

2.2 Agriculture and Forestry Resources

This section of the Supplemental Environmental Impact Report (SEIR) describes the agricultural and forestry resources present in the Alpine Community Plan Area (CPA) and evaluates the potential impacts from the proposed project on agricultural and forestry resources. This section incorporates information and analysis from the 2011 General Plan Environmental Impact Report (EIR) and 2016 Forest Conservation Initiative General Plan Amendment (GPA) EIR (FCI EIR) [referenced throughout the rest of this section as “prior EIRs”] as they apply to the proposed project. Section 1.3, *Project Background*, of this SEIR provides a background for both EIRs. The 2011 General Plan EIR analyzed the entirety of the Alpine CPA while the FCI EIR provided an updated analysis of impacts of land use changes within the FCI lands. These prior EIRs both have similar significance statements related to agricultural resources; however, forestry resources was not specifically analyzed under the 2011 General Plan EIR. Appendix G of the State California Environmental Quality Act (CEQA) Guidelines was amended to include significance criteria for forestry resources after the release date of the Notice of Preparation (NOP) for the 2011 General Plan EIR. In addition, the FCI EIR was prepared subsequent to the inclusion of the forestry resources significance criteria; thus, the FCI EIR does include an analysis of forestry resources.

This section analyzes the increase in density and change in mobility network compared to the approved densities within the prior EIRs. The existing conditions outlined in this section are generally consistent with those described in the prior EIRs because the type and location of agricultural and forestry resources have not changed significantly since those documents were prepared. However, there are some instances where updates or changes have occurred since the prior EIRs, which have been noted accordingly.

Table 2.2-1 summarizes the impact conclusions identified in this section.

Table 2.2-1. Agricultural and Forestry Summary of Impacts

Issue Number	Issue Topic	Prior EIRs Conclusion	Project Direct Impact	Project Cumulative Impact	Level of Significance After Mitigation
AG-1	Direct Conversion of Agricultural Resources	Significant and Unavoidable	Potentially Significant	Potentially Significant	Significant and Unavoidable
AG-2	Conflict with Agricultural Zoning or Williamson Act Contract	Less than Significant	Potentially Significant	Potentially Significant	Less than Significant
AG-3	Indirect Conversion of Agricultural Resources	Significant and Unavoidable	Potentially Significant	Potentially Significant	Significant and Unavoidable
AG-4	Direct and Indirect Conversion of Forestry Resources	Significant and Unavoidable ¹	Potentially Significant	Potentially Significant	Significant and Unavoidable

¹The 2011 General Plan EIR did not include an analysis of forestry resources. Appendix G of the State CEQA Guidelines was amended to include significance criteria for forestry resource after the approval of the 2011 General Plan EIR.

Comments received in response to the NOP related to forestry resources included suggestions for design guidelines to be used to minimize land use conflicts in areas within or adjacent to the Cleveland National Forest (CNF). These concerns will be addressed as part of the update to the Alpine Design Guidelines Update. No comments related to agricultural resources were received during the NOP.

Specifically, Issue 4 (see Sections 2.2.1.8, 2.2.2, 2.2.3.4, 2.2.4.4, 2.2.5, and 2.2.6.4) analyzes the proposed project's potential to directly or indirectly convert forestry resources and identifies existing regulations and proposed policies and measures to reduce impacts to these resources. A copy of the NOP and comment letters received in response to the NOP are included in Appendix A of this SEIR.

2.2.1 Existing Conditions

This section discusses the existing agricultural and forestry resources of the Alpine CPA and the subareas. This information is gathered primarily from the California Department of Conservation (DOC), County of San Diego records of County-identified agricultural resources, and the US Forest Service (USFS).

2.2.1.1 Farmland Mapping and Monitoring Program

The DOC collects data and maps agricultural land based on soil quality, irrigation conditions, and other criteria. The best quality land is mapped as Prime Farmland followed by Farmland of Statewide Importance. Table 2.2-2 describes each Farmland Mapping and Monitoring (FMMP) Farmland category. Figures 2.2-1a and 2.2-1b depict the FMMP categories mapped in the Alpine CPA subareas. Using a 10-acre minimum mapping unit to determine resources, DOC produces these maps through the FMMP. Table 2.2-3 lists the categories of farmland designated by the FMMP and the acreage of each category present in the entire Alpine CPA. Table 2.2-4 shows the categories and acreages within each of the subareas. As shown, the Alpine CPA does not contain any land mapped as Prime Farmland, Farmland of Statewide Importance, or Unique Farmland. The farmland mapped is Farmland of Local Importance, Grazing Land, Other Land and Urban Land.

2.2.1.2 County-Identified Agricultural Land

The definition of an agricultural resource within the County has been broadened from the State of California's definition. The reason for broadening the definition was to capture the large number of small farms in San Diego County that the State FMMP mapping effort does not capture due to the 10-acre minimum mapping unit (County of San Diego 2015). County-identified agricultural resources include any land with an active agricultural operation (as defined in the County's guidelines), land that is designated and that meets the definition of an Important Farmland Category as defined in the DOC's FMMP, or any vacant site with a history of agricultural production based on aerial photography or other data sources identifying agricultural land uses.

Data sources used to identify agricultural resources in San Diego County include FMMP data, California Department of Water Resources land use data, County geographic information system (GIS) vegetation data, CNF grazing allotments data, US Department of Agriculture Statistics Service data, and Agricultural Weights and Measures Commodities data. This data is categorized into two main categories: grazing lands and croplands. The grazing lands category includes two types of land: grazing lands and field crops. The croplands category includes three agricultural land use types: intensive agriculture, orchards and vineyards, and truck crops. Table 2.2-5 describes the characteristics of each of the County-identified agricultural resources. Table 2.2-6 lists the County-identified agricultural resources and the corresponding acreages in the Alpine CPA, and Table 2.2-7 lists County-identified agricultural resources by subarea. Figures 2.2-2a and 2.2-2b depict the distribution of County-identified agricultural resources within the Alpine CPA subareas.

Table 2.2-2. Farmland Mapping and Monitoring (FMMP) Farmland Categories

Prime Farmland	Land with the best combination of physical and chemical features able to sustain long term agricultural production. This land has the soil quality, growing season, and moisture supply needed to produce sustained high yields. Land must have been used for irrigated agricultural production at some time during the four years prior to the FMMP mapping date.
Farmland of Statewide Importance	Land similar to Prime Farmland but with minor shortcomings, such as greater slopes or less ability to store soil moisture. Land must have been used for irrigated agricultural production at some time during the four years prior to the last FMMP mapping date.
Unique Farmland	Land of lesser quality soils used for the production of the State's leading agricultural crops. This land is usually irrigated but may include non-irrigated orchards or vineyards as found in some climatic zones in California. Land must have been cropped at some time during the four years prior to the FMMP mapping date.
Farmland of Local Importance	Land of importance to the local agricultural economy as determined by each county's board of supervisors and a local advisory committee. In San Diego County, this category is defined as land that meets all the characteristics of Prime and Statewide, with the exception of irrigation. They are farmlands not covered by the above categories but are of significant economic importance to the county. They have a history of good production for locally adapted crops. The soils are grouped in types that are suited for truck crops (such as tomatoes, strawberries, cucumbers, potatoes, celery, squash, romaine lettuce, and cauliflower) and soils suited for orchard crops (avocados and citrus).
Grazing Land	Land on which the existing vegetation is suited to the grazing of livestock. It has a minimum mapping unit of 40 acres.
Urban and Built-up Land	Land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. This land is used for residential, industrial, commercial, construction, institutional, public administration, railroad and other transportation yards, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, water control structures, and other developed purposes.
Other Land	Land not included in any other mapping category such as low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land.
Water Area	Perennial water bodies with an extent of at least 40 acres.

Source: DOC 2019; County of San Diego 2020a

Table 2.2-3. FMMP Farmland within the Alpine CPA

FMMP Category	Acreage^{1, 2}
Prime Farmland	0
Farmland of Statewide Importance	0
Unique Farmland	0
Farmland of Local Importance	2,311.27
Grazing Land	1,222.65
Other Land	59,266.19
Urban Built-up Land	4,060.98

¹ The FMMP uses a 10-acre minimum mapping unit for all categories with the exception of Grazing Land, which uses a 40-acre minimum mapping unit, to determine resources. This system does not account for the many smaller farms that exist in San Diego County.

² Any discrepancies between the acreages listed in this table and the 2011 General Plan EIR are due to improvements in geographic information system (GIS) mapping.

Source: County of San Diego 2020b

Table 2.2-4. FMMP Farmland in Alpine CPA Subareas (acres)

Subarea	Prime Farmland	Farmland of Statewide Importance	Unique Farmland	Farmland of Local Importance	Grazing Land	Other Land	Urban Land
1	NP	NP	NP	NP	NP	57.13	0.58
2	NP	NP	NP	20.74	22.63	28.97	69.51
3	NP	NP	NP	NP	NP	101.57	13.11
4	NP	NP	NP	NP	NP	525.36	133.93
5	NP	NP	NP	NP	NP	2,074.46	9.07
6	NP	NP	NP	NP	1.79	25.47	77.67
7	NP	NP	NP	571.66	68.62	11,370.68	196.86

Note: The FMMP uses a 10-acre minimum mapping unit to determine resources; this system does not account for the many smaller farms that exist in San Diego County.

NP=Not Present

Source: County of San Diego 2020a

Table 2.2-5. County-Identified Agricultural Land Categories

Grazing Land Category	The County of San Diego Department of Planning & Development Services grazing land category includes grazing lands and field crops. Both field crops and grazing operations in San Diego County are economically marginal because of a lack of sufficient contiguous area with good soils, sufficient rainfall, and appropriate topography.
Grazing Lands	Grazing lands occupy the greatest acreage of all agricultural land in the County but represent a category of low value agricultural land use. These lands generally involve no mechanical impact on the land and require little support infrastructure. Grazing lands do not require the use of pesticides or irrigation infrastructure. Grazing is a low water use activity reliant on natural water sources or wells. The location of grazing lands in the County reflects this fact, with much of the identified grazing lands being located east of the San Diego County Water Authority service area.
Field Crops	Field crops include agriculture that requires clearing of native vegetation to plant a crop but requires little other farm management or inputs. Field crops do not require the use of pesticides or irrigation infrastructure. Most field crops in the County are dryland farmed, restricting active agricultural use of the land to the wet winter months. Field crops include alfalfa, oat, wheat, other grains and similar crops.
Cropland Category	The County of San Diego Department of Planning & Development Services cropland category includes intensive agriculture, orchards and vineyards, and truck crops. Commodities included in the cropland category generally involve more permanent or severe land disturbance.
Intensive Agriculture	This category includes semi-agricultural and incidental agricultural operations such as chicken farms, dairies, poultry farms, and livestock feed lots.
Orchards and Vineyards	Orchards and Vineyards include crops such as apples, apricots, avocados, citrus fruits and wine grapes.
Truck Crops	Truck crops include all indoor and outdoor greenhouse flowers, vegetable crops and row crops. Truck crops include tomatoes, strawberries, cucumbers, potatoes, celery, squash, romaine lettuce, cauliflower and similar crops.

Source: County of San Diego 2011a

Table 2.2-6. County-Identified Agricultural Land in the Alpine CPA

County-Identified Agricultural Category	Acreage
Grazing Lands	
Grazing Lands	2,940.30
Field Crops	1,102.53
Croplands	
Intensive Agriculture	13.69
Orchards and Vineyards	17.31
Truck Crops	36.66

Source: County of San Diego 2019a

Table 2.2-7. County-Identified Agricultural Land by Subarea (acres)

Subarea	County-Identified Agricultural Category				
	Grazing Lands		Intensive Agriculture	Croplands	
	Grazing Lands	Field Crops		Orchards and Vineyards	Truck Crops
1	NP	NP	NP	NP	NP
2	35.91	5.62	NP	NP	NP
3	NP	3.54	NP	NP	NP
4	NP	49.73	NP	NP	NP
5	NP	29.71	NP	NP	NP
6	NP	1.97	NP	NP	NP
7	269.73	885.89	13.68	11.99	32.66

NP = Not Present

Source: County of San Diego 2020a

2.2.1.3 *Agricultural Soils*

In general, soil quality in San Diego County is poor due to its steep terrain and erodible soils. There are various measures of soil quality, including Land Capability Classification (LCC); Storie Index (SI); prime agricultural land as defined by the Williamson Act (Government Code Section 51201); Prime Farmland Soils and Soils of Statewide Importance as identified by FMMP; and County Prime Farmland Soil Candidate and County Statewide Important Soil Candidate. These soil quality measures are briefly described below and are discussed further in the Agricultural Guidelines and in the 2011 General Plan EIR Section 2.2.1.2, Agricultural Soils.

The LCC classifies soils according to their limitations when cultivated and the way they respond to management practices. Soils are designated as Class I through Class IV based on their characteristics. Class I soils have no significant limitation for raising crops, Class II soils have few limitations for cultivation, while Class III and IV soils have severe or very severe limitations for cultivation. In San Diego County, productive agriculture typically occurs on soils with LCC ratings of III and IV.

The SI numerically expresses soil quality on a 100-point scale. Higher SI ratings indicate higher quality soils. Productive agriculture in San Diego County typically occurs on soils with low SI ratings (typically in 30s).

Prime agricultural land is defined within Government Code Section 51201(c) as any soils having an LCC of I or II or an SI of 80 or higher. Only 6 percent of the San Diego region's soils meet the prime agricultural land soil quality criteria. Due to the steep terrain and erodible soils in the County, County soils are rated as poor.

The DOC publishes a list of soils that meet the criteria for Prime Farmland and Soils of Statewide Significance under the FMMP. The criteria for these categories are much broader than those of the Williamson Act prime agricultural soil criteria and are unique for each county in the state. In San Diego County, 44 soils qualify as Prime Farmland Soils and 65 qualify as Soils of Statewide Importance. Figures 2.2-3a and 2.2-3b depict the locations of FMMP Prime Farmland Soils and Soils of Statewide Importance in the Alpine CPA subareas, and Table 2.2-8 lists the acreages of FMMP agricultural soils by subarea.

Table 2.2-8. FMMP Prime and Statewide Significance Soils by Subarea

Subarea	Acreage of Important Agricultural Soil (FMMP)
1	NP
2	52.16
3	NP
4	158.53
5	71.89
6	13.83
7	838.21

NP = Not Present
Source: County of San Diego 2020a

As previously discussed in Section 2.2.1.2, *County-Identified Agricultural Resources*, the definition for an agricultural resource within the County has been broadened to capture the large number of small farms in San Diego County. This definition specifically includes County Prime Farmland Soil Candidates and Farmland of Statewide Importance Candidates that meet the definition of the DOC's FMMP. Figures 2.2-4a and 2.2-4b depict the County Candidate soil types underlain in the Alpine CPA subareas. A list of all County Candidate soils is provided in the Agricultural Guidelines, Attachment C. Table 2.2-8. In addition, Table 2.2-9 lists the acreages of County Candidate soils by subarea.

Table 2.2-9. County Candidate Soils by Subarea

Subarea	Acreages of Important County Candidate Soils
1	NP
2	50.27
3	NP
4	165.22
5	74.57
6	12.22
7	863.18

NP = Not Present
Sources: County San Diego 2020a

2.2.1.4 Types of Crops and Commodities

The unique topography and climate of San Diego County makes it an optimal location to produce a variety of crops that would be more difficult to grow elsewhere. The major crop categories cultivated in San Diego County are the following: nursery and flower crops (cut flowers, bedding plants, foliage), fruit and nut crops (avocados, citrus, berries), vegetable crops (tomatoes, mushrooms, herbs), livestock and poultry (cattle, pigs, chickens), livestock and poultry products (milk, eggs, hide), field crops (barley, hay, oat), timber, and apiary products (honey, bees wax, pollen) (County of San Diego 2011a).

The Alpine CPA has nine active growers at 25 different locations producing oats, wine grapes, and nursery plants. Table 2.2-10 provides the list of growers, types of commodities, and acreages of the active farms in the Alpine CPA.

2.2.1.5 Agricultural Zoning and Land Use Designations

The County of San Diego Zoning Ordinance divides the unincorporated areas of the County into zones based on existing land uses and to regulate future land uses. Most zones allow for agricultural uses, but there are two specific agricultural zones: Limited Agriculture (A70) and General Agriculture (A72). While both the A70 and A72 zones do not preclude other development such as a residence, the zones allow for greater flexibility for agricultural resources. The A70 zone is intended to regulate crop production and allows for a small number of animals to be kept. The A72 zone is intended for both crops and animals. Within the Alpine CPA, approximately 23,992.47 acres of land is zoned as A70 and 31,296.95 acres is zoned as A72. Figures 2.2-5a and 2.2-5b depict the agricultural zoning within the Alpine CPA subareas. Table 2.2-11 lists the acreages within the seven subareas that are zoned as A70 or A72.

Table 2.2-10. Active Agricultural Lands in Alpine CPA

Permittee (Grower)	Acreage	Crop
El Capitan High School FFA	63	Oat
El Capitan High School FFA	67	Oat
El Capitan High School FFA	100	Oat
El Capitan High School FFA	25	Oat
El Capitan High School FFA	10	--
El Capitan High School FFA	45	Oat
El Capitan High School FFA	69	Oat
El Capitan High School FFA	69	Oat
El Capitan High School FFA	52	Oat
El Capitan High School FFA	80	Oat
El Capitan High School FFA	27	Oat
El Capitan High School FFA	40	Oat
El Capitan High School FFA	50	Oat
Skye Valley Ranch	100	Oat
La Buena Vida Vineyards	0.5	Grape, Wine
Rock Canyon Vineyards	2.5	Grape, Wine
El Capitan High School FFA	8	Oat
Crestwinds Vineyard	20	Grape, Wine
Crestwinds Vineyard	8	Grape, Wine
Crestwinds Vineyard	20	Grape, Wine
Crestwinds Vineyard	10.5	Grape, Wine
Darby, Milo	--	Nursery
Flores, Josie	--	Nursery
Papa's Garden	--	Nursery
Tom C. Dyke Tree Farm and Nursery	--	Nursery

--"= Not available

Source: County of San Diego 2019b

Table 2.2-11. Agricultural Zoning in the Alpine CPA by Subarea (acres)

Subarea	A70	A72
1	0.06	NP
2	78.77	NP
3	114.17	NP
4	408.06	244.06
5	1,470.32	484.87
6	1.44	NP
7	2505.78	9219.78
Total	4,578.6	9,219.78

NP = Not Present

Source: County of San Diego 2020b

The remaining portions of the subareas that are not zoned as Agricultural (A70 or A72) are zoned as Industrial, Residential (Urban, Single-Family, Variable, Mobilehome), Commercial and Office Space. Subarea 1 is currently zoned as Limited Impact Industrial and Urban Residential. Subarea 3 is partially zoned as Single Family Residential and partially as Agricultural. Subarea 6 is zoned as Commercial, which includes office space (General Commercial/Residential, General Commercial, and Heavy Commercial), Residential Mobilehome, and Variable Residential.

Land does not need to be zoned A70 or A72 to allow for agricultural use types. As previously stated, most zones allow for agricultural use types. Agriculture use types such as horticulture, tree crops, row and field crops, are permitted use types in all of the aforementioned zones. Agricultural packing and processing (specifically for limited, winery, and general uses) are also permitted in the Industrial M52 zone.

2.2.1.6 Williamson Act Contract Lands

The Williamson Act of 1965 was passed to preserve agricultural land and open spaces in California. The act provides the framework for local governments to enter into contract with private landowners to preserve farmland and ranchland. The County of San Diego has set forth policies for the implementation of the Williamson Act, which authorized the County to establish agricultural preserves. An Agricultural Preserve is adopted by the County of San Diego Board of Supervisors (BOS) and designates an area devoted to agriculture, open space, recreational use, or any combination of such uses, as defined by the Williamson Act, and by the County of San Diego BOS Policy I-38 Agricultural Preserves. An Agricultural Preserve must cover a minimum of 10 acres to be used for groves or croplands; for grazing land, the minimum is 80 acres; and for mixed land uses, the minimum is 40 acres. These preserves are established for the purpose of defining the boundaries of those areas within the County which would be willing to enter into contracts pursuant to the Act. Figures 2.2-6a and 2.2-6b depict the lands identified as Agricultural Preserves and lands under Williamson Act Contracts within the Alpine CPA and Table 2.2-12 lists the acreage of land by category within the Alpine CPA.

Only Subareas 5 and 7 contain lands designated as Agricultural Preserve and lands under Williamson Act Contract. There is 496.50 acres of Agricultural Preserve land and 456.02 acres of land under Williamson Act Contract in Subarea 5 as well as 2013.60 acres of Agricultural Preserve land and 935.19 acres of Williamson Act Contract land in Subarea 7. Table 2.2-12 provides the acreages of Agricultural Preserve and Williamson Act Contract land within the Alpine CPA; the remainder of the preserves and Williamson Act lands shown in Table 2.2-12 are outside of the seven subareas. Table 2.2-13 lists the acreages of Agricultural Preserve and Williamson Act Contract land by subarea.

Table 2.2-12. Agricultural Preserves and Williamson Act Contracts in the Alpine CPA

Category	Acreage
Agricultural Preserves	13,492.80
Alpine	534.53
Barrett Lake	3,747.32
Corte Madera	4,353.91
El Capitan	174.81
El Monte	NP
Japatul	4,606.11
Out	76.12
Williamson Act Contract	1,394.09

NP = Not Present

Source: County of San Diego 2019a

Table 2.2-13. Agricultural Preserves and Williamson Act Contracts in the Alpine CPA by Subarea (acres)

Subarea	Agricultural Preserves	Williamson Act Contract
1	NP	NP
2	NP	NP
3	NP	NP
4	NP	NP
5	496.50	456.02
6	NP	NP
7	2,013.60	935.19
Total	2,510.10	1,391.21

NP = Not Present

Source: County of San Diego 2020a

2.2.1.7 Summary of Existing Subarea Agricultural Resources

This section provides a summary of the agricultural resources identified in each of the subareas, as well as existing zoning and land use designations and their compatibility with agricultural uses. Table 2.2-14 provides a summary of the agricultural resources within each subarea.

Subarea 1

Subarea 1 encompasses a total of 57.71 acres of land and includes a very small portion of land zoned A70 (0.06 acre). Subarea 1 does not include A72 parcels (0.00 acres). The land use designations within Subarea 1 include Limited Impact Industrial land use and Village Residential (VR-) 7.3. The Village Residential category and the Limited Impact Industrial land uses are not consistent with agricultural use.

Subarea 1 does not contain state- or county-identified agricultural resources, including County Candidate Soils. There are no Agricultural Preserves or Williamson Act Contract land within this subarea.

Table 2.2-14. Agricultural Resources by Subarea

Sub-area	County-Identified Agricultural Land	Acres	FMMP	Acres	Important Agricultural Soils (FMMP and County Candidate Soils)	Acres	Williamson Act and Agricultural Preserve Land	Acres
1	NP		NP		NP		NP	
2	Grazing Lands/ Croplands	41.14	Grazing Land and Farmland of Local Importance	43.37	FMMP: Statewide Significance Soils and Prime Farmland Soils County Candidate Soils: Statewide Significance and Prime Farmland	51.42 50.27	NP	
3	Croplands	3.54	NP		NP		NP	
4	Croplands	49.71	NP		FMMP: Statewide Significance Soils County Candidate Soils: Statewide Significance and Prime Farmland	158.52 165.22	NP	
5	Croplands	29.71	NP		FMMP: Prime Farmland Soils County Candidate Soils: Prime Farmland	71.89 74.57	Williamson Act Contract Agricultural Preserves	456.02 496.50
6	Croplands	1.97	Grazing Land	1.79	FMMP: Prime Farmland Soils County Candidate Soils: Statewide Significance and Prime Farmland	13.83 12.22	NP	
7	Grazing Lands/ Croplands	1,214.28	Grazing Land and Farmland of Local Importance	640.28	FMMP: Prime Farmland Soils County Candidate Soils: Statewide Significance and Prime Farmland	838.21 863.18	Williamson Act Contract Agricultural Preserves	935.19 2,014.60

NP = Not Present

Source: County of San Diego 2020a

Subarea 2

Subarea 2 includes several non-contiguous parcels totaling 142.66 acres. Approximately 78 acres of Subarea 2 is zoned as A70. The land use designations within Subarea 2 include VR-4.3, VR-2.9, and VR-2 and Semi-Rural Residential (SR-2). The Village Residential designations are generally not consistent with agricultural uses due to small lot acreages and potential for land use conflicts, while the Semi-Rural Residential land use designation is consistent with agricultural use.

This subarea contains approximately 5 acres of County-identified field crops, approximately 36 acres of County-identified grazing lands, approximately 22 acres of land categorized by the FMMP as Grazing Land, and 21 acres as Farmland of Local Importance, land identified as Important Agricultural Soils (51 acres), and County Candidate Soils of Prime and Statewide significance (50.27 acres). Refer to Figures 2.2-1a, 2.2-2a, 2.2-3a, 2.2-4a, 2.2-5a, and 2.2-6a. There are no Agricultural Preserves or Williamson Act Contract land within Subarea 2.

Subarea 3

All of Subarea 3, which totals approximately 114.17 acres, is zoned A70. The land use designation is SR-1, which is consistent with agricultural use.

Approximately 3.5 acres of Subarea 3 is identified by the County as an agricultural resource (field crops) as shown in Figure 2.2-2a. No FMMP-identified agricultural resources or County Candidate Soils are located in Subarea 3, and there are no Agricultural Preserves or Williamson Act Contract land within the subarea.

Subarea 4

Approximately 408 acres of Subarea 4 is zoned as A70, and the remaining 244 acres is zoned as A72. This subarea contains areas designated as SR-1 and SR-2, which are consistent with agricultural land use, and areas designated as VR-2, which would not be considered a consistent use type due to the required acreage.

This subarea contains approximately 50 acres of County-identified agricultural lands (field crops), as shown in Figure 2.2-2a. This subarea also includes approximately 158 acres categorized as containing Statewide Significance Soils (see Figure 2.2-3a) and approximately 165.22 acres of County Candidate Soils of Prime and Statewide significance (see Figure 2.2-4a). There are no Agricultural Preserves or Williamson Act Contract land within Subarea 4.

Subarea 5

Subarea 5 contains 2,080.52 acres, of which approximately 1,470 acres is zoned A70 and approximately 485 acres is zoned A72. Land use designations are Rural Lands (RL) 40, VR-2, SR-4, and Public Agency Land. Agricultural land uses are consistent with SR-4 and RL-40, and consistent under special circumstances with VR-2.

A small portion of this subarea, approximately 30 acres, consists of County-identified agricultural lands (field crops). Subarea 5 also contains approximately 72 acres identified as Prime Farmland Soils, lands identified as Agricultural Preserves (496 acres), lands under Williamson Act Contract (456 acres), and County Candidate Soils of Prime significance (74.57 acres). Refer to Figures 2.2-1a, 2.2-2a, 2.2-3a, 2.2-4a, 2.2-5a, and 2.2-6a.

Subarea 6

Subarea 6 is composed of 104.93 acres, of which 1.44 acres of land is zoned A70. The land use designations within Subarea 6 include VR-15 and General Commercial (C-1). Agricultural uses are not consistent with C-1 or VR-15 use designations.

Subarea 6 includes approximately 2 acres of County-identified agricultural resources (grazing land) as shown in Figure 2.2-2a. This subarea also contains approximately 14 acres identified as Prime Farmland Soils (see Figure 2.2-3a) and 12.22 acres of County Candidate Soils of Prime and Statewide significance

(see Figure 2.2-4a). There are no agricultural preserves or Williamson Act Contract land within this subarea.

Subarea 7

Subarea 7 contains 15,211.42 acres, of which 2,505.78 acres of land is zoned A70 and 9,219.78 acres of land is zoned A72. The land use designations within Subarea 7 include SR-1, SR-2, SR-4, SR-10, RL-20, RL-40, RL-80, Rural Commercial (RC), Public/Semi-Public Facilities (P/SP), Tribal Lands (TL), and Village Core Mixed Use (VCMU). Agricultural uses are consistent with Semi-Rural Residential and Rural Lands use designations but are not consistent with Rural Commercial, Public/Semi-Public Facilities, Tribal Lands, or Village Core Mixed Use due to higher densities.

Subarea 7 includes 1,214.28 acres of County-identified grazing lands and croplands, 571.66 acres of FMMP Farmland of Local Importance, 68.62 acres of FMMP Grazing Land, 838.21 acres of land identified as Important Agricultural Soils, and 863.18 acres of County Candidate Soils of Prime and Statewide Significance. Refer to Figures 2.2-1b, 2.2-2b, 2.2-3b, 2.2-4b, 2.2-5b, and 2.2-6b.

2.2.1.8 Forestry and Timberland Resources

The USFS defines a forested area as “forest land” if it is at least 1 acre in size and at least 10 percent occupied by forest trees of any size or formerly having had such tree cover and not currently developed for non-forest use. Non-forest uses may include cropland, pasturelands, residential areas, and other land uses. Forest land includes transition zones, which are those “areas located between heavily forested and non-forested lands that are at least 10 percent stocked with forest trees, and forest areas adjacent to urban and built-up lands” (County of San Diego 2016).

The majority of federal forest land is managed as the National Forest System, which includes the following:

- National forest lands reserved from the US public domain
- National forest lands acquired through purchase, exchange, donation, or other means
- National grasslands
- Other lands, waters, or interests administered by the USFS or designated for administration through the USFS as part of the system.

The California Public Resources Code (PRC) (Section 12220(g)) defines forest land as land that can support 10 percent native tree cover of any species, including hardwoods, under natural conditions, and allows for management of one or more forestry resources, including timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits.

“Timberland” as defined by Section 4526 of the PRC, is land other than land owned by the federal government and land designated by the State Board of Forestry and Fire Protection as experimental forest land, which is available for, and capable of, growing a crop of trees of a commercial species used to produce lumber and other forest products, including Christmas trees. Sections 51112 or 51113 (h) of the PRC define a “Timberland Production Zone” as land used for growing and harvesting timber and compatible uses.

San Diego County does not contain lands zoned specifically for forest land, timberland, or timberland production. No land under County land use jurisdiction within the Alpine CPA contains any timberland resources as defined by Section 4526 of the PRC.

The CNF, under jurisdiction of the USFS, covers an extensive portion of the San Diego County, including lands in the northern, eastern, and southern portions of the Alpine CPA. The total acreage of CNF lands

within the Alpine CPA is approximately 55,704.51 acres. Figures 2.2-7a and 2.2-7b depict the CNF within the Alpine CPA subareas. Subarea 3 contains 32.29 acres of CNF lands, Subarea 4 contains 0.02 acre of CNF lands, Subarea 5 contains 2,025.04 acres of CNF lands, Subarea 6 includes 4.34 acres of CNF lands, and Subarea 7 includes approximately 11,892.32 acres. There are no commercial timberland resources in CNF within the Alpine CPA.

The Alpine CPA contains a total of approximately 5,321.57 acres of Riparian Forest, Riparian Woodland, and “other woodlands” (see Section 2.4, *Biological Resources*, for a further discussion of the vegetation types present in the Alpine CPA). Other woodlands are generally characterized by black oak, coast live oak, and Engelmann oak woodlands, as well as mixed oak woodlands and undifferentiated open and dense woodlands. Figures 2.2-8a and 2.2-8b depict the forestry vegetation within the Alpine CPA subareas. Table 2.2-15 lists the forestry vegetation within the Alpine CPA and Table 2.2-16 lists the forestry vegetation within the subareas. Subarea 1 is the only subarea that does not contain any mapped forestry vegetation. The remainder of the subareas (2–7), all contain forestry vegetation totaling 2,214.32 acres, with the majority located within Subarea 7 (2,007.09 acres), the former FCI Lands. Therefore, the Alpine CPA could support forest land as defined by PRC Section 12220(g), although this category has not been officially designated in the CPA.

Table 2.2-15. Forestry Vegetation in the Alpine CPA

Forestry Vegetation	Acreage
Coniferous Forest	NP
Oak Forest	NP
Other Woodlands	3,153.34
Pinon-Juniper Woodland	NP
Riparian Forest	2,039.93
Riparian Woodland	128.30
Total	5,321.57

NP = Not Present

Source: County of San Diego 2020a

Table 2.2-16. Forestry Vegetation in the Alpine CPA by Subarea (acres)

Subarea	Other Woodlands	Riparian Forest	Riparian Woodlands	Total
1	NP	NP	NP	NP
2	NP	1.61	NP	1.61
3	14.73	3.97	NP	18.70
4	NP	7.86	NP	7.86
5	53.66	111.82	NP	165.48
6	1.37	12.21	NP	13.58
7	1,726.34	249.86	30.89	2,007.09
Total	1,796.1	387.33	30.89	2,214.32

NP = Not Present

Source: County of San Diego 2020a

2.2.2 Regulatory Framework

Section 2.13.2 of the 2011 General Plan EIR and Section 2.2.2 of the FCI EIR detail the federal, state and local regulatory framework related to agriculture resources. The regulatory framework in the prior EIRs that applies to the management and oversight of agriculture in the Alpine CPA has been incorporated into this SEIR and provided below for reference. Because the adoption of the Agriculture Promotion Program by the County in March 2017 occurred after the prior EIRs were adopted, a summary of that regulation has also been provided below for reference. No changes to those regulations have been identified that would alter the conclusions from the prior EIRs. All regulations pertaining to agricultural resources used from the General Plan Update EIR were reviewed to ensure they are still valid and are incorporated by reference.

The 2011 General Plan EIR did not include an analysis of forestry resources. Appendix G of the State CEQA Guidelines was amended to include significance criteria for forestry resources after the release date of the NOP for the 2011 General Plan EIR. Further discussion is included below in Section 2.2.3, *Analysis of Project Effects and Determination as to Significance*. In addition, the FCI EIR was prepared subsequent to the inclusion of the forestry resources significance criteria; thus, the FCI EIR does include an analysis of forestry resources. The federal, state, and local regulatory framework outlined in the FCI EIR represents the regulations that apply to the management and oversight of agricultural resources in the Alpine CPA. That regulatory framework has been incorporated into this SEIR.

Applicable federal regulations include:

- Farmland Protection Policy Act
- CNF Land Management Plan.

Applicable state regulations include:

- California Civil Code Section 3482.5 (Right to Farm Act)
- California Land Conservation Act (Williamson Act)
- California Farmland Conservancy Program
- Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000
- Open Space Subvention Act
- Farmland Mapping and Monitoring Program
- Farm and Ranch Lands Protection Program
- California Land Evaluation Site Assessment Model.

Applicable local regulations include:

- County of San Diego Code of Regulatory Ordinances Sections 63.401 through 63.407, Agricultural Enterprises and Consumer Information Ordinance
- County of San Diego BOS Policy I-38, Agricultural Preserves
- County of San Diego BOS Policy I-133, Support and Encouragement of Farming in San Diego County
- County of San Diego Farming Program
- Agricultural Clearing Permit Requirements
- Local Agricultural Resource Assessment Model.

Applicable local regulations not included in or adopted after adoption of the prior EIRs are described below.

2.2.2.1 Zoning Ordinance Sections 8900–8980, Adopted 7-31-14, Alpine Village Core Regulations

The Alpine Village Core regulations apply to the area identified in the Alpine CPA as the Village Core and are intended to preserve and promote the village character while creating a balanced automobile, bicycling, and pedestrian-friendly environment for residents, business owners, and visitors. These regulations are also intended to encourage the continuation and growth of the character of Alpine while promoting the economic development of the Alpine Village Core. These regulations establish permitted uses, development standards, design standards, and thoroughfare design standards. As noted above, the Land Development Code is currently being updated, and the Alpine Village Core Regulations may be revised as part of that process.

2.2.2.2 Agriculture Promotion Program

The Agriculture Promotion Program (POD-14-001) was approved by the County of San Diego BOS in March 2017. The program included Zoning Ordinance amendments to clarify definitions associated with agricultural uses, supplement agricultural opportunities in the County by including new agri-tourism accessory uses, allow wineries in the S92 Use Regulations, and revise the animal use regulations. These amendments affect creameries, microbreweries, microdistilleries, and agricultural stores. The program improves the permitting process in order to promote agricultural production in the region.

2.2.2.3 Purchase of Agricultural Conservation Easement (PACE) Program

The PACE Program compensates agricultural property owners for placing a perpetual easement on their agricultural property that limits future land uses and extinguishes future development potential. To participate in the current program, a land owner must meet three eligibility requirements: (1) has actively farmed and/or ranched the property for a minimum of 2 years, prior to formally applying for participation in the PACE Program; (2) has realized a density reduction as a result of the 2011 General Plan; and (3) prior to the adoption of the 2011 General Plan, had the ability to subdivide the property. The PACE Program also includes a mitigation component, and associated mitigation credit fee, which allows PACE Program lands to be utilized as off-site mitigation for agricultural impacts resulting from private development projects. On February 14, 2018, the BOS directed expansion of the PACE Program under the CAP Measure T-1.2. The PACE Program guidelines will be updated to expand the agricultural lands eligible to participate in the program as part of CAP implementation and brought to the BOS for approval in late 2020.

2.2.2.4 Special Area Regulation Designator

All Williamson Act Contract lands are within Agricultural Preserves, which receive an “A” Special Area Regulation Designator pursuant to the Zoning Ordinance. These designators are intended to ensure that any land use permit processed by the County is consistent with the Williamson Act, including the County-adopted Agricultural Preserve and Contract. For those parcels under Contract, the “A” designator would generally be superseded by the requirements and restrictions of the established Contract. For non-contracted lands, the “A” designator further imposes findings on any proposal that requires a Major

Use Permit to ensure that the use is not incompatible with the continued agricultural use of land within the Agricultural Preserve.

2.2.2.5 Conservation Subdivision Program

The Conservation Subdivision Program (CSP) was developed to encourage residential subdivision design that results in the preservation of local biodiversity, retention of existing agriculture/farmland, and many other benefits to sensitive environmental resources. This program is mandatory when subdividing property with General Plan residential land use designations of Semi-Rural 10 and Rural Lands 20, 40, and 80. The CSP is being implemented through changes to the Zoning Ordinance, Subdivision Ordinance, and Resource Protection Ordinance (RPO).

2.2.2.6 County of San Diego General Plan Policies

The following are policies from the General Plan that are applicable to agriculture and forestry resources:

Conservation Element

Policy COS-6.2: Protection of Agricultural Operations. Protect existing agricultural operations from encroachment of incompatible land uses by doing the following:

- Limiting the ability of new development to take actions to limit existing agricultural uses by informing and educating new projects as to the potential impacts from agricultural operations
- Encouraging new or expanded agricultural land uses to provide a buffer of non-intensive agriculture or other appropriate uses (e.g., landscape screening) between intensive uses and adjacent non-agricultural land uses
- Allowing for agricultural uses in agricultural areas and designing development and lots in a manner that facilitates continued agricultural use within the development.
- Requiring development to minimize potential conflicts with adjacent agricultural operations through the incorporation of adequate buffers, setbacks, and project design measures to protect surrounding agriculture
- Supporting local and State right-to-farm regulations
- Retain or facilitate large and contiguous agricultural operations by consolidation of development during the subdivision process.

Policy COS-6.3: Compatibility with Recreation and Open Space. Encourage siting recreational and open space uses and multi-use trails that are compatible with agriculture adjacent to the agricultural lands when planning for development adjacent to agricultural land uses.

Policy COS-6.4: Conservation Easements. Support the acquisition or voluntary dedication of agriculture conservation easements and programs that preserve agricultural lands.

Land Use Element

Policy LU-6.1: Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.

Policy LU-6.4: Sustainable Subdivision Design. Require that residential subdivisions be planned to conserve open space and natural resources, protect agricultural operations including grazing, increase fire safety and defensibility, reduce impervious footprints, use sustainable development practices, and, when appropriate, provide public amenities. [See applicable community plan for possible relevant policies.]

Policy LU-7.1: Agricultural Land Development. Protect agricultural lands with lower density land use designations that support continued agricultural operations.

Policy LU-7.2: Parcel Size Reduction as Incentive for Agriculture. Allow for reductions in lot size for compatible development when tracts of existing historically agricultural land are preserved in conservation easements for continued agricultural use.

2.2.2.7 Alpine CPU Policies

There are specific Alpine CPU goals and policies in the Land Use Element relevant to impacts and agricultural and forestry resources, which are summarized below.

Land Use Element

Goal LU-3 is proposed to preserve and enhance existing agricultural areas in Alpine. Policy LU-3.1 meets this goal by limiting heavy agriculture from encroaching on population concentrations with density greater than 1 du/4 acres.

2.2.3 Analysis of Project Effects and Determination as to Significance

2.2.3.1 Issue 1: Direct Conversion of Agricultural Resources

Guidelines for the Determination of Significance Analysis

Based on Appendix G of the State CEQA Guidelines and the County's Guidelines for Determining Significance for Agricultural Resources (County of San Diego 2015) the proposed project would have a significant impact to an important on-site agricultural resource if the project:

- Has important agricultural resources as defined by the Local Agricultural Resource Assessment (LARA) Model.
- Would result in the conversion of agricultural resources that meet the soil quality criteria for Prime Farmland or Farmland of Statewide Importance, as defined by the FMMP to non-agricultural uses.
- Would substantially impair the ongoing viability of the site for agricultural uses.

Impact Analysis

The prior EIRs determined that the re-designation of land used for agricultural uses to non-agricultural uses, and future subdivision and development of rural and semi-rural lands would result in the conversion of agricultural resources to non-agricultural uses. As such, it was determined that there would be significant direct and cumulative impacts related to conversion of agricultural resources. The discussion of impacts related to the direct conversion of agricultural resources from implementation of the 2011

General Plan and FCI GPA can be found in Section 2.2.3.1 of the previous EIRs and is incorporated by reference.

Impacts of the 2011 General Plan and FCI GPA were determined to be significant and unavoidable with implementation of mitigation measures and General Plan policies. These mitigation measures and General Plan policies address sustainable, compatible development practices, support conservation easements and programs, and implement programs to conserve existing agricultural resources.

The Alpine CPU would allow for higher land use densities (i.e., residential, mixed use) within Subareas 2, 4, and 6 and expand the mobility network within Subarea 5 in comparison to the previous EIRs, which could affect the viability for agricultural production within the locations of proposed higher density. The Alpine CPU does include policies to preserve and enhance existing agricultural areas in Alpine while separating use types of heavy commercial agriculture and higher density development to reduce potential land use conflicts. However, even with the incorporation of these policies, this impact remains potentially significant due to the presence of important agricultural resources where higher density would be allocated or where new mobility element roads are proposed. Generally, land designated for one dwelling unit (du) per gross acre is considered too small to support viable agricultural operation (County of San Diego 2011a). Alternatively, pursuant to the County Guidelines for Determining Significance for Agricultural Resources, a 2-acre lot with the right characteristics such as soil quality, would be considered viable for agricultural use in San Diego County due to the high cost of living: “the cost of land in the County makes it prohibitive for many new farmers to begin an operation on a large parcel, so the ability to farm small parcels is crucial to the success of future agriculture in San Diego County” (County of San Diego 2015).

Based on the above determinations, all Village Residential and Village Core Mixed Use parcels would not be suitable for agricultural use as these would allow for greater densities than 1 unit per acre. In contrast, the majority of Semi-Rural designations, with the exception of SR-0.5 would be suitable for agricultural use because these densities range from 1 unit per gross acre up to 1 unit per 10 gross acres. Therefore, conversions from lower densities such as Semi-Rural categories to a higher land use category could potentially convert agricultural resources to non-agricultural uses due to the minimum acreage required for viable agricultural land. Below is a discussion in further detail of the potential impacts within each subarea.

Subarea 1

The existing land use designation in Subarea 1 is VR-7.3 and Limited Impact Industrial (I-1) and does not contain any agricultural resources. The Alpine CPU also does not propose an increase in density or new allocation of commercial land uses within Subarea 1. The prior EIRs determined that impacts to the direct conversion of agricultural resources were potentially significant. However, the proposed project would not convert agricultural resources to non-agricultural resources in Subarea 1 and impacts would be **not significant**.

Subarea 2

The existing land use designations in Subarea 2 are Village Residential land use designations. The Alpine CPU would re-designate the land designated as VR-4.3, VR-2.9, and VR-2 to VR-10.9, VR-7.3, VR-2.9, SR-1, and Neighborhood Commercial (C-3). While some areas would allow for less density, the majority of the proposed land use changes would allow for an increase in density.

A total of approximately 41 acres of County-identified agricultural land (grazing lands and field crops) is present in the northern portion of this subarea. Subarea 2 also contains FMMP grazing land and Farmland of Local Importance, Statewide Significance Soils, and Prime Farmland Soils as well as County Candidate Soils of Prime and Statewide significance. The identified agricultural resources are mapped in the northern portion of the subarea as well as the southern portion of the subarea that is proposed to be re-designated from VR-2, VR-2.9, and VR-4.3 to VR-7.3 and VR-10.9.

The proposed project would increase density within Subarea 2, and the proposed re-designation to the Village Residential land use type is not a consistent land use designation with agricultural use types. The prior EIRs determined that impacts to the direct conversion of agricultural resources were potentially significant. The proposed project could further reduce the possibility of these lands to be used for agricultural land. As such, the proposed increase in density within Subarea 2 would be **potentially significant** and mitigation would be required (**Impact-AG-1**).

Subarea 3

The existing land use designation within Subarea 3 is SR-1, which is consistent with smaller agricultural uses. Subarea 3 includes approximately 3.5 acres of County-identified agricultural resources (field crops) but does not support County Candidate Soils, or Prime or Statewide significance soils mapped by FMMP. No new land use designations are proposed in Subarea 3. The prior EIRs determined that impacts to the direct conversion of agricultural resources were potentially significant. Impacts to the direct conversion of agricultural resources in Subarea 3 would remain the same and would be **potentially significant** and mitigation would be required (**Impact-AG-1**).

Subarea 4

The existing land use designations within Subarea 4 are SR-1, SR-2, and VR-2. The Alpine CPU would re-designate SR-1 and SR-2 to SR-0.5 and would re-designate VR-2 to VCMU and C-3. The proposed project would increase density where agricultural resources have been identified.

Approximately 50 acres of County-identified field croplands, 158 acres of Statewide Significance Soils, and 165 acres of County Candidate Soils of Prime and Statewide significance have been identified in Subarea 4. The identified agricultural resources are located in the northern, southern, and western portions of the subarea that would be re-designated from SR-1, SR-2, and VR-2 to SR-0.5 and VCMU. The Village Residential land use designations are not consistent land use designations with agricultural uses. The re-designation of the VR-2 to VCMU and C-3 would not result in an increase in impacts beyond what is identified in the prior EIRs. Land use designations SR-1 and SR-2 are consistent with smaller agricultural use types; however, the re-designation of SR-1 and SR-2 to SR-0.5 and VCMU, would both be inconsistent with agricultural uses and could further reduce the possibility of identified agricultural resources to be used for agricultural land. As such, impacts within Subarea 4 would be **potentially significant** and mitigation would be required (**Impact-AG-1**).

Subarea 5

The existing land use designations in Subarea 5 are VR-2, Rural Commercial (C-4), SR-4, RL-40, and Public Agency Lands. The Alpine CPU would re-designate portions of SR-4 to General Commercial (C-1), SR-1, RL-20, RL-40, and a portion of C-4 to VR-2. In addition, a new mobility element road is proposed within Subarea 5. While some areas would allow for an increase in density, these locations do not contain any mapped or identified agricultural resources. All other areas would reduce the density in comparison to the 2011 General Plan and FCI GPA.

Subarea 5 has several agricultural resources identified within its boundaries. County-identified field crop lands, Prime Farmland Soils mapped by FMMP, and County Candidate Soils of Prime significance have been mapped in this subarea. The land use re-designations within Subarea 5 would result in a decrease in land use densities where agricultural resources have been identified. Impacts to agricultural resources resulting from density within Subarea 5 would be reduced compared to the prior EIRs. However, the proposed mobility element road would be located in an area where Prime Farmland Soils Mapped by FMMP and County Candidate Soils of Prime significance have been identified, which could result in the conversion of an agricultural resource to a non-agricultural resource. As such, impacts within Subarea 5 would be **potentially significant** and mitigation would be required (**Impact-AG-1**).

Subarea 6

The existing land use designations of Subarea 6 are VR-15, C-1, C-4, SR-1, and P/SP. The proposed project would re-designate all land use designations to VCMU within Subarea 6. The only aforementioned land use designation compatible with agricultural use types is SR-1.

Subarea 6 includes approximately 2 acres of land identified as FMMP grazing land, approximately 14 acres identified as Prime Farmland Soils, and approximately 12 acres of County Candidate Soils of Prime and Statewide significance. The prior EIRs determined that impacts to the direct conversion of agricultural resources were potentially significant. The proposed project would increase density within Subarea 6, which would further reduce the potential for the identified agricultural resources to be used as agricultural land; as such, impacts within Subarea 6 would be **potentially significant** and mitigation is required (**Impact-AG-1**).

Subarea 7

The existing land use designations of Subarea 7 are SR-1, SR-2, SR-4, SR-10, RL-20, RL-40, RL-80, C-4, P/SP, TL, and VCMU. No changes to the land use designations within Subarea 7 are proposed. The prior EIRs determined that impacts to the direct conversion of agricultural resources were potentially significant. Impacts to direct conversion of agricultural resources in Subarea 7 would remain the same and would be **potentially significant**, and mitigation would be required (**Impact-AG-1**).

Federal, State, and Local Regulations and Existing Regulatory Processes

Several federal, state, and local regulations identified in Section 2.2.2, *Regulatory Framework*, that are applicable to the Alpine CPU protect agricultural resources, including CEQA, RPO, and design guidelines. Through CEQA review of discretionary projects, the County is able to minimize impacts to agricultural and forestry resources. The County has prepared guidelines specifically for reviewing impacts to agricultural resources.

The Agricultural Promotion Program, PACE Program, and Agricultural Preserve Regulations provide opportunities and protections for agricultural resources and uses. The Agricultural Promotion Program supplements agricultural opportunities by including agri-tourism as an accessory use. The PACE Program provides for the preservation of agricultural resources through the placement of a perpetual easement over resources. The Agricultural Preserve Regulations of the County Zoning Ordinance regulate lands that are subject to agricultural zones or the S-80 use regulations and that have been designated as being within an agricultural preserve. Therefore, the existing regulations and processes aid in reducing impacts to agricultural resources but are not comprehensive to this issue.

Discretionary projects are reviewed for the direct conversion of agricultural resources based on the County's Agricultural Guidelines and CEQA. These guidelines require that evaluations include whether

subsequent projects have important agricultural resources and whether the viability of agricultural resources would be substantially impaired. Therefore, when subsequent discretionary projects are proposed for development within the Alpine CPA, these projects would be analyzed through the CEQA process for potential impacts related to the direct conversion of agricultural resources.

Summary

The Alpine CPU includes policies and goals that would contribute to reducing potential land use conflicts and require preservation and enhancement of existing agricultural operations in Alpine. There are also regulations in place that would continue to apply to subsequent discretionary projects, including the General Plan, the Agricultural Guidelines, agricultural designators, and conformance to the Williamson Act.

Impacts from the proposed project would be similar or greater than the prior EIRs because an increase in density in areas identified with important agricultural resources or existing agricultural use types would be allowed. As such, the proposed project could result in the direct conversion of agricultural resources. Therefore, impacts would be **potentially significant** and mitigation would be required (**Impact-AG-1**).

2.2.3.2 Issue 2: Conflict with Agricultural Zoning or a Williamson Act Contract

Guidelines for the Determination of Significance Analysis

Based on Appendix G of the State CEQA Guidelines and the County's Guidelines for Determining Significance for Agricultural Resources (County of San Diego 2015), the proposed project would have a significant impact if it would conflict with Zoning for Agricultural Use or a Williamson Act Contract or the provisions of the California Land Conservation Act of 1965 (Williamson Act).

Impact Analysis

The prior EIRs determined that direct conflicts with agricultural zones or Williamson Act Contracts could occur, resulting in potentially significant direct and cumulative impacts. The discussions of impacts related to conflict with agricultural zones and Williamson Act Contracts from implementation of the 2011 General Plan and FCI GPA can be found in Section 2.2.3.2 of the prior EIRs and are incorporated by reference.

The prior EIRs determined impacts to be less than significant with implementation of mitigation measures and General Plan policies, which would require sustainable, compatible development practices, support conservation easements and programs, and implement programs to conserve existing agricultural resources. In addition, the prior EIRs mitigation measures would require an analysis of potential adverse impacts on Williamson Act Contract lands before the removal of the "A" (agriculture) designator in the Zoning Ordinance for any property. The prior EIRs determined that the projects would not contribute to a potentially significant cumulative impact.

The Alpine CPU would allow for higher land use densities (i.e., commercial use, mixed-use) within Subareas 2, 4, and 6, and mobility network changes in Subarea 5, in comparison to the prior EIRs, which could conflict with existing zoning for agricultural uses or Williamson Act Contracts. The Alpine CPU does include policies to preserve and enhance existing agricultural areas in Alpine while separating use types of heavy commercial agriculture and higher density development to reduce potential land use conflicts. However, even with the incorporation of these policies, this impact remains potentially significant due to the inclusion of zoning for agricultural land and Williamson Act Contracts within Subareas 2, 3, 4, 5, 6, and

7 where density would either remain the same or higher density development and mobility element changes would be allocated under the proposed project. Below is a discussion in further detail of the potential impacts within each subarea.

Subarea 1

Subarea 1 is not zoned A72 and does not have any existing mapped Williamson Act Contract land or Agricultural Preserve land. A total of 0.06 acre of Subarea 1 is zoned A70; however, 0.06 acre would not be considered viable agricultural land. The proposed project does not include an increase in density or new allocation of commercial land uses within Subarea 1. The prior EIRs concluded that impacts to a conflict with agricultural zoning or Williamson Act Contracts were potentially significant; however, the proposed project would not conflict with zoning for agricultural land or Williamson Act Contracts in Subarea 1; as such, impacts would be **not significant**.

Subarea 2

The western and southern portions of Subarea 2 are zoned A70. No portions within Subarea 2 are zoned A72, and no Williamson Act Contract land or Agricultural Preserve land is mapped within Subarea 2. The proposed project would re-designate VR-4.3, VR-2.9, and VR-2 to VR-10.9, VR-7.3, VR-2.9, SR-1, and C-3. While some areas would allow for less density, the majority of the proposed land use changes would allow for an increase in density.

The Village Residential land use type is not a consistent land use designation with agricultural use types. The proposed project would increase density and could result in the conversion of an agricultural resource to a non-agricultural use. The prior EIRs concluded that impacts to a conflict with agricultural zoning or Williamson Act Contracts were potentially significant. As such, impacts within Subarea 2 would be **potentially significant** and mitigation would be required (**Impact-AG-2**).

Subarea 3

Subarea 3 is entirely zoned A70 and does not have any existing mapped Williamson Act Contract land or Agricultural Preserve land. No changes to the land use types within Subarea 3 are included in the proposed project. The prior EIRs concluded that impacts to a conflict with agricultural zoning or Williamson Act Contracts were potentially significant. Impacts from the proposed project in Subarea 3 would be similar and would be **potentially significant (Impact-AG-2)**.

Subarea 4

All of Subarea 4 is zoned for agricultural use types. The western and southern portions of Subarea 4 are zoned A70, and the northeastern portion of Subarea 4 is zoned A72. No areas within Subarea 4 include mapped Williamson Act Contract land or Agricultural Preserve land. The existing land use designations within Subarea 4 are SR-1, SR-2, and VR-2. The proposed project would re-designate SR-1 and SR-2 to SR-0.5 and would re-designate VR-2 to VCMU and C-3. The entirety of this subarea would allow for an increase in density.

The Village Residential land use type is not a consistent land use designation for agricultural use. Therefore, the re-allocation of the VR-2 to VCMU and C-3 would further increase the possibility of land use conflicts with agricultural resources. The SR-1 and SR-2 land use designations are both consistent with smaller agricultural uses. However, the re-designation of SR-1 and SR-2 to SR-0.5 and VCMU would both be inconsistent with agricultural uses and could result in incompatible densities for land zoned for agriculture. The prior EIRs concluded that impacts to a conflict with agricultural zoning or Williamson Act

Contracts were potentially significant. Impacts from the proposed project would be greater and would be **potentially significant** and mitigation would be required (**Impact-AG-2**).

Subarea 5

The southeastern portion of Subarea 5 is zoned A72, and the remaining portion of Subarea 5 is zoned A70. Subarea 5 also contains existing land mapped as Williamson Act Contract land and Agricultural Preserve Land.

The existing land use designations in Subarea 5 are VR-2, C-4, SR-4, RL-40, and Public Agency Lands. The proposed project would re-designate portions of SR-4 to C-1, SR-1, RL-20, RL-40, and a portion of C-4 to VR-2. While the majority of areas would reduce density, a few locations would increase the density in either land zoned for agriculture, Williamson Act Contract land, and/or Agricultural Preserve land. In addition, a new mobility element road is proposed within Subarea 5.

Within the northern portion of Subarea 5, a portion of land (approximately 12 acres) under Williamson Act Contract (456 acres) and County Agricultural Preserve Land (496 acres) would be re-designated from RL-40 to SR-4. Within the County a parcel size of over 1 acre may be considered viable agricultural land. However, the Williamson Act requires at least 10 acres to enter into a contract, if not more, dependent upon factors such as climate and soil quality. Although the land under a Williamson Act Contract may not be in active agricultural production, re-designating the land use designation from RL-40 to SR-4 would introduce incompatible residential land uses and represent a conflict with Williamson Act Contract Lands in Subarea 5.

Approximately 2 acres of land within the eastern portion of Subarea 5 are zoned for agricultural use and would be re-designated from SR-4 to C-1. This location does not contain any County Agricultural Resources, FMMP Prime or Statewide-significant soils, County Candidate Soils, or active agricultural operations.

A new mobility element road is proposed in Subarea 5; this location does not include any Williamson Act Contracts or Agricultural Preserves. However, the introduction of a new mobility element road would introduce a conflict with agricultural zoning.

The prior EIRs concluded that impacts to a conflict with agricultural zoning or Williamson Act Contracts were potentially significant. Although the overall density would be reduced within Subarea 5, the proposed project would allow for an increase in density and a new mobility element road in areas where agricultural resources are present. As such, the proposed project could result in incompatible densities for land zoned for agriculture. Thus, impacts within Subarea 5 would be **potentially significant** and mitigation would be required (**Impact-AG-2**).

Subarea 6

Subarea 6 contains 1.44 acres zoned as A70 and does not have any existing mapped Williamson Act Contract land or Agricultural Preserve land. The A72 zone is not present within this subarea. The proposed project would increase density within Subarea 6. Although the prior EIRs determined impacts to conflicts with agricultural zoning or a Williamson Act Contract as potentially significant, because the 1.44 acres zoned as A70 has already been developed and is no longer viable for agricultural use, impacts from the proposed project within Subarea 6 would be **not significant**.

Subarea 7

Subarea 7 contains 2,505.28 acres zoned as A70, 9,219.78 acres zoned as A72, 2,013.60 acres of Agricultural Preserve Land, and 935.19 acres of Williamson Act Contract Land. No land use re-designations are proposed within Subarea 7. Although no new land use designations are proposed, the prior EIRs determined impacts to conflicts with agricultural zoning or a Williamson Act Contract as potentially significant. Therefore, impacts to conflicts with agricultural zoning or a Williamson Act Contract in Subarea 7 would remain the same and would be **potentially significant**, and mitigation would be required (**Impact-AG-2**).

Federal, State, and Local Regulations and Existing Regulatory Processes

The existing regulations and processes that are relevant to conflicting with Agricultural Zoning or Williamson Act Contracts are similar as those identified for conversion of agricultural resources in Section 2.2.3.1 above. Through CEQA review of discretionary projects, the County is able to minimize impacts to agricultural resources. The County has prepared guidelines specifically for reviewing impacts to agricultural resources, including land use conflicts with agricultural zoning and Williamson Act Contracts.

The Agricultural Preserve Regulations provide protections for agricultural resources and uses. The Agricultural Preserve Regulations of the County Zoning Ordinance regulate lands that are subject to agricultural zones or the S-80 use regulations and that have been designated as being within an agricultural preserve. Therefore, the existing regulations and processes aid in reducing impacts to agricultural resources but are not comprehensive to this issue.

Discretionary projects are reviewed for land use conflicts with agricultural resources based on the County's Agricultural Guidelines and CEQA. These guidelines require that evaluations extend to areas adjacent to Williamson Act Contract lands, to lands under Contract, and existing agricultural operations. Therefore, when subsequent discretionary projects are proposed for development within the Alpine CPA, these projects would be analyzed through the CEQA process for potential impacts related to land use conflicts with agricultural resources.

Summary

The Alpine CPU includes policies and goals that would contribute to reducing potential land use conflicts and require preservation and enhancement of existing agricultural operations in Alpine. There are also regulations in place that would continue to apply to subsequent projects that are discretionary, including the General Plan, the Agricultural Guidelines, agricultural designators, and conformance to the Williamson Act.

The proposed project would increase density and introduce a new mobility element road in areas identified with land zoned for agricultural land or mapped as Williamson Act Contract or County Agricultural Preserve Lands in Subarea 4 and Subarea 5, which may result in land use conflicts. Land use designation changes that introduce incompatible uses to Agriculture Preserves and lands under Williamson Act Contracts would not necessarily remove this land from the Agricultural Preserves or from protection under the Williamson Act; however, it would allow incompatible development in or adjacent to these lands, which would threaten the viability and full protection of the resources. Therefore, impacts would be **potentially significant** and mitigation would be required (**Impact-AG-2**).

2.2.3.3 Issue 3: Indirect Conversion of Agricultural Resources

Guidelines for the Determination of Significance

Based on Appendix G of the State CEQA Guidelines and the County's Guidelines for Determining Significance for Agricultural Resources (County of San Diego 2015), the proposed project would have a significant impact if the project:

- Proposes a non-agricultural land use within one-quarter mile of an active agricultural operation or land under a Williamson Act Contract, and as a result of the project, land use conflicts between the agricultural operation or Contract land and the proposed project would likely occur and could result in conversion of agricultural resources to a non-agricultural use.
- Proposes a school, church, day care or other use that involves a concentration of people at certain times within one mile of an agricultural operation or land under Contract and as a result of the project, land use conflicts between the agricultural operation or Contract land and the proposed project would likely occur and could result in conversion of agricultural resources to a non-agricultural use.
- Would involve other changes to the existing environment, which due to their location or nature, could result in the conversion of offsite agricultural resources to a non-agricultural use or could adversely impact the viability of agriculture on land under a Williamson Act Contract.

Impact Analysis

The prior EIRs determined that future development associated with implementation of the 2011 General Plan and FCI GPA could result in the indirect conversion of agricultural resources. General Plan policies COS-6.2, COS-6.4, and prior EIRs mitigation measures were determined to reduce impacts by encouraging compatible development adjacent to agricultural operations and by implementing programs for the conservation of agricultural land. However, even with the implementation of General Plan policies and mitigation measures, the prior EIRs concluded that the indirect conversion of agricultural land as significant and unavoidable. The discussion of impacts related to the indirect conversion of agricultural land from implementation of the 2011 General Plan and the FCI GPA can be found in Section 2.2.3.3 of the 2011 General Plan EIR and Section 2.2.3.4 of the FCI EIR and is incorporated by reference.

The Alpine CPU would allow for higher land use densities (i.e., commercial use, mixed-use) within Subareas 2, 4, 5, and 6, and mobility network changes, in comparison to the prior EIRs, which could result in the indirect conversion of agricultural resources. The Alpine CPU does include policies to preserve and enhance existing agricultural areas in Alpine while separating use types of heavy commercial agriculture and higher density development to reduce potential land use conflicts. However, even with the incorporation of these policies, this impact remains potentially significant due to the presence of Williamson Act Contracts or existing agricultural operations within or adjacent to Subareas 2, 4, 5, and 6 where higher density development and mobility changes would be allocated per the proposed project. No new land use designations are proposed for Subareas 1, 3, and 7. Further details of the proposed re-designation of land uses and mobility element changes and the potential indirect impact to agriculture resources, are discussed below.

Subarea 1

Subarea 1 is not zoned A72 and does not have any existing mapped Williamson Act Contract land or Agricultural Preserve land or within a 1-mile radius from Subarea 1. A total of 0.06 acre of Subarea 1 is

zoned A70. County-identified agricultural resources, including field crops, grazing lands, orchards and vineyards, and truck crops, are mapped within a 1-mile radius of Subarea 1. The proposed project does not propose an increase in density or new allocation of commercial land uses within Subarea 1. The prior EIRs determined indirect impacts to agricultural resources as potentially significant. Therefore, indirect impacts to agricultural resources in Subarea 1 would remain the same and would be **potentially significant**, and mitigation would be required (**Impact-AG-3**).

Subarea 2

The proposed project would re-designate the land currently designated as VR-4.3, VR-2.9, and VR-2 to VR-10.9, VR-7.3, VR-2.9, SR-1, and Neighborhood Commercial (C-3) within Subarea 2. While some portions of this subarea would allow for less density, the majority of the proposed land use changes would allow for an increase in density.

Subarea 2 includes County-identified agricultural resources (grazing lands and field crops), as well as FMMP Grazing lands and Agricultural Resources of Local Importance. In addition, County-identified agricultural resources, including field crops, grazing lands, and orchards and vineyards, as well as FMMP Agricultural Resources, are mapped within a 1-mile radius of Subarea 2. No Williamson Act Contracts or Agricultural Preserves exist within Subarea 2, or within a 1-mile radius of Subarea 2. The nearest Williamson Act Contract or Agricultural Preserve is located 3.5 miles to the east and would therefore not be impacted.

The prior EIRs determined indirect impacts to agricultural resources as potentially significant. The proposed project would increase density, which would be incompatible with agricultural resources. In addition, the Village Residential land use type is not a consistent land use designation with agricultural uses. As such, the proposed project could result in a greater indirect conversion of an agricultural resource to a non-agricultural resource. Impacts from the proposed project would be **potentially significant** and mitigation would be required (**Impact-AG-3**).

Subarea 3

Subarea 3 is entirely zoned A70 and does not have any existing mapped Williamson Act Contract land or Agricultural Preserve land. County-identified agricultural resources, including field crops, grazing land, and orchards and vineyards, as well as Williamson Act Contracts and Agricultural Preserves, are located within a 1-mile radius of Subarea 3. No changes to the land use types within Subarea 3 are proposed by the Alpine CPU. The prior EIRs determined indirect impacts to agricultural resources as potentially significant. Therefore, indirect impacts to agricultural resources in Subarea 3 would remain the same and would be **potentially significant** and mitigation is required (**Impact-AG-3**).

Subarea 4

The proposed project would re-designate SR-1 and SR-2 to SR-0.5 and would re-designate VR-2 to VCMU and C-3 within Subarea 4. The entirety of this subarea would allow for an increase in density. Subarea 4 includes County-identified agricultural resources (field crops) but does not contain any FMMP Agricultural Resource land, Williamson Act Contracts or Agricultural Preserves. County-identified agricultural resources, including field crops, grazing land and truck crops, FMMP Agricultural Resources, and a Williamson Act Contract, are mapped within a 1-mile radius of Subarea 4. The prior EIRs determined indirect impacts to agricultural resources as potentially significant. Therefore, because the proposed project would allow for an increase in density that would be incompatible with agricultural resources,

indirect impacts to agricultural resources within Subarea 4 would be **potentially significant** and mitigation is required (**Impact-AG-3**).

Subarea 5

The proposed project would re-designate portions of SR-4 to C-1, SR-1, RL-20, and RL-40 and re-designate C-4 to VR-2 within Subarea 5. While the majority of this subarea would reduce the density, a few locations would increase density. In addition, a new mobility element road is proposed within Subarea 5.

Subarea 5 includes County-identified agricultural resources (field crops), Williamson Act Contracts, and Agricultural Preserves, but does not contain any FMMP Agricultural Resource Land. County-identified agricultural resources, including field crops, grazing land, orchards and vineyards, and truck crops, as well as FMMP Agricultural Resources, Williamson Act Contract, and Agricultural Preserves, are mapped within a 1-mile radius of Subarea 5. Direct impacts to Williamson Act Contracts in Subarea 5 were determined to be potentially significant requiring mitigation. The land proposed to be re-designated to SR-4 is also adjacent to other Williamson Act Contract and Agricultural Preserve lands and could introduce incompatible residential land uses. Although the land under Williamson Act Contracts may not be in active agricultural production, re-designating the land use from RL-40 to SR-4 near the Williamson Act Contracts and/or Agricultural Preserves represents a conflict with Williamson Act Contract lands. The prior EIRs determined indirect impacts to agricultural resources as potentially significant. The proposed project would allow for future development that would be incompatible with agricultural resources and indirect impacts to agricultural resources within Subarea 5 would be **potentially significant; therefore**, mitigation is required (**Impact-AG-3**).

Subarea 6

The proposed project would re-designate VR-15, C-1, C-4, SR-1, and P/SP to VCMU within Subarea 6. The only aforementioned land use designation compatible with agricultural use types is SR-1.

Subarea 6 includes County-identified agricultural resources (field crops) and FMMP Agricultural Resource Land (Grazing). No Williamson Act Contracts or Agricultural Preserves are located within Subarea 6 or within a 1-mile radius of Subarea 6. However, County-identified agricultural resources, including field crops, grazing lands, and orchards and vineyards, as well as FMMP Agricultural Resources, are located within a 1-mile radius of Subarea 6. The prior EIRs determined indirect impacts to agricultural resources as potentially significant. The proposed project would increase density within Subarea 6. As such, impacts within Subarea 6 would be **potentially significant** and mitigation would be required (**Impact-AG-3**).

Subarea 7

The existing land use designations of Subarea 7 are SR-1, SR-2, SR-4, SR-10, RL-20, RL-40, RL-80, C-4, P/SP, TL, and VCMU. No changes to the land use designations within Subarea 7 are proposed by the proposed project. The prior EIRs determined indirect impacts to agricultural resources as potentially significant. Impacts to the indirect conversion of agricultural resources in Subarea 7 would remain the same and would be **potentially significant**, and mitigation would be required (**Impact-AG-3**).

Federal, State, and Local Regulations and Existing Regulatory Processes

The existing regulations and processes relevant to the indirect conversion of agricultural resources are similar as those identified in Sections 2.2.3.1 and 2.2.3.2 above. Through CEQA review of discretionary projects, the County is able to minimize impacts to agricultural resources. The County has prepared

guidelines specifically for reviewing impacts to agricultural resources, including the indirect conversion of agricultural resources.

The Agricultural Promotion Program, the PACE Program, and the Agricultural Preserve Regulations provide opportunities and protections for agricultural resources and uses. The Agricultural Promotion Program supplements agricultural opportunities by including agri-tourism as an accessory use. The PACE Program provides for the preservation of agricultural resources through the placement of a perpetual easement over resources. The Agricultural Preserve Regulations of the County Zoning Ordinance regulates lands that are subject to agricultural zones or the S-80 use regulations and that have been designated as being within an agricultural preserve. Therefore, the existing regulations and processes aid in reducing impacts to agricultural resources but are not comprehensive to this issue.

Discretionary projects are reviewed for the indirect conversion of agricultural resources based on the County's Agricultural Guidelines and CEQA. These guidelines require the consideration of development compatibility with surrounding agricultural operations. Therefore, when subsequent discretionary projects are proposed for development within the Alpine CPA, these projects would be analyzed through the CEQA process for potential impacts related to the indirect conversion of agricultural resources.

Summary

The Alpine CPU includes policies and goals that would contribute to reducing potential land use conflicts and require preservation and enhancement of existing agricultural operations in Alpine. There are also regulations in place that would continue to apply to subsequent projects that are discretionary, including the General Plan, the Agricultural Guidelines, agricultural designators, and conformance to the Williamson Act.

The proposed project would increase density in areas identified with land mapped or adjacent to land mapped as Williamson Act Contract, County Agricultural Preserve Lands, County-identified Agriculture Resource, or FMMP Agricultural Resource, and would introduce incompatible use types. Land use designation changes that introduce incompatible uses to Agriculture Preserves and lands under Williamson Act Contracts would not necessarily remove this land from the Agricultural Preserves or from protection under the Williamson Act; however, it would allow incompatible development in or adjacent to these lands, which would threaten the viability and full protection of the resources. Likewise, the proposed project would also increase density within a 1-mile radius of existing agricultural operations, which may result in land use conflicts. Because the prior EIRs determined significant and unavoidable indirect impacts to the indirect conversion of agricultural resources and the higher density development proposed as part of the proposed project would allow incompatible land uses to occur within or adjacent to agriculture resources, impacts would be **potentially significant** and mitigation is required (**Impact-AG-3**).

2.2.3.4 Issue 4: Direct and Indirect Loss or Conversion of Forestry Resources

Guidelines for the Determination of Significance

Based on Appendix G of the State CEQA Guidelines, the proposed project would have a significant impact if it would result in the loss of forest land or conversion of forest land to non-forest use; or involve other changes in the existing environment that, due to their location or nature, could result in conversion of forest land to non-forest use.

Impact Analysis

The 2011 General Plan EIR did not include an analysis of forestry resources. Appendix G of the State CEQA Guidelines was amended to include significance criteria for forestry resources after the approval of the 2011 General Plan EIR.

Forestry resources were analyzed in the FCI EIR. The FCI EIR determined that future development within the FCI lands may result in land uses that are incompatible with adjacent or nearby CNF lands. These land uses on adjacent or nearby lands could lead to permanent impacts on these forest lands due to factors such as erosion/siltation, invasive plants, edge effects, noise, night-lighting, and habitat fragmentation, or indirect conversion of forest lands to non-forest use. The FCI EIR concluded that the FCI GPA would result in a significant direct and cumulative impact. The discussion of impacts related to forestry resources can be found in Section 2.2.3.4 of the FCI EIR and is hereby incorporated by reference.

Although the San Diego County does not contain lands zoned specifically for forest land, timberland, or timberland production, San Diego County does contain land that may meet the definition of Forest Land as defined by 12220(g) of the PRC. The proposed project would increase densities and land use intensities (i.e., commercial use, mixed-use) within Subareas 2, 4, 5, and 6, and mobility network changes, in comparison to the FCI EIR, which has the potential to affect forest land in San Diego County. The Alpine CPA also includes areas within CNF, which is part of the National Forest System. The CNF covers large portions of the northern and southern Alpine CPA. It is important to note that not all areas within the CNF meet the definition of forestry resources as defined by PRC. In addition, some areas within the Alpine CPA may contain forestry resources that are not within the CNF boundary, as noted under Section 2.2.1.8, *Forestry and Timberland Resources*. The Alpine CPA does not contain any “timberland” as defined by PRC Section 4526. Further details of the proposed re-designation of land uses within the Alpine CPA and their potential impacts to forestry resources are discussed below.

Subarea 1

Subarea 1 does not contain any mapped forestry vegetation and no land use re-designations are proposed. Therefore, the proposed project would not result in the direct or indirect loss or conversion of forestry resources within Subarea 1 and impacts would be **not significant**.

Subarea 2

Subarea 2 is not within the CNF but does have 1.61 acres of mapped forestry vegetation, as listed in Table 2.2-16, and therefore has the potential to support forestry resources. In addition, mapped forest vegetation exists within a 1-mile radius of Subarea 2. The Alpine CPU would re-designate VR-4.3, VR-2.9, and VR-2 to VR-10.9, VR-7.3, VR-2.9, SR-1, and C-3. As previously stated, impacts to forestry resources were not analyzed under the 2011 General Plan EIR. In addition, no previous FCI lands exist within Subarea 2 and impacts to forestry resources within Subarea 2 would not have been analyzed under the FCI EIR. The FCI EIR determined impacts to the direct and indirect loss or conversion of forestry resources as potentially significant. Consistent with the conclusions of the FCI EIR, the direct and indirect loss or conversion of these forestry resources within Subarea 2 would be **potentially significant** and mitigation is required (**Impact-AG-4**).

Subarea 3

A portion of Subarea 3 is within the CNF that is former FCI lands and has 18.7 acres of mapped forestry vegetation, and it may contain forestry resources. No land use re-designations are proposed within Subarea 3. Although no new land use designations are proposed, the FCI EIR determined impacts to the

direct and indirect loss or conversion of forestry resources as potentially significant. Impacts to forestry resources in Subarea 3 would remain the same and would be **potentially significant** and mitigation is required (**Impact-AG-4**).

Subarea 4

Subarea 4 is not within the CNF but does have 7.86 acres of mapped forestry vegetation as listed in Table 2.2-16 and therefore has the potential to support forestry resources. In addition, mapped forest vegetation and the CNF is located within a 1-mile radius of Subarea 4. The proposed project would re-designate SR-1 and SR-2 to SR-0.5 and would re-designate VR-2 to VCMU and C-3. All proposed designations within this subarea would allow for an increase in density. As previously stated, impacts to forestry resources were not analyzed under the 2011 General Plan EIR. In addition, no previous FCI lands are located within Subarea 4 and impacts to forestry resources within Subarea 4 would not have been analyzed under the FCI EIR. The FCI EIR determined impacts to the direct and indirect loss or conversion of forestry resources as potentially significant. Consistent with the conclusions of the FCI EIR, the direct and indirect loss or conversion of these forestry resources, within Subarea 4, would be **potentially significant** and mitigation would be required (**Impact-AG-4**).

Subarea 5

The majority of Subarea 5 (approximately 281 acres) is located within the CNF (approximately 226 acres), which also includes former FCI lands. Subarea 5 has 165.48 acres of mapped forestry vegetation and has the potential to support forestry resources. In addition, mapped forest vegetation and the CNF are present within a 1-mile radius of Subarea 5. The proposed project would re-designate portions of SR-4 to C-1, SR-1, RL-20, and RL-40 and re-designate C-4 to VR-2. In addition, a new mobility element road is proposed within Subarea 5. While the majority of areas would reduce density, a few locations that have the potential to support forestry resources and are located within the CNF would increase the density. This would include the re-designation of SR-4 to SR-1 and C-1 and the re-designation of RL-40 to SR-4. Because the FCI EIR determined impacts to direct and indirect loss or conversion of forestry resources as potentially significant, and the proposed project would allow for future development that would be incompatible with forest resources, direct and indirect impacts within Subarea 5 would be **potentially significant** and mitigation is required (**Impact-AG-4**).

Subarea 6

Approximately 4 acres of CNF land and former FCI lands is located within Subarea 6. Subarea 6 also has 13.58 acres of mapped forestry vegetation and has the potential to support forestry resources. In addition, mapped forest vegetation and the CNF are present within a 1-mile radius of Subarea 6. The proposed project would re-designate VR-15, C-1, C-4, SR-1, and P/SP to VCMU. Impacts to forestry resources were not analyzed under the 2011 General Plan EIR and no previous FCI lands exist within Subarea 6. Impacts to forestry resources within Subarea 6 were not analyzed under the FCI EIR. The FCI EIR determined impacts to direct and indirect loss or conversion of forestry resources as potentially significant. Consistent with the conclusions of the FCI EIR, the direct and indirect loss or conversion of these forestry resources within Subarea 6 would be **potentially significant** and mitigation is required (**Impact-AG-4**).

Subarea 7

Subarea 7 is located within the CNF, is the former FCI lands, has 2,214.32 acres of mapped forestry vegetation, and has the potential to support forestry resources. The proposed project does not propose any re-designation of land use types within this subarea. Although no new land use designations are

proposed, the FCI EIR determined impacts to the direct and indirect loss or conversion of forestry resources as potentially significant. Therefore, impacts to forestry resources in Subarea 7 would remain the same and would be **potentially significant**, and mitigation is required (**Impact-AG-4**).

Federal, State, and Local Regulations and Existing Regulatory Processes

According to the FCI EIR, San Diego County includes approximately 402,434 acres of CNF lands, which are under jurisdiction of the USFS. Management of these forest lands is facilitated through the CNF Land Management Plan. As identified in the Management Plan, the production of wood products, including fuel wood harvesting, is suitable activity within all designated land use zones.

Discretionary projects are reviewed for the direct and indirect conversion of forestry resources based on CEQA. CEQA requires the consideration of the viability of forestry resources and development compatibility with surrounding forestry resources. Therefore, when subsequent discretionary projects are proposed for development within the Alpine CPA, these projects would be analyzed through the CEQA process for potential impacts related to the direct and indirect conversion of forestry resources. Through CEQA review of discretionary projects, the County is able to minimize impacts to forestry resources.

Summary

The Alpine CPU includes policies and goals that would help serve to reduce loss of forest land and conversion of forest land to a non-forest use. Conservation and Open Space Goal COS-1 promotes the well-planned management of all valuable resources, natural and man-made, and prevents the destruction and wasteful exploitation of natural resources, where feasible. Implementation of the proposed goal would help reduce impacts on natural resources, which would include forestry and timberland resources. There are also regulations in place that would apply to subsequent discretionary projects, including CEQA and the General Plan.

The proposed project would increase density in areas identified with land mapped or adjacent to land mapped as forestry resources. The proposed project would also increase density within a 1-mile radius of existing forestry resources, which may result in land use conflicts. The 2011 General Plan EIR did not analyze impacts to forestry resources; however, the FCI EIR did analyze impacts to forestry resources and determined impacts to be significant and unavoidable. The proposed density increase could have land use conflicts related to forestry resources. As such, impacts would be **potentially significant** and mitigation is required (**Impact-AG-4**).

2.2.4 Cumulative Impact Analysis

The geographic scope of the cumulative impact analysis for agriculture and forestry resources includes the communities surrounding the Alpine CPA that have a similar climate and conditions for agricultural crops and have similar issues related to decreasing resource availability. These include the adjacent CPAs of Lakeside, Crest-Dehesa, Central Mountain (including the Descanso and Pine Valley Subregions), Jamul-Dulzura, and Mountain Empire, as well as any tribal lands within the Alpine CPA and these communities, as well as Cleveland National Forest, even though it is outside of County jurisdiction.

2.2.4.1 Issue 1: Direct Conversion of Agricultural Resources

A cumulative impact would occur to agricultural resources if development associated with cumulative projected growth within the Alpine CPA or directly surrounding community combined with the Alpine CPU would result in the conversion of an agricultural resource or would substantially impair the ongoing

viability of the site for agricultural use. Future growth within and adjacent to the Alpine CPA would result in more dense development and mobility network changes than currently exist and would have the potential to directly convert agricultural resources. Therefore, as identified in the prior EIRs, the cumulative projects in communities adjacent to the Alpine CPA would have the potential to result in a significant cumulative impact.

Cumulative projects located in the geographic scope would have the potential to result in a cumulative impact to agricultural resources if in combination with the proposed project would result in the conversion of an important agricultural resource or would substantially impair the ongoing viability of the site for agricultural use. Incompatible land uses such as commercial, industrial, or high density residential would directly convert agricultural resources to non-agricultural uses. Therefore, cumulative projects in the communities adjacent to Alpine could result in potential direct impacts on agricultural resources that are cumulatively considerable.

As described above in Section 2.2.3.1, *Issue 1: Conversion of Agricultural Resources*, the land use designations within the proposed project would have the potential to result in the direct conversion of agricultural resources to a non-agricultural use. In combination with other cumulative projects, the proposed project would have the potential to result in a **potentially significant cumulative impact** and mitigation would be required (**Impact-C-AG-1**).

2.2.4.2 Issue 2: Conflict with Agricultural Zoning or a Williamson Act Contract

A cumulative impact would occur to agricultural zoning or a Williamson Act Contract if development associated with cumulative projected growth within the Alpine CPA or directly surrounding community combined with the proposed project would conflict with Zoning for Agricultural Use or a Williamson Act Contract. Future growth within and adjacent to the Alpine CPA would result in more dense development and mobility network changes than currently exist and would have the potential to conflict with Zoning for Agricultural use or a Williamson Act Contract. Therefore, as identified in the prior EIRs, the cumulative projects in communities adjacent to the Alpine CPA would have the potential to result in a significant cumulative impact.

Cumulative projects located in the geographic scope would have the potential to result in a cumulative impact to agricultural resources if in combination with the proposed project would result in conflicts with Zoning for Agricultural use or a Williamson Act Contract. Proposed development, including high density residential, commercial, industrial, or mixed-use development, would introduce land uses that may conflict with agricultural zoning. Development of higher density and intense land uses within Agriculture Preserves would prevent these lands from being able to secure a Williamson Act Contract in the future. Therefore, cumulative projects in the communities adjacent to Alpine could result in potential impacts to existing Zoning for an agricultural use or a Williamson Act Contract that are cumulatively considerable.

As described above in Section 2.2.3.2, *Issue 2: Conflict with Zoning or a Williamson Act Contract*, the land use designations within the proposed project would have the potential to result in a conflict with Zoning for an agricultural use or a Williamson Act Contract. In combination with other cumulative projects, the proposed project would result in a **potentially significant cumulative impact** and mitigation would be required (**Impact-C-AG-2**).

2.2.4.3 Issue 3: Indirect Conversion of Agricultural Resources

An indirect impact would occur to an active agricultural operation or Williamson Act Contract if development associated with cumulative projected growth within the Alpine CPA or directly surrounding community combined with the Alpine CPU would result in the indirect conversion or loss of those resources. Future growth within and adjacent to the Alpine CPA would result in more dense development and mobility network changes than currently exist and would have the potential to result in the conversion or loss of active agricultural operations or Williamson Act Contract land. Therefore, as identified in the prior EIRs, the cumulative projects in communities adjacent to the Alpine CPA would have the potential to result in a significant cumulative impact.

Cumulative projects located in the geographic scope would have the potential to result in a cumulative indirect impact to agriculture if in combination with the proposed project would result in the indirect conversion or loss of those resources. Development adjacent to agricultural resources could result in indirect impacts due to physical development, as well as from an increase in population density near a resource. The indirect impacts could result in decreased viability or value in agricultural land and could result in the conversion of this land. Therefore, cumulative impacts from future growth and development would be significant.

As described in Section 2.2.3.3, *Issue 3: Indirect Conversion of Agricultural Resources*, the land use designations within the proposed project would have the potential to result in indirect impacts to agricultural resources. In combination with other cumulative projects, the proposed project would have the potential to result in **a potentially significant indirect cumulative impact** and mitigation would be required for agricultural resources (**Impact-C-AG-3**).

2.2.4.4 Issue 4: Direct and Indirect Loss or Conversion of Forestry or Timberland Resources

A cumulative impact would occur to forest land if development associated with cumulative projected growth within the Alpine CPA or directly surrounding community combined with the Alpine CPU would result in the loss of forest land or conversion of forest land to non-forest use. Future growth within and adjacent to the Alpine CPA would result in more dense development and mobility network changes than currently exist and would have the potential to result in the loss or conversion of forest land. Therefore, as identified in the FCI EIR, the cumulative projects in communities adjacent to the Alpine CPA would have the potential to result in a significant cumulative impact.

Cumulative projects located in the geographic scope would have the potential to result in a cumulative impact to forest land if in combination with the proposed project would result in the conversion or loss of forest land to a non-forest use. Future growth and development in the communities adjacent to the Alpine CPA would have the potential to encroach on previously undeveloped forest land.

As previously identified, the County does not contain any jurisdictional land as forest lands. Therefore, impacts related to the rezoning of forest land would be less than significant.

Although San Diego County does not contain lands zoned specifically for forest land, timberland, or timberland production, the San Diego County does contain land that may meet the definition of Forest Land as defined by 12220(g) of the PRC. As described in Section 2.2.3.4, *Issue 4: Direct and Indirect Loss or Conversion of Forestry Resources*, the proposed project could result in the loss of forest land or conversion of forest to a non-forest use. Land use changes to Subareas 2, 4, 5, and 6 (which include or are within the boundary of CNF and/or contains former FCI lands) would introduce more dense land uses

that may directly or indirectly impact forestry resources. In combination with other cumulative projects, the proposed project would have the potential to result in a **potentially significant direct or indirect cumulative impact** and mitigation would be required (**Impact-C-AG-4**).

2.2.5 Significance of Impacts Prior to Mitigation

The proposed project would result in potentially significant direct and cumulative impacts to the conversion of agricultural and forestry resources; conflict with agricultural zoning, active agricultural operations, or Williamson Act Contracts; and the indirect conversion of agricultural or forestry resources.

Impact-AG-1: Cause the Direct Conversion of Agricultural Resources. Due to increased development densities proposed in the Alpine CPA, the proposed project would cause a more severe potentially significant impact related to the direct conversion of agricultural resources compared to the prior EIRs. This would be considered a significant impact.

Impact-AG-2: Conflict with Agricultural Zoning or Williamson Act Contract. Due to increased development densities proposed in the Alpine CPA, the proposed project would cause more severe potentially significant impacts related to conflict with agricultural zoning or Williamson Act contract compared to the prior EIRs. This would be considered a significant impact.

Impact-AG-3: Cause the Indirect Conversion of Agricultural Resources. Due to increased development densities proposed in the Alpine CPA, the proposed project would cause a more severe potentially significant impact related to the indirect conversion of agricultural resources compared to the prior EIRs. This would be considered a significant impact.

Impact-AG-4: Cause the Direct or Indirect Conversion of Forestry Resources. Due to increased development densities proposed in the Alpine CPA, the proposed project would cause a more severe potentially significant impact related to the direct and indirect conversion of agricultural resources compared to the FCI EIR. This would be considered a significant impact.

Impact-C-AG-1: Result in a Cumulatively Considerable Contribution to the Direct Conversion of Agricultural Resources. The proposed project would cause a more severe potentially significant impact related to the direct conversion of agricultural resources compared to the prior EIRs. Therefore, the proposed project's contribution to this impact would be cumulatively considerable.

Impact-C-AG-2: Result in a Cumulatively Considerable Contribution to the Conflict with Agricultural Zoning or Williamson Act Contract. The proposed project would cause a more severe potentially significant impact related to the conflict with agricultural zoning or Williamson Act contract compared to the prior EIRs. Therefore, the proposed project's contribution to this impact would be cumulatively considerable.

Impact-C-AG-3: Result in a Cumulatively Considerable Contribution to the Indirect Conversion of and Agricultural Resource. The proposed project would cause a more severe potentially significant impact related to the indirect conversion of agricultural resources compared to the prior EIRs. Therefore, the proposed project's contribution to this impact would be cumulatively considerable.

Impact-C-AG-4: Result in a Cumulatively Considerable Contribution to the Direct or Indirect Conversion of Forestry Resources. The proposed project would cause a more severe potentially

significant impact related to the direct and indirect conversion of forestry resources compared to the FCI EIR. Therefore, the proposed project's contribution to this impact would be cumulatively considerable.

2.2.6 Mitigation

2.2.6.1 *Issue 1: Direct Conversion of Agricultural Resources*

As discretionary projects are submitted, CEQA review would be completed, which may require a formal study that would analyze impacts and identify project-specific mitigation measures to reduce impacts. With implementation of the following prior EIRs mitigation measures, in combination with the General Plan policies, **Impact-AG-1** and **Impact-C-AG-1**, and Alpine CPU mitigation measure, impacts would be reduced but not below a level of significance. Therefore, these impacts would be **significant and unavoidable**.

Infeasible Mitigation Measures

The following measures were considered in attempting to reduce impacts associated with agricultural resources to below a level of significance. However, the County has determined that these measures would be infeasible and therefore these mitigation measures would not be implemented.

- Restrict any development of land uses with allowable densities of 1 du/acre or more, due to potential incompatibilities with agricultural resources.

Explanation: This measure would be infeasible because it would result in restrictions on future development in areas identified for increased growth under the proposed project. Restricting land use densities of 1 du/acre or more would result in a greater concentration of lower density land uses distributed throughout the Alpine CPA and would discourage sustainable growth because infrastructure costs, vehicle miles traveled, and environmental impacts associated with development would be increased.

- Create a land use designation solely for agricultural resources, within which no other land uses would be allowable.

Explanation: This measure would be infeasible because it would result in restrictions on future development in areas identified for increased growth under the proposed project and/or in areas where existing land uses are not the same as those considered by the proposed project. Additionally, many agricultural operations throughout the Alpine CPA are unique in that they operate on small lots, located adjacent to a variety of land uses, such as residential. Creating an agriculture- resource-only land use designation would negatively impact many existing County agricultural operations located in non-agricultural land uses.

2011 General Plan EIR and FCI EIR Mitigation Measures

The following prior EIRs mitigation measures are being carried forward and shall apply to the proposed project: Agr-1.1 through Agr-1.5 (see Appendix B, General Plan EIR Mitigation Measures). Implementation of these mitigation measures, as well as project specific mitigation, would reduce the proposed project's impacts on direct conversion of agricultural resources but not to a level below significance.

Alpine CPU Mitigation Measures

MM-AG-1: As a part of the discretionary review of subsequent projects proposed under the Alpine CPU, applicants shall be required to demonstrate that the project would not convert agricultural resources that

meet the Prime and Statewide soil criteria, as defined by the FMMP, and as determined by the Agricultural Guidelines, to a non-agricultural use or appropriate project-specific mitigation shall be required. Applicants may be subject to subsequent project-level analysis pursuant to the County LARA model and/or submit an agricultural resources report to determine the importance, and mitigation (if required) of said agricultural resources. This shall occur on a project-by-project basis and would be required through conformance with the Guidelines for Determining Significance for Agricultural Resources.

2.2.6.2 Issue 2: Conflict with Agricultural Zoning or a Williamson Act Contract

As discretionary projects are submitted, CEQA review would be completed, which may require a formal study that would analyze impacts and identify project specific mitigation measures to reduce impacts. With implementation of the following prior EIRs mitigation measures, in combination with the General Plan policies, Impact-AG-2 and Impact-C-AG-2 would be reduced to less than significant.

2011 General Plan EIR and FCI EIR Mitigation Measures

The following prior EIRs mitigation measure is being carried forward and shall apply to the proposed project: Agr-2.1 (see Appendix B, General Plan EIR Mitigation Measures). Implementation of this mitigation measure would reduce the proposed project's impacts on conflicts with agricultural zoning or a Williamson Act Contract to a less than significant level.

Alpine CPU Mitigation Measures

No additional mitigation measures are proposed.

2.2.6.3 Issue 3: Indirect Conversion of Agricultural Resources

As discretionary projects are submitted, CEQA review would be completed, which may require a formal study that would analyze impacts and identify project-specific mitigation measures to reduce impacts. With implementation of the following prior EIRs mitigation measures, in combination with the General Plan policies, **Impact-AG-3** and **Impact-C-AG-3** would be reduced but not to a level below significant. Therefore, impacts would remain **significant and unavoidable**.

Infeasible Mitigation Measures

The following measure was considered in attempting to reduce impacts associated with agricultural resources to below a level of significance. However, the County has determined that this measure would be infeasible and therefore this mitigation measure would not be implemented.

- Within 0.5 mile of any agricultural resource, approve development that is compatible in size and scope with the existing agricultural resource.

Explanation: This measure would be infeasible because it would restrict future development in areas identified for increased growth by the proposed project. Small farming operations are typical in the County, and many existing and potential agricultural operations are located on small parcels with intermixed surrounding land uses. This measure would restrict certain types of incompatible development in these areas, which would have the potential to conflict with the land uses considered by the proposed project.

2011 General Plan and FCI Mitigation Measures

The following prior EIRs mitigation measures are being carried forward and shall apply to the proposed project: AGR-1.1 through AGR-1.5 (see Appendix B, General Plan EIR Mitigation Measures). Implementation of these mitigation measures, as well as project-specific mitigation measures, would reduce the proposed project's indirect impacts on agricultural resources, but not to a level below significance.

Alpine CPU Mitigation Measures

MM-AG-2: As a part of the discretionary review of subsequent projects located within a one-mile radius of an existing agricultural operation, Williamson Act Contract or County Agricultural Preserve, shall be required to demonstrate that the project would not indirectly impact said resources or appropriate project-specific mitigation shall be required. Subsequent projects may be assessed pursuant to the County LARA model and/or prepare an agricultural resources report to determine impacts and mitigation (if required) to reduce indirect impacts to said resource. This shall occur on a project-by-project basis and would be required through conformance with the Guidelines for Determining Significance for Agricultural Resources.

2.2.6.4 Issue 4: Direct and Indirect Loss or Conversion of Forestry Resources

As discretionary projects are submitted, CEQA review would be completed, which may require a formal study that would analyze impacts and identify project-specific mitigation measures to reduce impacts. With implementation of the following FCI EIR mitigation measures, in combination with the General Plan policies, **Impact-AG-4** and **Impact-C-AG-4** would be reduced but not to a level below significant. Therefore, impacts would remain **significant and unavoidable**.

Infeasible Mitigation Measures

The following measure was considered in attempting to reduce impacts associated with forestry resources to below a level of significance. However, the County has determined that this measure would be infeasible and therefore this mitigation measure would not be implemented.

- Require that all development proposed within the project area evaluate and mitigate the direct loss or conversion of forestry resources.

Explanation: This measure was determined not to be feasible because most future development in the project areas will be permitted with ministerial permits that will not be subject to environmental review.

2016 FCI Mitigation Measures

The following FCI EIR mitigation measures are being carried forward and shall apply to the proposed project: Bio-1.1, Bio-1.3, and Bio-1.6 (see Appendix B, General Plan EIR Mitigation Measures). Implementation of these mitigation measures, as well as project-specific mitigation measures, would reduce the proposed project's indirect impacts on agricultural resources, but not to a level below significance.

Alpine CPU Mitigation Measures

MM AG-3: As a part of the discretionary review of subsequent projects proposed under the Alpine CPU, applicants shall be required to demonstrate that the project would not convert forestry resources as determined by CEQA, to a non-forestry use or appropriate project-specific mitigation shall be required. Applicants may be subject to subsequent project-level analysis that may require an agricultural resources report to determine the resource importance, impacts and mitigation (if required). This shall occur on a project-by-project basis and would be required pursuant to CEQA.

2.2.7 Conclusion

2.2.7.1 Issue 1: Direct Conversion of Agricultural Resources

Implementation of the proposed project would result in increased future development in the Alpine CPA. This could result in greater adverse changes to the direct conversion of agricultural resources as compared to the impacts identified in the prior EIRs, which would be considered a potentially significant impact (**Impact-AG-1**). The proposed project in conjunction with subsequent projects would result in a potentially significant cumulative impact (**Impact-C-AG-1**). However, for the reasons described above, the application of existing regulations, in combination with the General Plan and Alpine CPU policies and mitigation measures described in Section 2.2.6.1, would reduce direct and cumulative impacts to the direct conversion of agricultural resources but not to a level below significant. Impacts would remain **significant and unavoidable** and **would be cumulatively considerable**.

2.2.7.2 Issue 2: Conflict with Agricultural Zoning or a Williamson Act Contract

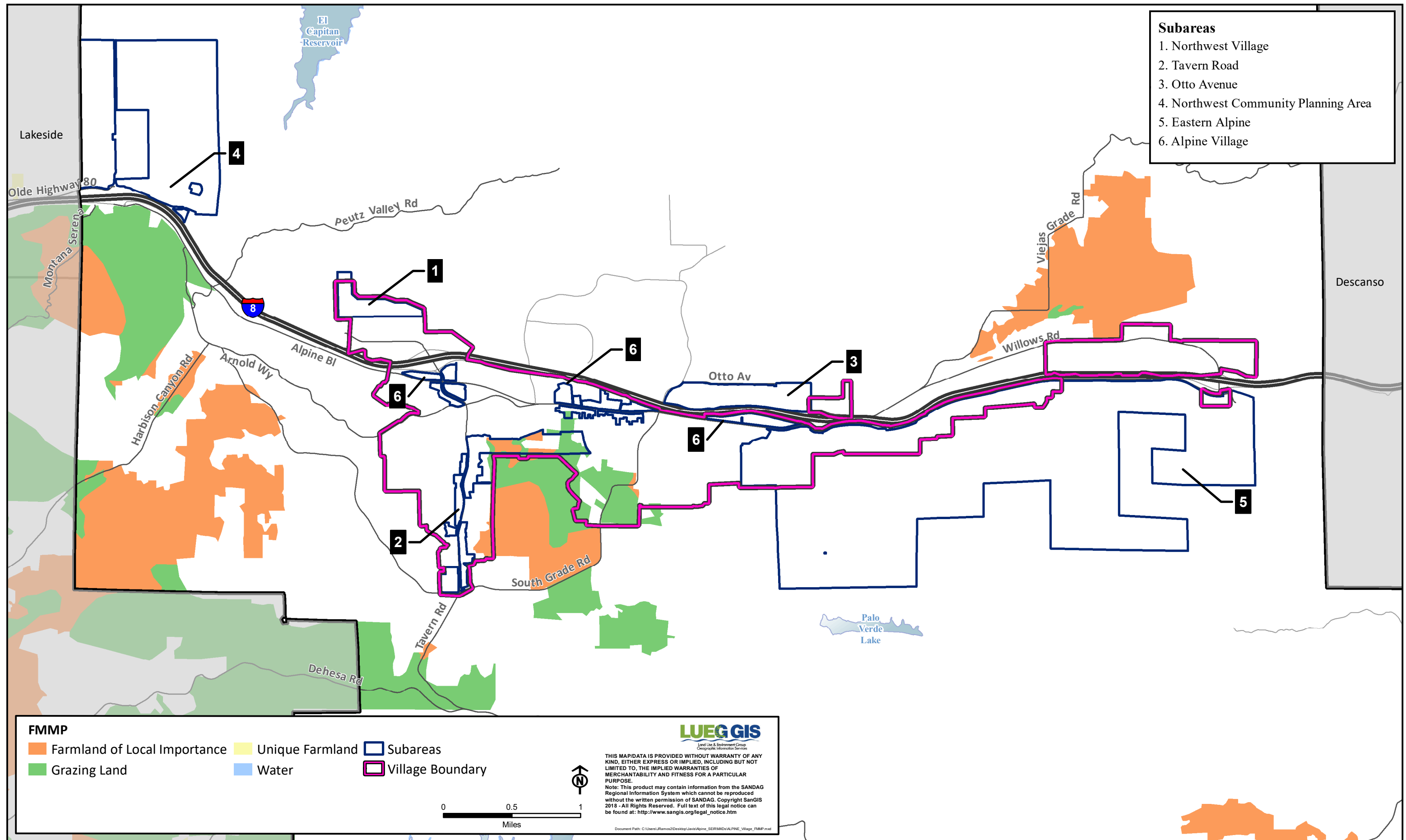
Implementation of the proposed project would result in increased future development in the Alpine CPA. This could result in greater adverse changes related to the conflict with agricultural zoning and Williamson Act Contract as compared to the impacts identified in the prior EIRs, which would be considered a potentially significant impact (**Impact-AG-2**). The proposed project in conjunction with subsequent projects would result in a potentially significant cumulative impact (**Impact-C-AG-2**). However, for the reasons described above, the application of existing regulations, in combination with the General Plan and Alpine CPU policies and mitigation measures described in Section 2.2.6.2, would reduce direct and cumulative impacts to the conflict with agricultural zoning and Williamson Act Contract to a **less than significant** level and cumulative impacts **would not be cumulatively considerable**.

2.2.7.3 Issue 3: Indirect Conversion of Agricultural Resources

Implementation of the proposed project would result in increased future development in the Alpine CPA. This could result in greater adverse changes to the indirect conversion of agricultural resources as compared to the impacts identified in the prior EIRs, which would be considered a potentially significant impact (**Impact-AG-3**). The proposed project in conjunction with subsequent projects would result in a potentially significant cumulative impact (**Impact-C-AG-3**). However, for the reasons described above, the application of existing regulations, in combination with the General Plan and Alpine CPU policies and mitigation measures described in Section 2.2.6.3, would reduce direct and cumulative impacts to the direct conversion of agricultural resources but not to a level below significant. Impacts would remain **significant and unavoidable** and **would be cumulatively considerable**.

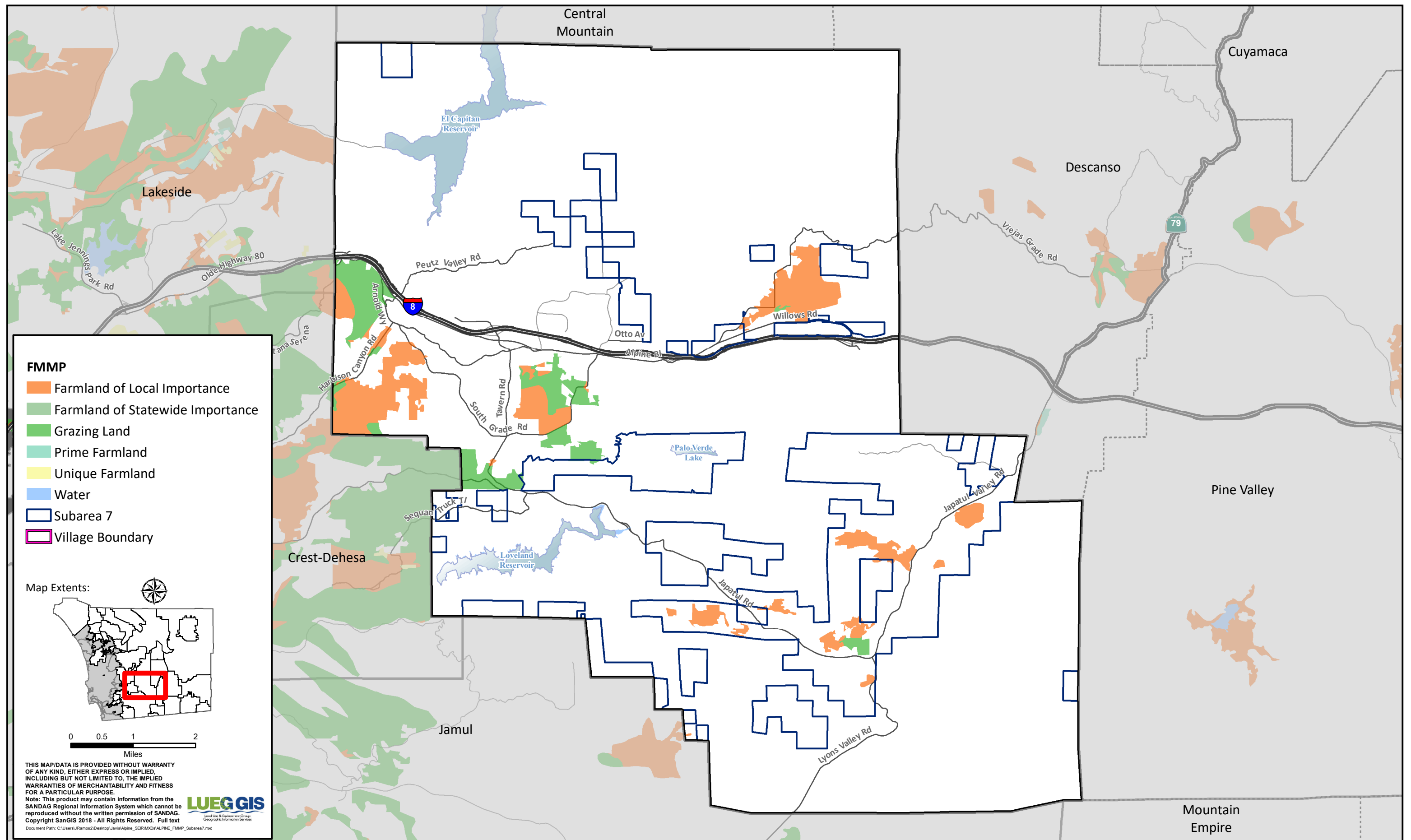
2.2.7.4 Issue 4: Direct and Indirect Loss or Conversion of Forestry Resources

Implementation of the proposed project would result in increased future development in the Alpine CPA. This could result in greater adverse changes to the direct and indirect conversion of forestry resources as compared to the impacts identified in the FCI EIR, which would be considered a potentially significant impact (**Impact-AG-4**). The proposed project in conjunction with subsequent projects would result in a potentially significant cumulative impact (**Impact-C-AG-4**). However, for the reasons described above, the application of existing regulations, in combination with the General Plan and Alpine CPU policies and mitigation measures described in Section 2.2.6.4, would reduce direct and cumulative impacts to the direct conversion of agricultural resources but not to a level below significant. Impacts would remain **significant and unavoidable** and **would be cumulatively considerable**.



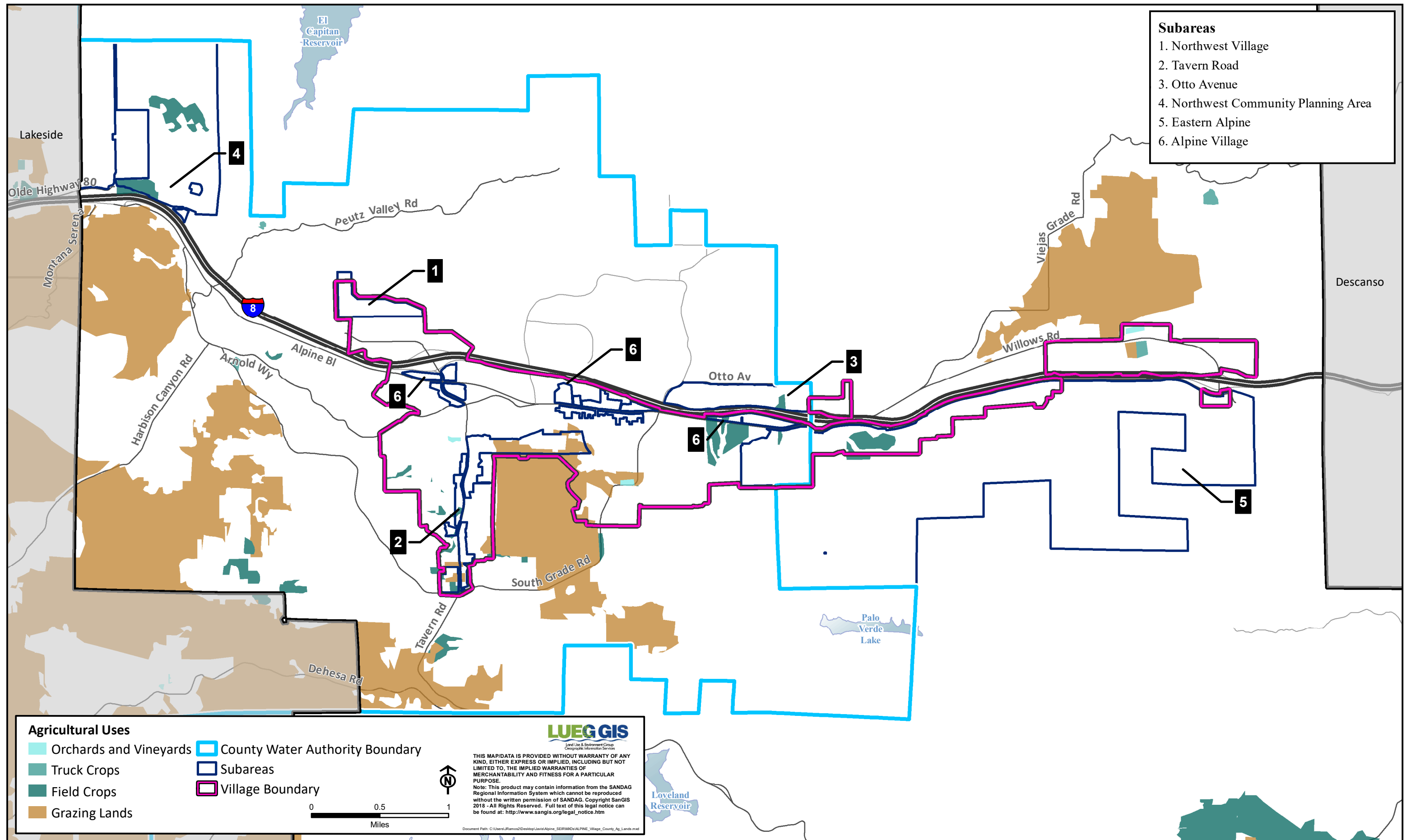
Source: SanGIS, County of San Diego, 2020

Figure 2.2-1a
FMMP Categories
Subareas 1-6



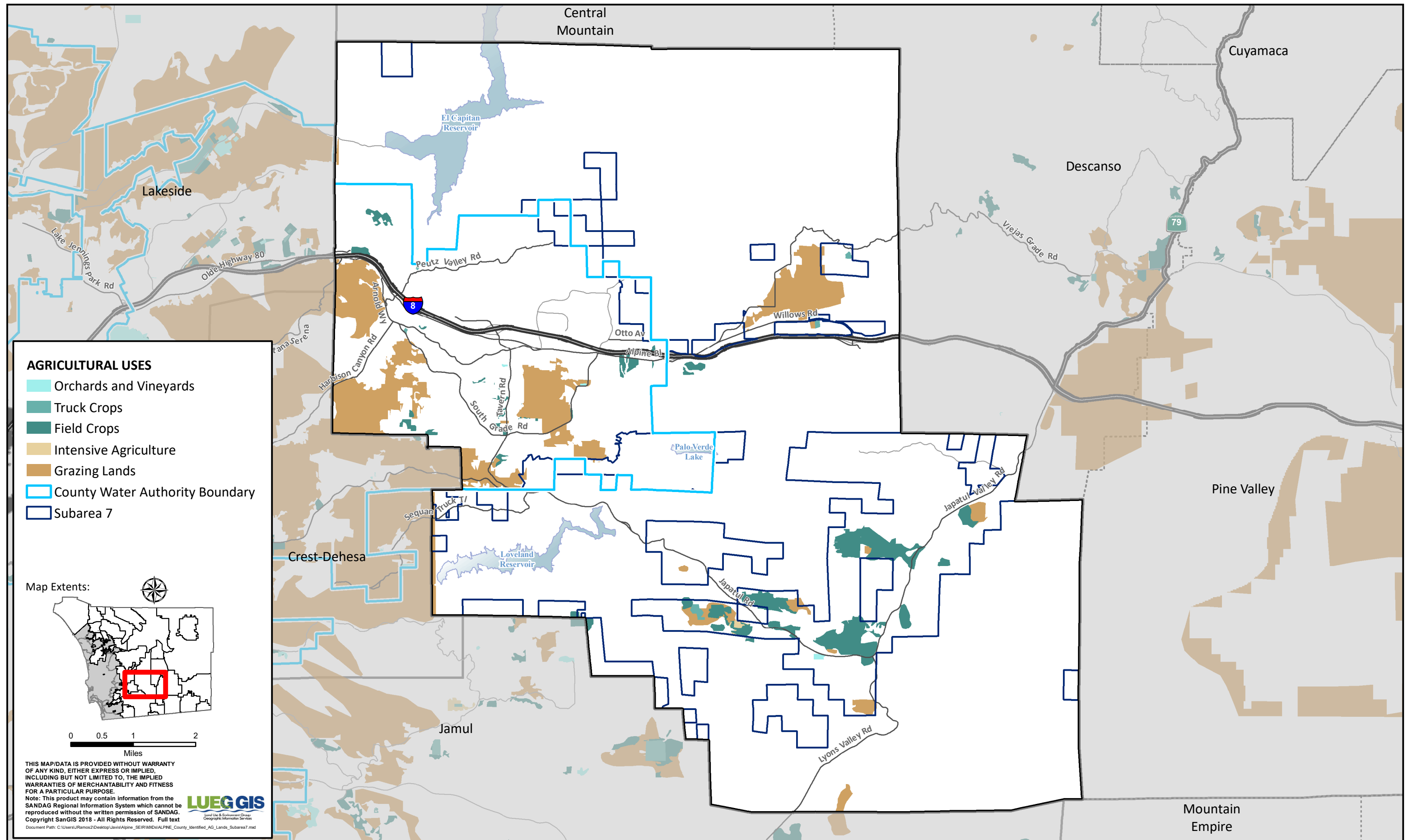
Source: SanGIS, County of San Diego, 2020

Figure 2.2-1b
FMMP Categories
Subarea 7



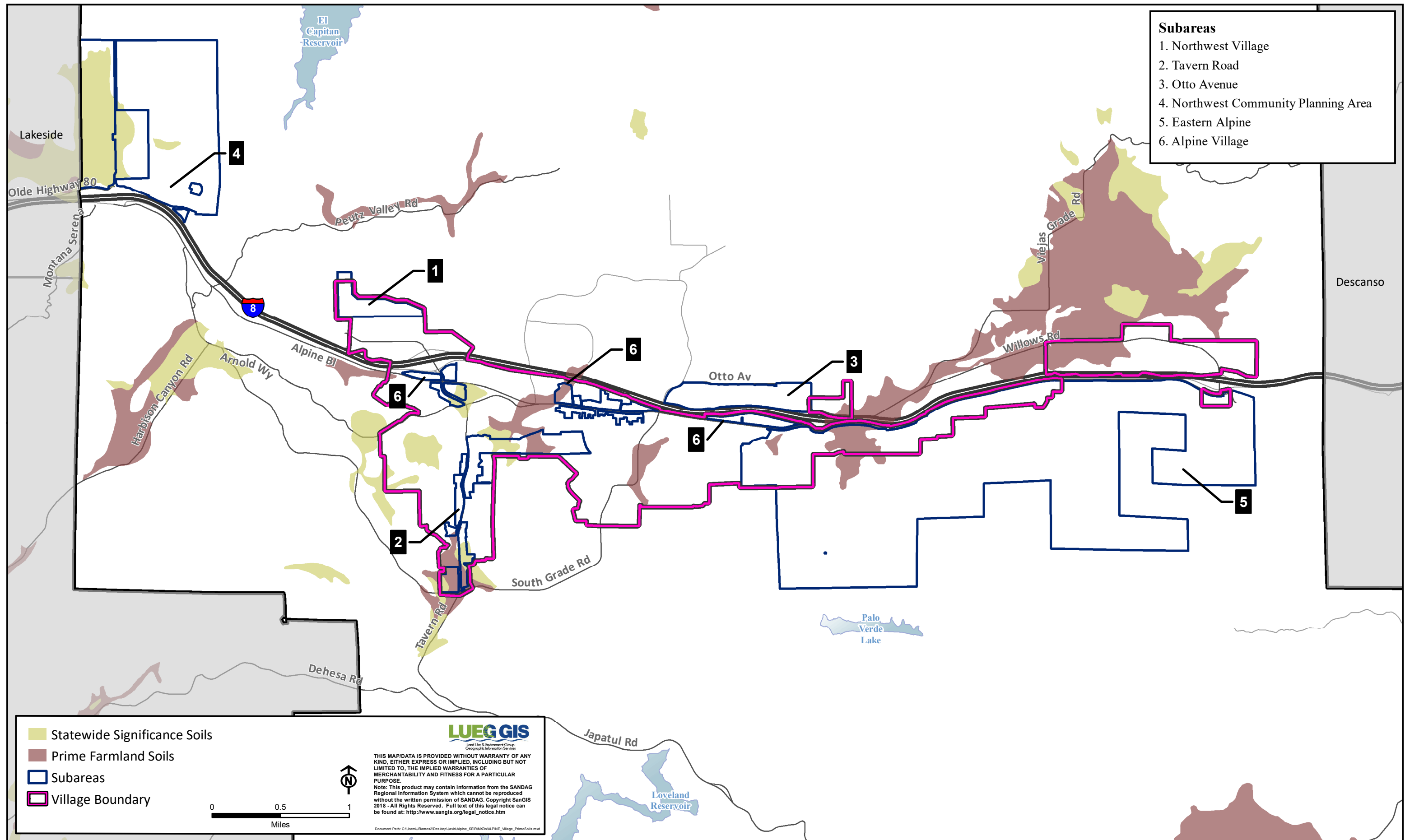
Source: SanGIS, County of San Diego, 2020

Figure 2.2-2a
County Identified Agricultural Lands
Subareas 1-6



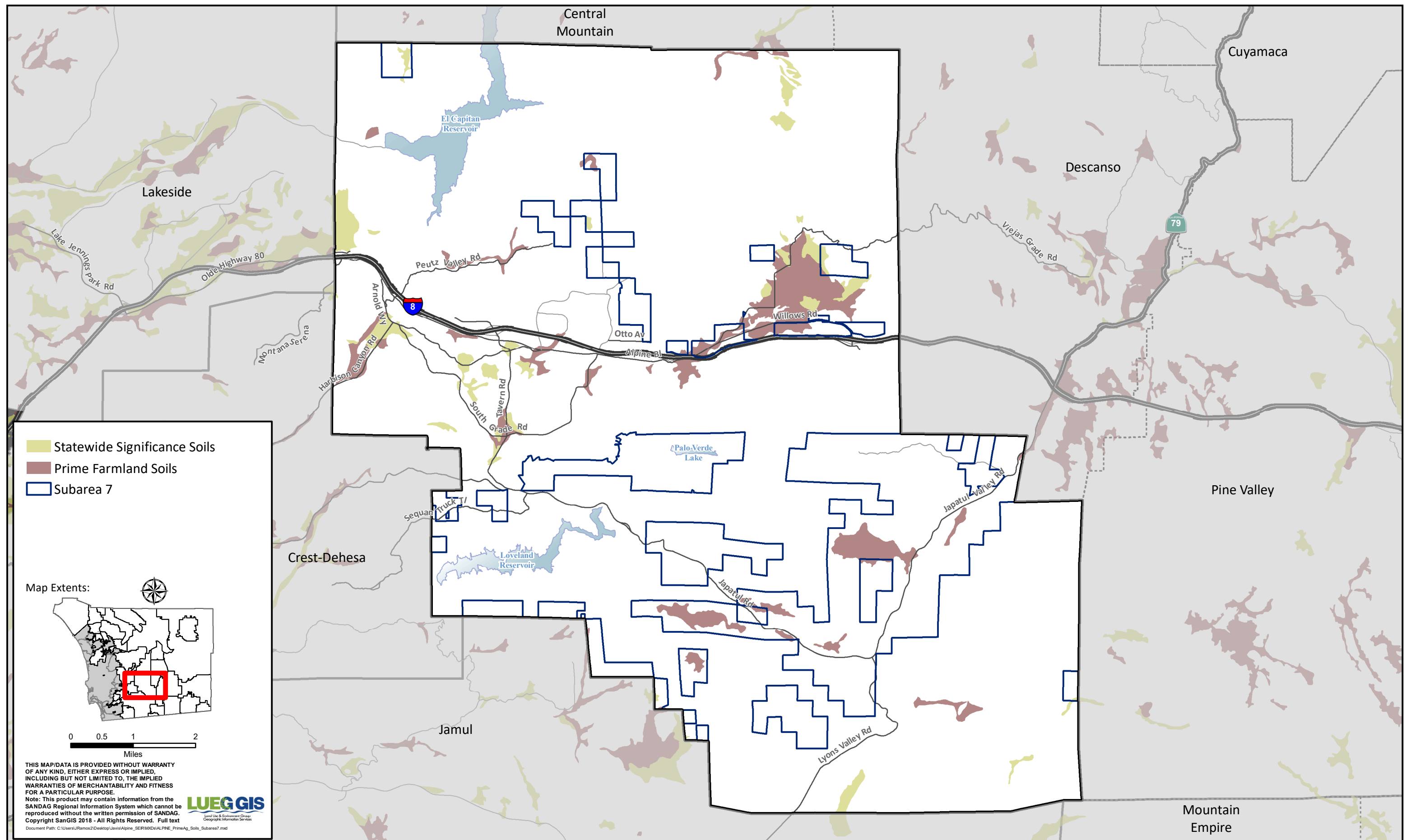
Source: SanGIS, County of San Diego, 2020

Figure 2.2-2b
County Identified Agricultural Lands
Subarea 7



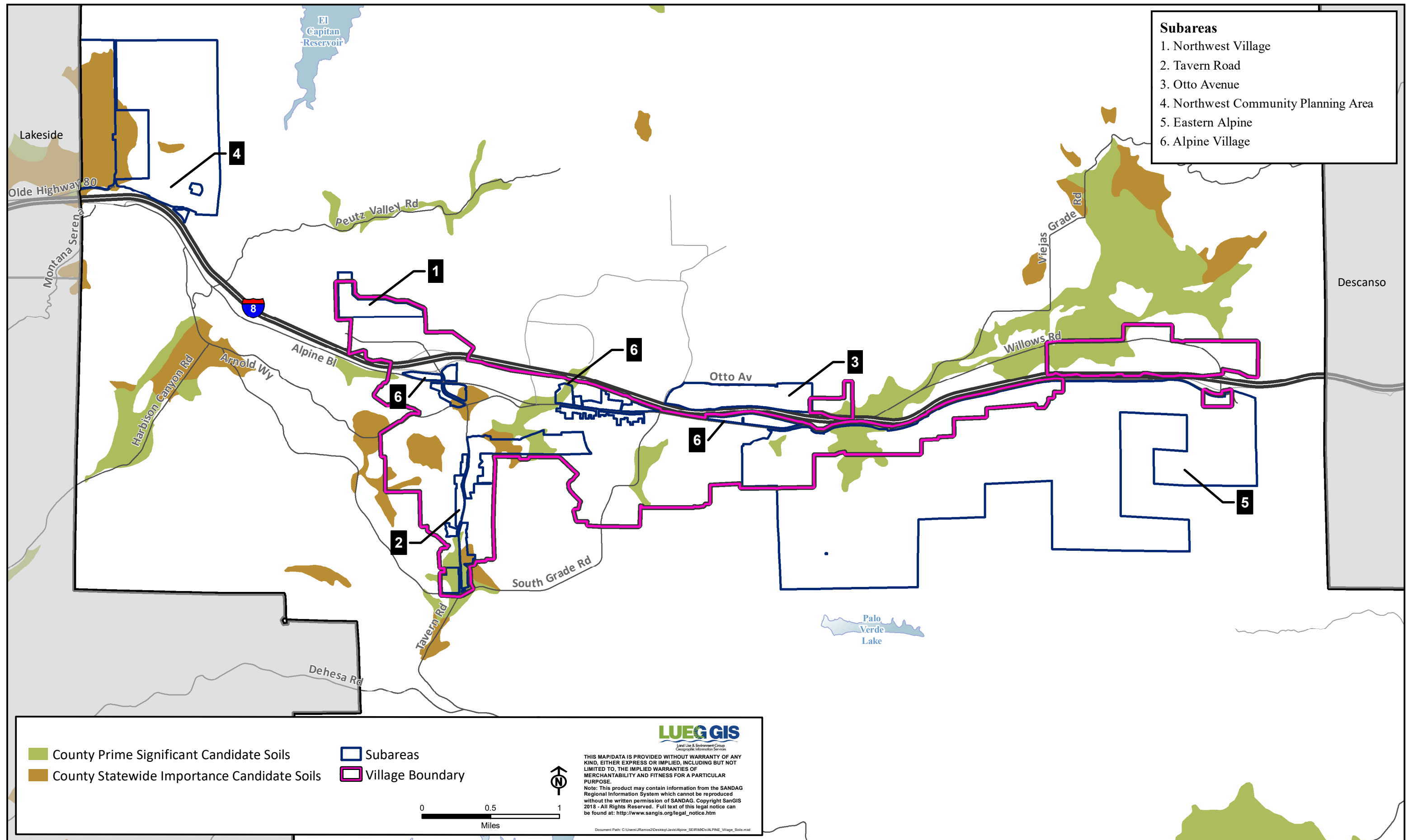
Source: SanGIS, County of San Diego, 2020

Figure 2.2-3a
FMMP Prime and Statewide Significant Soils
Subareas 1-6



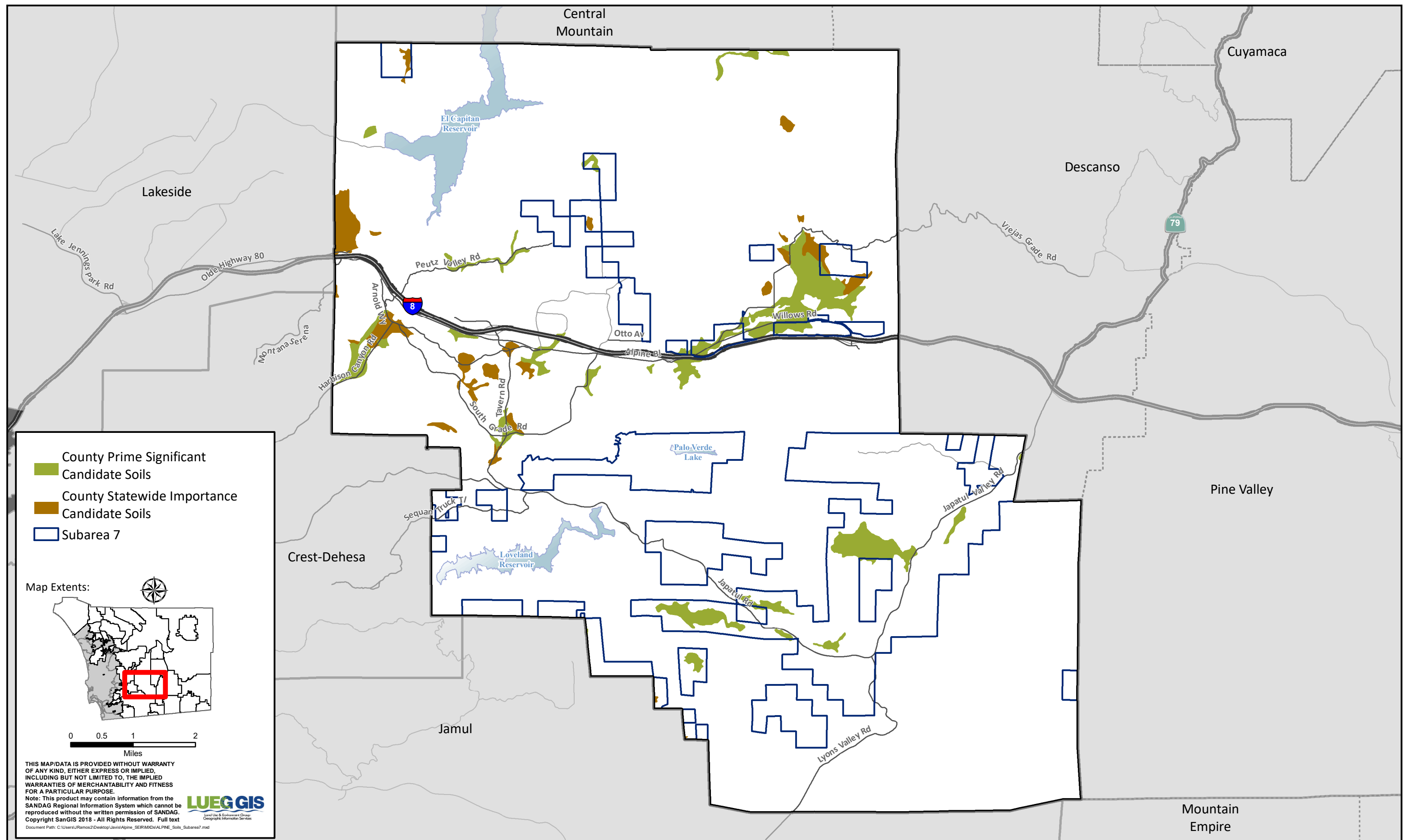
Source: SanGIS, County of San Diego, 2020

Figure 2.2-3b
FMMP Prime and Statewide Significant Soils
Subarea 7



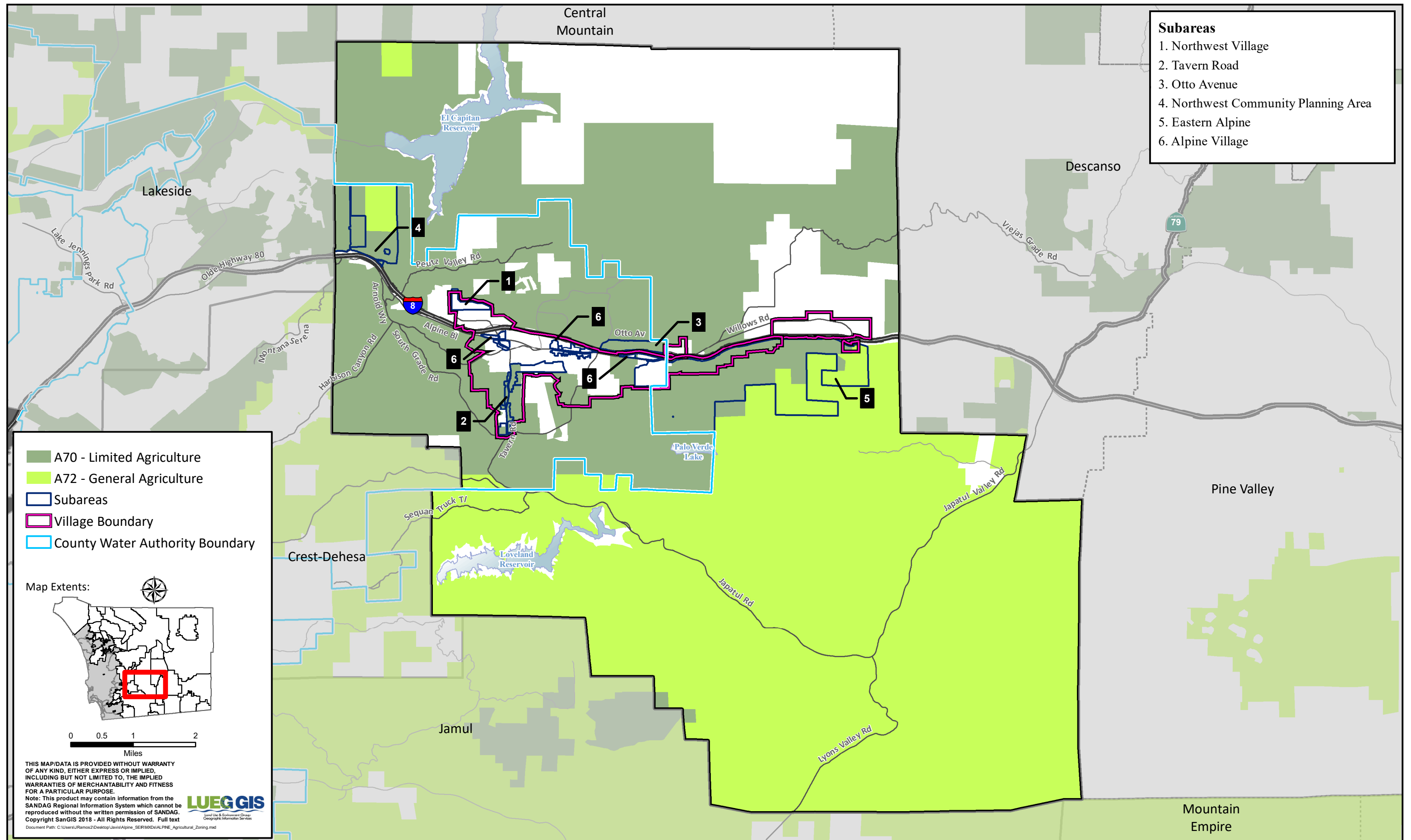
Source: SanGIS, County of San Diego, 2019

Figure 2.2-4a
County Prime and Statewide Significant Candidate Soils
Subareas 1-6



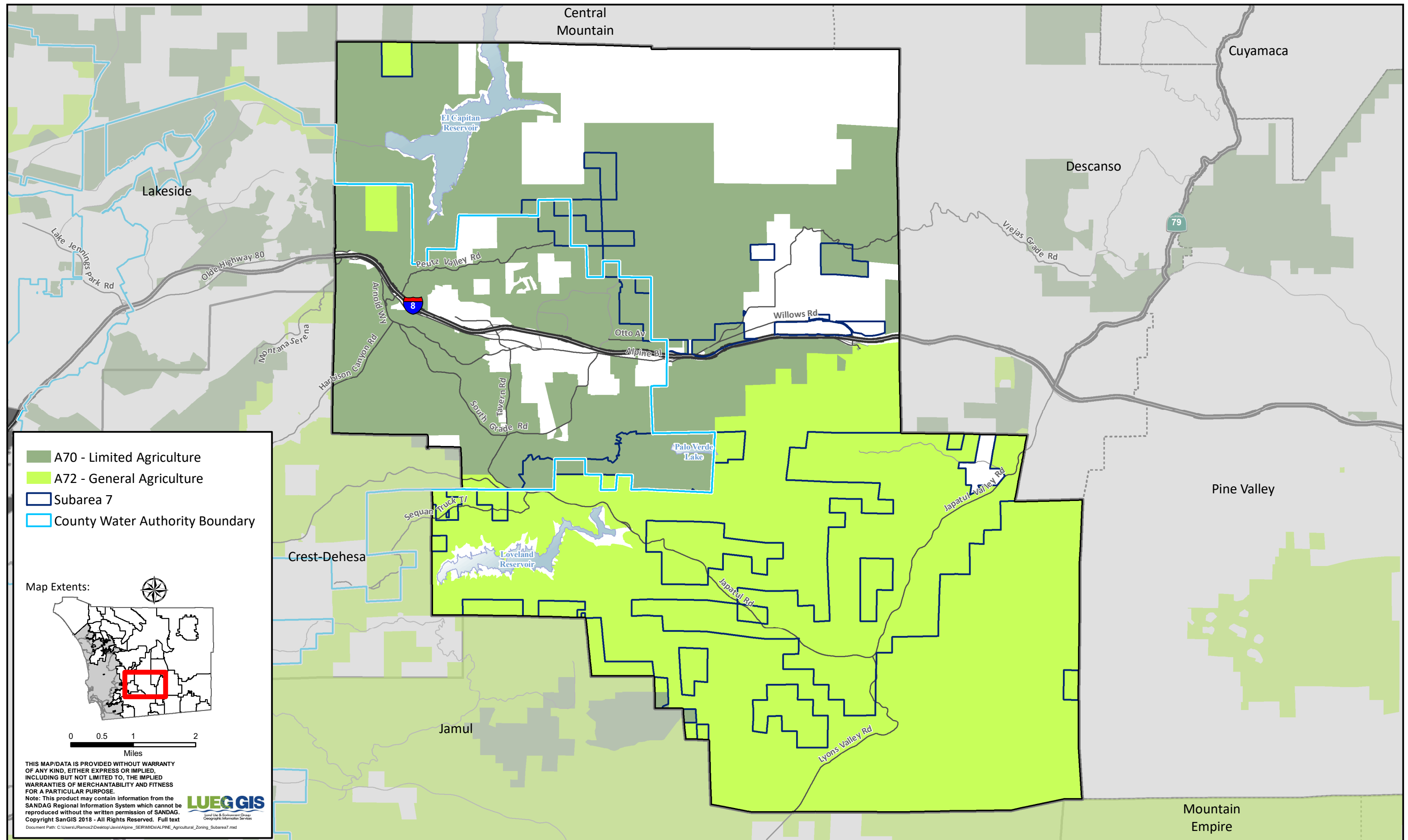
Source: SanGIS, County of San Diego, 2020

Figure 2.2-4b
County Prime and Statewide Significant Candidate Soils
Subarea 7



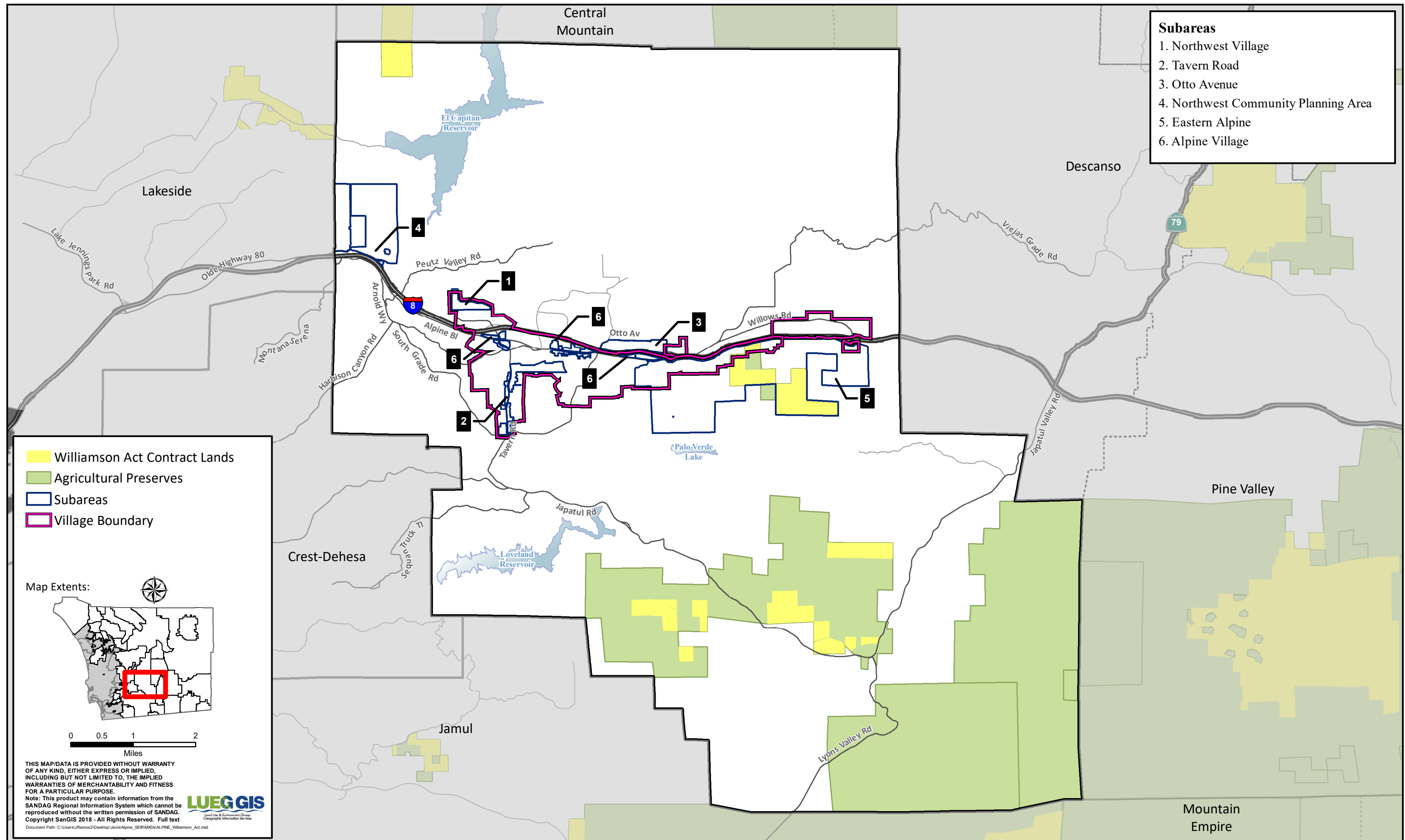
Source: SanGIS, County of San Diego, 2019

Figure 2.2-5a
Agricultural Zoning
Subareas 1-6



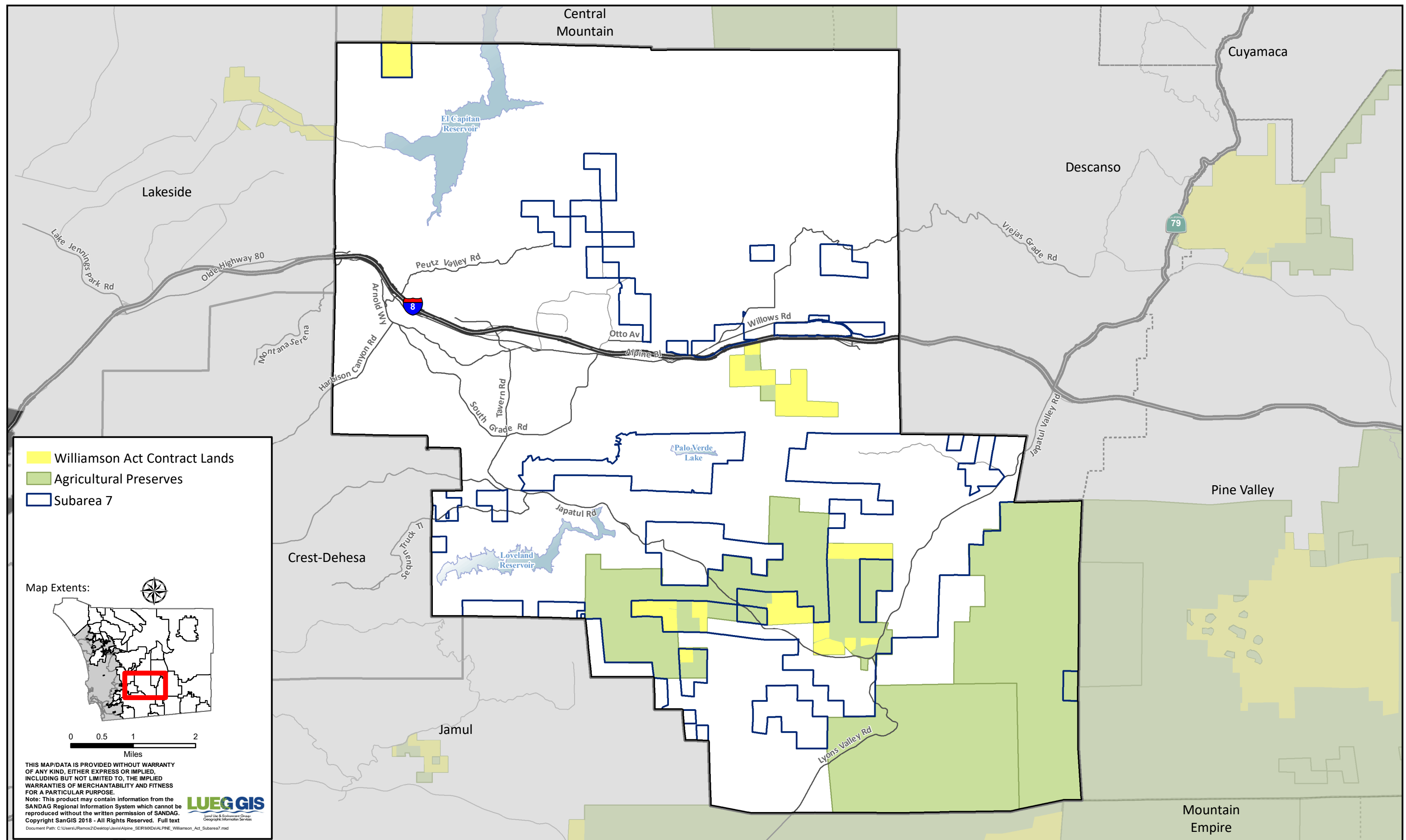
Source: SanGIS, County of San Diego, 2019

Figure 2.2-5b
Agricultural Zoning
Subarea 7



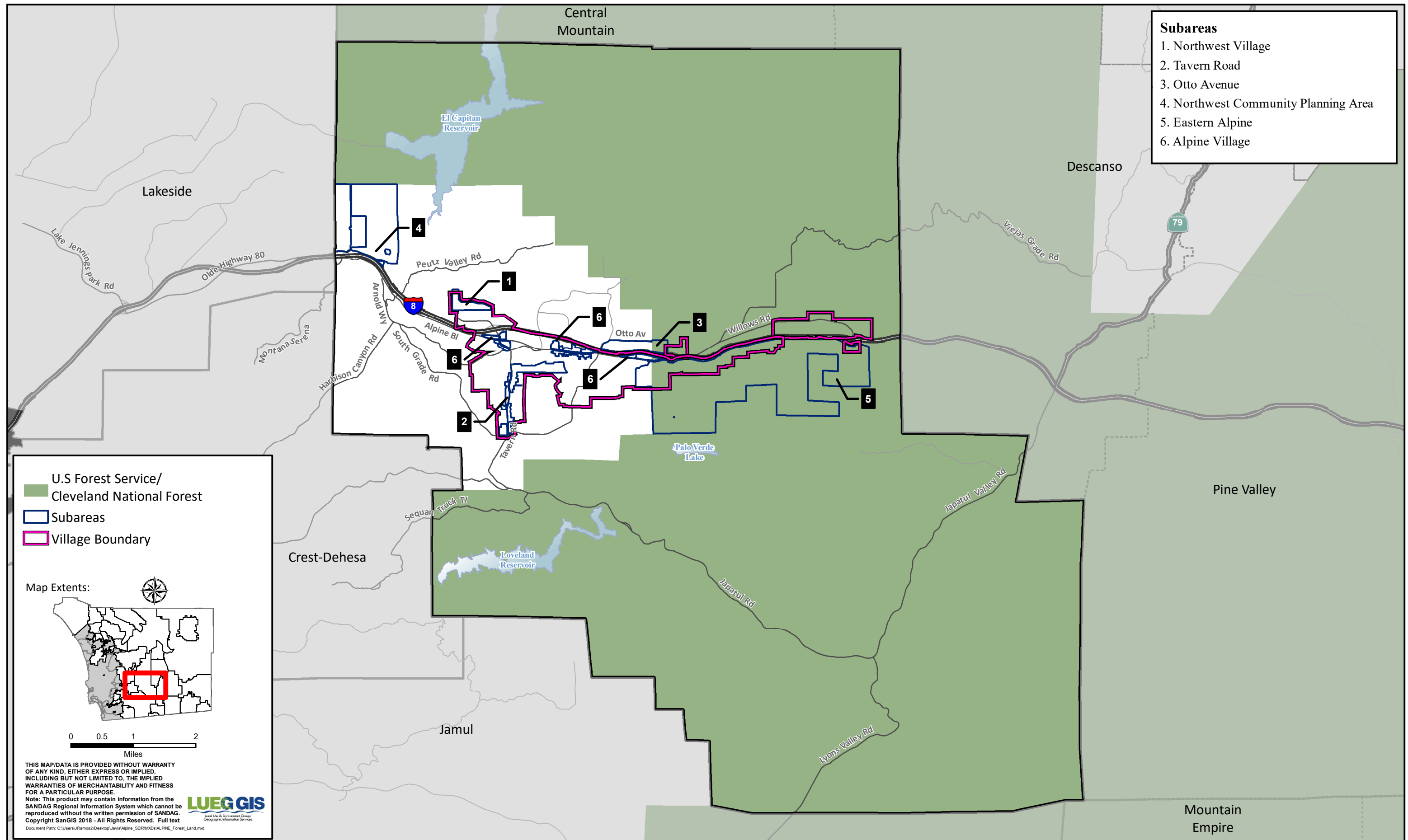
Source: SanGIS, County of San Diego, 2019

Figure 2.2-6a
Agricultural Preserves and Williamson Act Contracts
Subareas 1-6



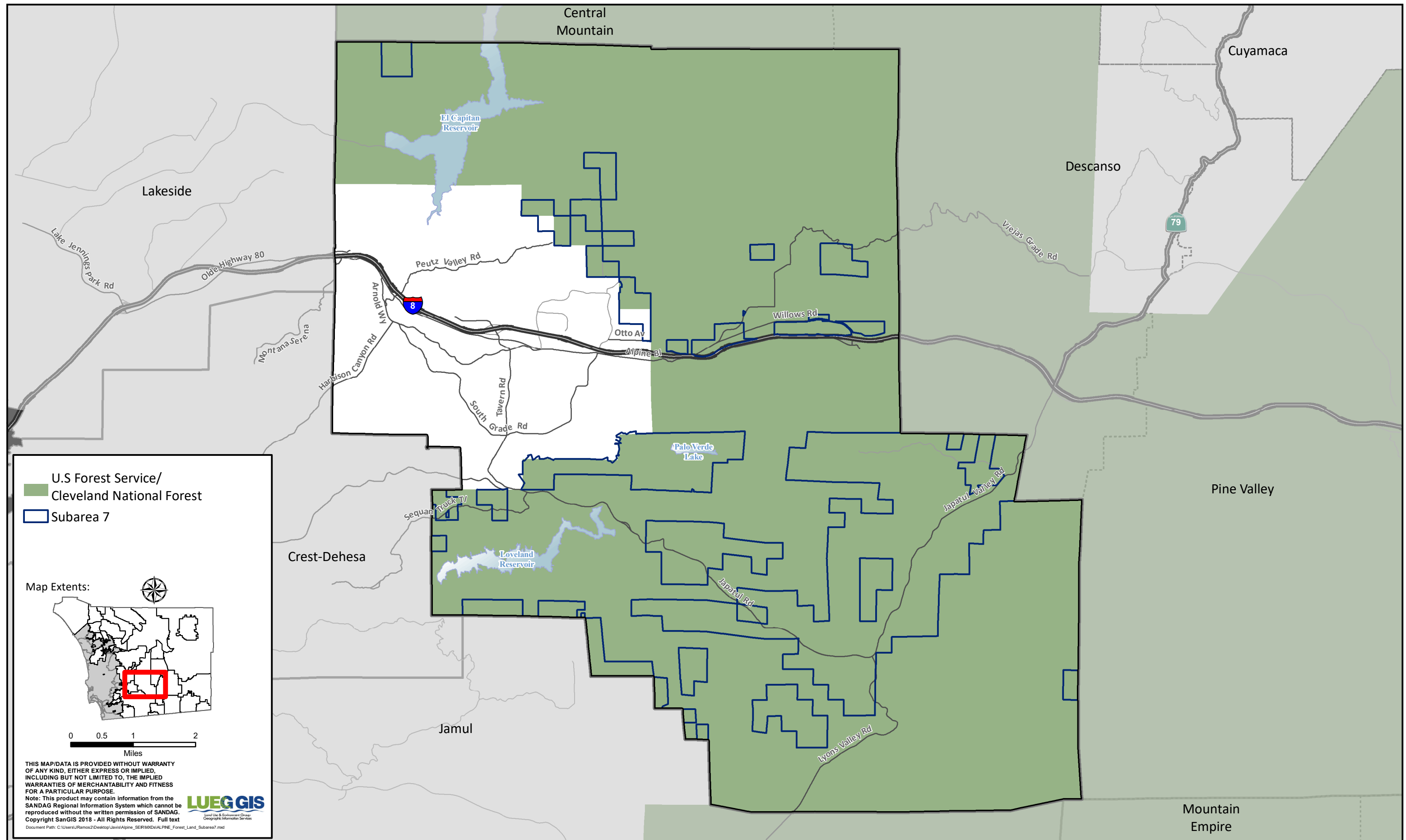
Source: SanGIS, County of San Diego, 2019

Figure 2.2-6b
Agricultural Preserves and Williamson Act Contracts
Subarea 7



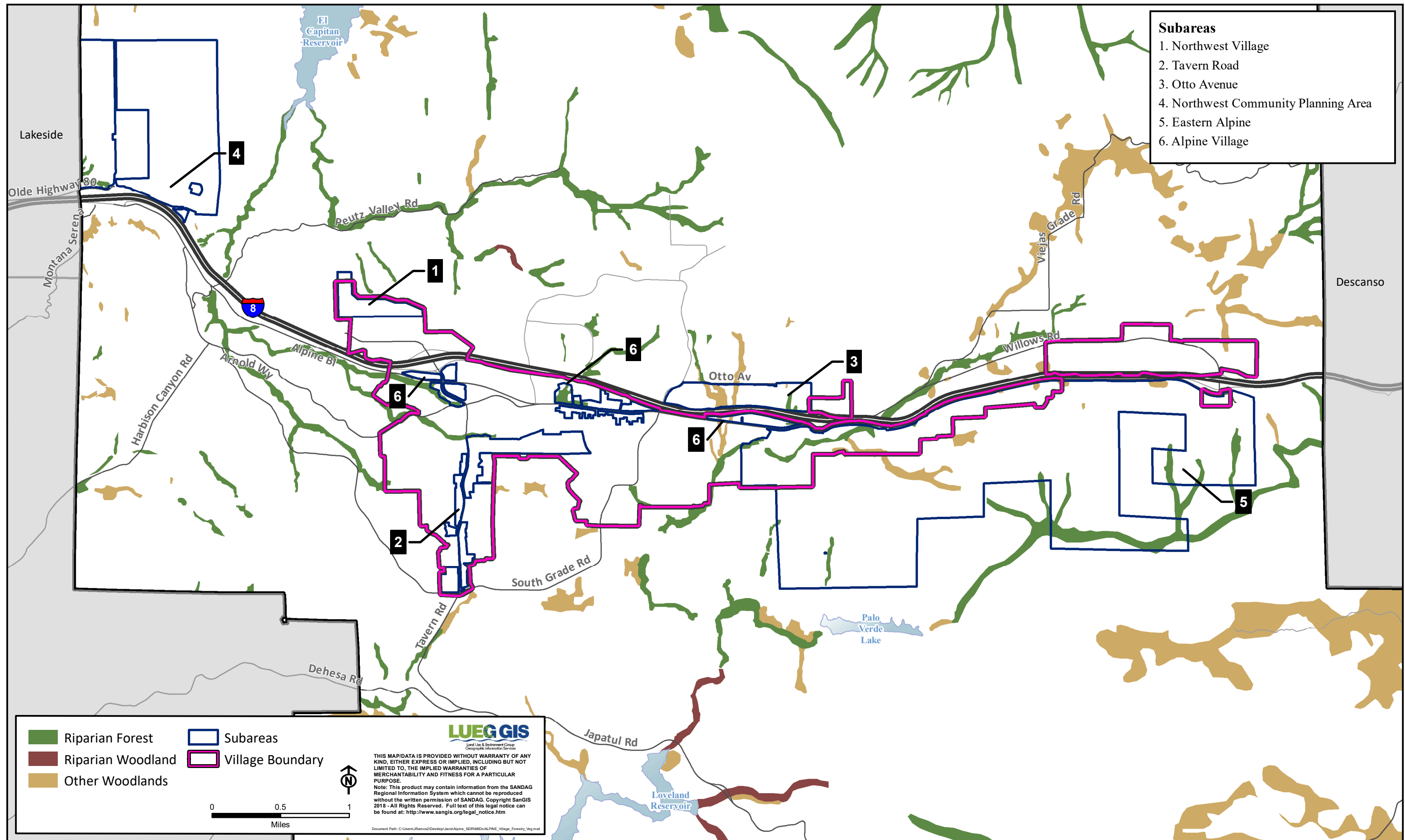
Source: SanGIS, County of San Diego, 2019

Figure 2.2-7a
Cleveland National Forest
Subareas 1-6



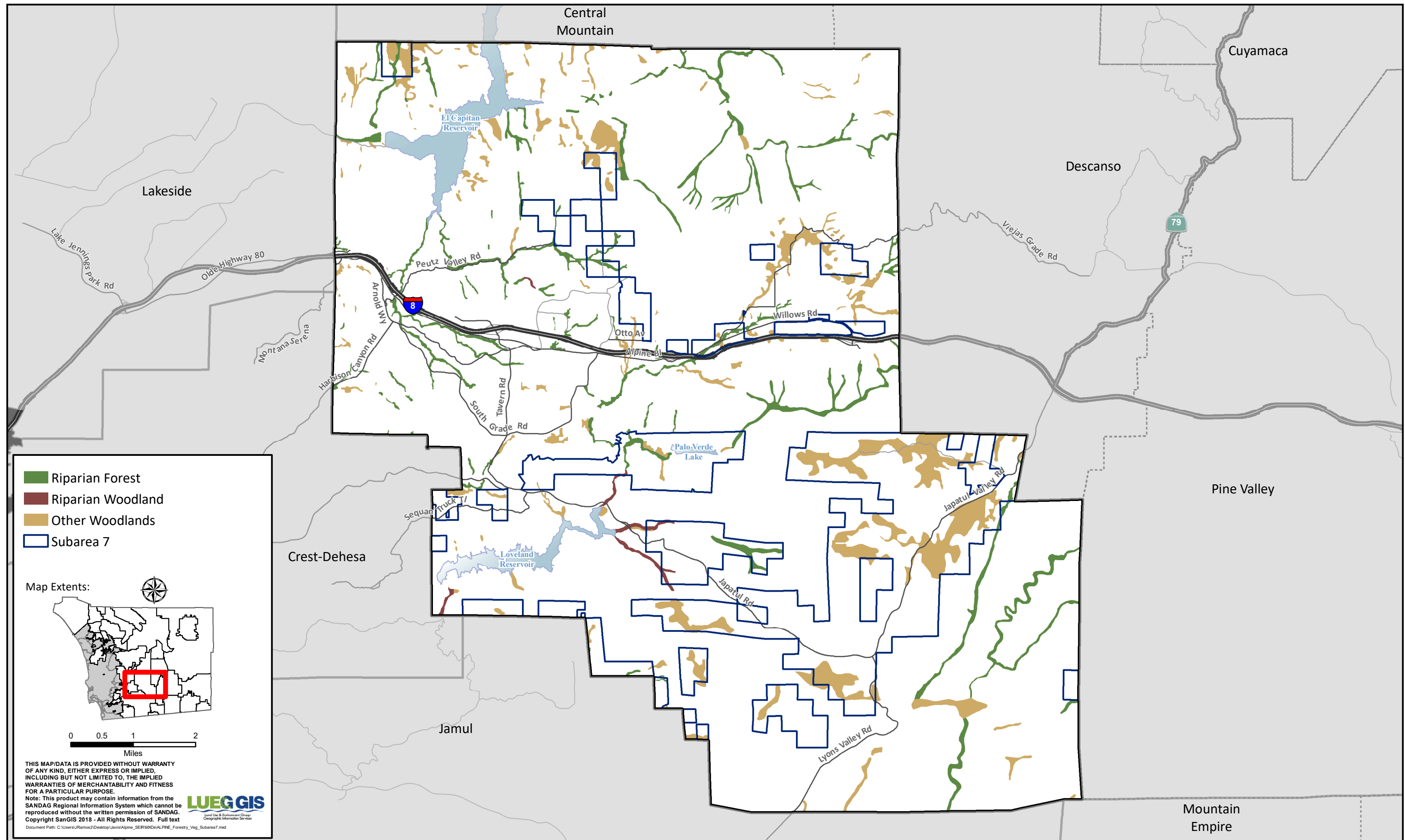
Source: SanGIS, County of San Diego, 2019

Figure 2.2-7b
Cleveland National Forest Lands
Subarea 7



Source: SanGIS, County of San Diego, 2020

Figure 2.2-8a
Forestry Vegetation
Subareas 1-6



Source: SanGIS, County of San Diego, 2019

Figure 2.2-8b
Forestry Vegetation
Subarea 7