and LRA	2.6-33
2.6-4	Wildland/Urban Interface Areas.....	2.6-35
2.7-1	Aquifer Types within the County.....	2.7-35
2.7-2	Potential Low Well Yield	2.7-37
2.7-3	County- and FEMA-Mapped Floodplains and Floodways.....	2.7-39
2.9-1A	San Diego County Mineral Resource Zones – North	2.9-13
2.9-1B	San Diego County Mineral Resource Zones – South	2.9-15
2.12-1	Existing Parks	2.12-13
2.14-1	Water Serving District Boundaries	2.14-29
2.14-2	Wastewater District Boundaries and Facilities	2.14-31
4-1.1A	Alpine Land Use Map – Modified FCI Condition Alternative	4-109
4-1.1B	Alpine Village Area Land Use Map – Modified FCI Condition Alternative.....	4-111
4-1.2	Central Mountain Land Use Map – Modified FCI Condition Alternative.....	4-113
4-1.3	Cuyamaca Land Use Map – Modified FCI Condition Alternative	4-115
4-1.4	Descanso Land Use Map – Modified FCI Condition Alternative	4-117
4-1.5	Desert Land Use Map – Modified FCI Condition Alternative.....	4-119
4-1.6	Jamul/Dulzura Land Use Map – Modified FCI Condition Alternative	4-121
4-1.7	Julian Land Use Map – Modified FCI Condition Alternative	4-123
4-1.8	Lake Morena/Campo Land Use Map – Modified FCI Condition Alternative	4-125
4-1.9	Mountain Empire Land Use Map – Modified FCI Condition Alternative	4-127
4-1.10	North Mountain Land Use Map – Modified FCI Condition Alternative	4-129
4-1.11	Pendleton-DeLuz Land Use Map – Modified FCI Condition Alternative	4-131
4-1.12	Pine Valley Mountain Land Use Map – Modified FCI Condition Alternative	4-133
4-1.13	Ramona Land Use Map – Modified FCI Condition Alternative.....	4-135
4-2.1A	Alpine Land Use Map – Mid-density Alternative.....	4-137
4-2.1B	Alpine Village Area Land Use Map – Mid-density Alternative	4-139
4-2.2	Central Mountain Land Use Map – Mid-density Alternative	4-141
4-2.3	Cuyamaca Land Use Map – Mid-density Alternative	4-143
4-2.4	Descanso Land Use Map – Mid-density Alternative	4-145
4-2.5	Desert Land Use Map – Mid-density Alternative	4-147
4-2.6	Jamul/Dulzura Land Use Map – Mid-density Alternative	4-149
4-2.7	Julian Land Use Map – Mid-density Alternative	4-151
4-2.8	Lake Morena/Campo Land Use Map – Mid-density Alternative.....	4-153
4-2.9	Mountain Empire Land Use Map – Mid-density Alternative	4-155
4-2.10	North Mountain Land Use Map – Mid-density Alternative.....	4-157
4-2.11	Pendleton-DeLuz Land Use Map – Mid-density Alternative.....	4-159
4-2.12	Pine Valley Mountain Land Use Map – Mid-density Alternative.....	4-161
4-2.13	Ramona Land Use Map – Mid-density Alternative.....	4-163
4.3A	Alpine Land Use Map – Alpine Alternative Land Use Map	4-165
4.3B	Alpine Village Area Land Use Map – Alpine Alternative Land Use Map.....	4-167
4-4.1A	Alpine Land Use Map – No Project Alternative	4-169
4-4.1B	Alpine Village Area Land Use Map – No Project Alternative.....	4-171
4-4.2	Central Mountain Land Use Map – No Project Alternative.....	4-173
4-4.3	Cuyamaca Land Use Map – No Project Alternative	4-175
4-4.4	Descanso Land Use Map – No Project Alternative	4-177
4-4.5	Desert Land Use Map – No Project Alternative.....	4-179
4-4.6	Jamul/Dulzura Land Use Map – No Project Alternative	4-181
4-4.7	Julian Land Use Map – No Project Alternative.....	4-183
4-4.8	Lake Morena/Campo Land Use Map – No Project Alternative	4-185

TABLE OF CONTENTS

4-4.9	Mountain Empire Land Use Map – No Project Alternative	4-187
4-4.10	North Mountain Land Use Map – No Project Alternative	4-189
4-4.11	Pendleton-DeLuz Land Use Map – No Project Alternative	4-191
4-4.12	Pine Valley Mountain Land Use Map – No Project Alternative	4-193
4-4.13	Ramona Land Use Map – No Project Alternative.....	4-195

TECHNICAL APPENDICES

Appendix A	Origins of the Forest Conservation Initiative GPA Project Alternatives
Appendix B	Notice of Preparation / Public Comments Received, August 30, 2012
Appendix C	Air Quality/Global Climate Change Analysis, December 2012, updated June 2015
Appendix D	Traffic Impact Assessment Technical Memorandum: Comparison of Proposed Project Traffic Impacts 2013 Draft SEIR to Revised Draft SEIR, January 2016
Appendix E	Technical Memorandum Traffic Impacts: Comparison of SEIR Alternatives
Appendix F	Greenhouse Gas Emissions Calculations

This Page Intentionally Left Blank