

**Attachment D-3
Environmental Findings**

DRAFT
**Statement of Overriding Considerations
for the
Forest Conservation Lands Initiative
General Plan Amendment**

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**DRAFT STATEMENT OF OVERRIDING CONSIDERATIONS
FOR THE FOREST CONSERVATION LANDS INITIATIVE GENERAL PLAN AMENDMENT
SCH # 2012081082**

The Findings required under the California Environmental Quality Act (“CEQA”) (Public Resources Code sections 21000 *et seq.*) and the CEQA Guidelines (California Code Regulations, title 14, section 15000 *et seq.*) supporting the approval of the County of San Diego (“County”) Forest Conservation Lands Initiative (FCI) Project conclude that the County’s approval of the Project would result in significant impacts that cannot be substantially lessened or avoided. Despite these impacts, the County of San Diego Board of Supervisors chooses to approve the FCI Project because specific economic, social and other benefits of the Project outweigh and override these significant and unavoidable impacts.

The County has adopted all feasible mitigation measures with respect to the significant unavoidable environmental impacts listed below. In addition, the County has analyzed a reasonable range of alternatives to the proposed Project. Based on the analysis, the County has determined that the Alpine Alternative Land Use Map alternative meets the objectives of the Project and is feasible and environmentally preferable to the proposed Project. Therefore the County is adopting the Alpine Alternative Land Use Map alternative as the Recommended Project for the FCI Lands GPA, and sets forth this Statement of Overriding Considerations for its adoption despite the significant and unavoidable environmental impacts identified in the EIR and noted below, as follows:

SIGNIFICANT UNAVOIDABLE ENVIRONMENTAL IMPACTS

FEIR Section	Subject/Issue
2.1.3.3	Visual Character or Quality
2.1.3.4	Nighttime Lighting Effects to Dark Skies
2.2.3.1	Conversion of Farmland
2.2.3.3	Indirect Conversion of Farmland
2.3.3.2	Air Quality Violations
2.3.3.3	Non-Attainment Criteria Pollutants
2.3.3.4	Air Quality Effects to Sensitive Receptors
2.4.3.1	Special Status Plant and Wildlife Species
2.4.3.2	Riparian Habitat and Other Sensitive Natural Communities
2.4.3.4	Wildlife Movement Corridors
2.7.3.8	Wildland Fires
2.8.3.1	Water Quality Standards and Requirements
2.8.3.2	Groundwater Supplies and Recharge
2.9.3.1	Mineral Resource Availability
2.9.3.2	Mineral Resource Recovery Sites
2.10.3.3	Permanent Increase in Ambient Noise Levels
2.11.3.3	School Services
2.13.3.1	Unincorporated County Traffic and Level of Service Standards
2.13.3.2	Adjacent Cities Traffic and Level of Service Standards
2.13.3.3	Rural Road Safety

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FEIR Section	Subject/Issue
2.14.3.4	Adequate Water Supplies
2.14.3.6	Sufficient Landfill Capacity
2.15.3.1	Compliance with Assembly Bill (AB) 32
2.15.3.2	Potential Effects of Global Climate Change on the Project

Each of the reasons for approval cited below is a separate and independent basis that justifies approval of the FCI Lands GPA. Thus, even if a court were to set aside any particular reason or reasons, the Board of Supervisors finds that it would stand by its determination that each reason, or any combinations of reasons, is a sufficient basis for approving the FCI Lands GPA notwithstanding the significant and unavoidable impacts that may occur.

The substantial evidence supporting the various benefits can be found in both the CEQA Findings Regarding Significant Effects for the General Plan Update PEIR and the FCI Lands SEIR, the Final EIRs for both the General Plan Update PEIR and the FCI Land's SEIR and in the Record of Proceedings for the FCI Lands SEIR.

STATEMENT OF OVERRIDING CONSIDERATIONS

The County finds that the Recommended Project (hereinafter referred to as the "Project") would have the following economic, social, legal and other benefits:

1. The Project provides a strategic framework to accommodate a reasonable share of projected regional population growth at intensities that are appropriate with respect to existing development, environmental resources, community character, available services, and available infrastructure.
2. The Project promotes sustainable development through goals and policies that balance the need for adequate infrastructure, housing, and economic vitality with the need for resource management, environmental protection, and preservation of quality of life for residents in the unincorporated County.
3. The Project implements the Community Development Model, which concentrates development at the central core surrounded by areas of lesser intensity; thereby avoiding urban sprawl and minimizing land consumption while maintaining open space, habitat, recreation, agriculture, and other uses associated with rural areas.
4. The Project provides a realistic land use map that accounts for existing development, physical constraints, hazards, and incompatible uses and assigns densities and use types accordingly to ensure that communities and neighborhoods remain safe and livable.
5. The Project improves mobility through the development of a multi-modal transportation network that enhances connectivity, supports community development patterns, limits traffic congestion, promotes public and alternative

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transportation methods, and supports the goals of adopted regional transportation plans.

6. The Project directs the preservation and environmental stewardship of the County unincorporated area's vast array of natural, cultural and historic resources that uniquely define the character and ecological importance of the region.
7. The Project addresses adverse environmental effects associated with global climate change by facilitating sustainable development, promoting energy efficiency, and reducing greenhouse gas emissions county-wide.
8. The Project expands opportunities and outcomes for children by providing a healthy and safe physical environment while supporting recreational opportunities and land use patterns that encourage a healthy lifestyle.
9. The Project improves public safety by locating future development closer to fire stations, reducing the potential for wildland-urban interface, providing for essential public facilities and services, and establishing goals and policies that minimize hazards and threats to personal safety and property.
10. The Project is the product of a comprehensive public planning effort including input from 20 public community planning group meetings, SB 18 and AB 52 Tribal Consultations, and continual input and refinements through public comments and public hearing testimony that resulted in a thoughtful balance of stakeholder, community, and environmental interests.
11. The Project minimizes public costs of infrastructure and services by correlating their construction with the timing of residential, commercial and industrial development, thereby allowing taxpayer dollars to be spent more efficiently.
12. The Project enhances the local economy and provides opportunities for future jobs and business development commensurate with forecasted growth by planning for commercial development near existing businesses, transportation hubs and walkable residential areas. Moreover, the Project promotes continued agricultural production as an integral part of the region's economy by placing appropriate densities and compatible use types in prime farmland areas.

For the foregoing reasons, the County finds that the Project's unavoidable potential significant environmental impacts are outweighed by these considerable benefits.