

RECIRCULATION READERS GUIDE

This Guide is provided to facilitate reviewing changes between the 2016 Draft Supplemental Environmental Impact Report (SEIR) and the Draft SEIR circulated for public review in 2013 for the Forest Conservation Initiative (FCI) Lands General Plan Amendment (GPA).

Summary of Revisions

The Draft Supplemental Environmental Impact Report (SEIR) was previously circulated for public review from February 1, 2013 to March 18, 2013 (a 45-day review period). All interested persons and organizations had an opportunity during this time to submit their written comments on the Draft SEIR to the County of San Diego. In response to comments received from the circulation of the Draft SEIR and direction provided by the County Board of Supervisors at a hearing on June 25, 2014, several additions or changes have been made to the proposed FCI Lands GPA project description and analysis.

- Although a part of the Administrative Record, the previous comments submitted during the previous circulation period do not require a written response in the final EIR; however, draft County responses to comments are located on the County web site at: <http://www.sandiegocounty.gov/content/sdc/pds/advance/FCI.html>
- The staff report and minute order from the June 25, 2014 hearing are available at: <http://www.sandiegocounty.gov/content/sdc/pds/advance/2014bos-rpt.html>

Revisions to the proposed Project have resulted in the identification of new or different significant environmental impacts since the Draft SEIR was circulated in 2013 to some resource areas. These include: Aesthetics, Agricultural Resources, Air Quality, Biological Resources, Hazards (wildland fires), Hydrology and Water Quality, Mineral Resources, Noise, Public Services, Transportation and Traffic, Utilities and Service Systems, and Climate Change.

The major additions or revisions are summarized below.

Chapter 1.0 Project description: revisions include:

- Overall, the land use map revisions of the 2015 proposed Project are less intensive than the proposed Project of the Draft SEIR circulated in 2013. Primary revisions to the proposed Project include:
 - o Revised land use designations within the communities of Alpine, Campo/Lake Morena, Cuyamaca, Jamul/Dulzura, Palomar Mountain, Pendleton-DeLuz and the unrepresented portion of the Central Mountain Subregion, which resulted in changes to the projected buildout of residential dwelling units and commercial land uses;
 - o Community/Subregional Plan revisions include:
 - North Mountain – New Palomar Mountain Rural Village boundary map;
 - Alpine – Revised Alpine Village boundary; and

- o Revised General Plan Mobility Element and road classification changes based on the proposed Project land use map.
- Cumulative effects analysis has been reviewed with an updated cumulative and tribal projects list.

Chapter 2.0 Environmental Effects of the Proposed Project, revisions include:

- o Impact analyses have been revised, where appropriate, to reflect the revised proposed Project. The analyses tier from and rely upon the analysis and information presented in the General Plan Update PEIR;
- o and
- o The Greenhouse Gas (GHG)/Global Climate Change section of the Draft SEIR has been revised to remove that portion of the analysis that relied upon the County Climate Action Plan (CAP). The County CAP was set aside by the San Diego County Superior Court in April 2013. Other changes to the Climate Change section include:
 - Updated baseline GHG inventory for the County for the year 2013;
 - Updated GHG forecasts for 2020, 2030 and 2050.

Chapter 4.0 Project Alternatives, revisions include:

- Three new project alternatives are described;
 - o Modified FCI Condition – less intensive than the 2013 SEIR Modified Project Alternative;
 - o Mid-Density – same as the Staff Recommendation in the June 25, 2014 Board of Supervisors staff report; and
 - o Alpine Alternative Land Use Map – same as the proposed Project for the entire Project Area, with the exception of the Alpine Community Planning Area (CPA).
- Section 4.1.1 Alternatives Considered but Rejected:
 - o Increased Intensity Alternative (Alpine CPA) – additional clarification and figure;
 - o FCI Density Alternative – additional justification showing lack of General Plan conformance; and
 - o No New East Willows Village, City-Centered, Fisher Property Exemption Alternatives – added to show lack of General Plan conformance.

Appendices. New appendices include:

- Appendix D: Traffic Impact Assessment Technical Memorandum: Comparison of Proposed Project Traffic Impacts, 2013 Draft SEIR to 2015 Revised Draft SEIR
- Appendix E: Technical Memorandum: Traffic Impacts, Comparison of SEIR Alternatives
- Appendix F: Greenhouse Gas Emissions calculations

Submission of Public Comments

Due to these additions and changes made to the Draft SEIR, the County has decided to recirculate the Draft SEIR for the FCI Lands GPA project. Pursuant to CEQA Guidelines Section

15088.5(f)(1), reviewers should submit new comments on the Recirculated Draft SEIR. Previously submitted comments may or may not be relevant to the proposed Project as now described.

New comments must be submitted. The County will only respond to comments submitted on the Recirculated Draft SEIR. Comments on the Recirculated Draft SEIR must be received no later than February 29, 2016 at 4:00 P.M. (45-day public review period) and should reference the project name: FCI Lands General Plan Amendment. Comments on the Draft SEIR must be sent to the PDS address listed below:

Planning & Development Services (PDS)
ATTN: FCI Lands General Plan Amendment
5510 Overland Avenue, Suite 310
San Diego, California 92123

For additional information, please contact Bob Citrano at Robert.Citrano@sdcounty.ca.gov or Peter Eichar at Peter.Eichar@sdcounty.ca.gov.

The Recirculated Draft SEIR in its entirety is available on the County of San Diego Department of Planning & Development Services web site at:

<http://www.sandiegocounty.gov/content/sdc/pds/advance/fcidraftseir.html>

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