

CHAPTER 4.0 PROJECT ALTERNATIVES

State California Environmental Quality Act (CEQA) Guidelines Section 15126.6 requires that an environmental impact report (EIR) describe a range of reasonable alternatives to the proposed project or location that would feasibly attain most of the project objectives but would avoid or lessen any significant environmental impacts. This chapter describes and evaluates five land use alternatives to the current General Plan for seven subareas in the Alpine Community Plan Area (CPA) and implements the requirements set forth in the State CEQA Guidelines. The chapter also identifies the Environmentally Superior Alternative as required by State CEQA Guidelines Section 15126.6(e)(2).

The following discussion covers a reasonable range of alternatives to the proposed project determined feasible by the County as Lead Agency. This section also focuses on alternatives to the proposed project that are capable of meeting most of the project objectives identified in Chapter 1, Project Description, Location, and Environmental Setting, of this Supplemental Environmental Impact Report (SEIR).

According to the State CEQA Guidelines, there are many factors considered when addressing the feasibility of alternatives, such as environmental impacts, site suitability as it pertains to various land use designations, economic viability, availability of infrastructure, regulatory limitation, and jurisdictional boundaries. An EIR need not consider an alternative whose effects cannot be reasonably identified, whose implementation is remote or speculative, or one that would not achieve most of the basic project objectives. The No Project Alternative is required to be included in the range of alternatives. Finally, the Environmentally Superior Alternative must be identified; if it is the No Project Alternative, the next Environmentally Superior Alternative must be identified.

The alternatives analysis need not be as detailed as that conducted for the proposed project; however, the analysis presented below provides greater detail than required by the State CEQA Guidelines for alternatives analyses in order to encourage meaningful public participation and informed decision-making. The alternatives analysis below meets and exceeds the requirements of State CEQA Section 15126.6. The analysis includes sufficient information about each alternative to provide meaningful evaluation, analysis, and comparison with the proposed project. In addition, the following alternatives are also compared to the conclusions of the 2011 General Plan EIR and 2016 Forest Conservation Initiative General Plan Amendment (GPA) Environmental Impact Report (FCI EIR) (referred to throughout the rest of the section as “prior EIRs”) in order to provide a level of analysis sufficient to select one of the alternatives instead of the proposed project. It should again be noted that this SEIR does not rely on the FCI EIR for air quality, greenhouse gas emissions, transportation/traffic, and wildfire.

4.1 Rationale for Alternative Selection

In developing alternatives that meet the requirements of CEQA, the starting point is the proposed project’s objectives. The proposed project includes the following objectives.

1. Refine the policies and land use framework established by the General Plan to encompass the community’s vision for Alpine.
2. Provide community-specific policies and establish development guidance in pursuit of the County’s greenhouse gas emission reduction targets.
3. Ensure new development is planned and designed in a manner that protects Alpine’s natural setting and unique community character.

4. Require new development and encourage existing development to minimize impacts to public safety and provide adequate defensibility from wildfires.
5. Promote sustainability by focusing growth where services and infrastructure exist or can be reasonably built.
6. Encourage compact, mixed use development to support a vital Village core and advance the County's goals to reduce Vehicle Miles Travelled.
7. Minimize the impacts from development on sensitive natural resources—such as Alpine Creek, Viejas Mountain, and Cleveland National Forest for the benefit of the community.
8. Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns.
9. Reinforce the vitality, local economy, and character of Alpine while balancing housing, employment, and recreational opportunities.

CEQA also requires that alternatives be feasible. *Feasible* is defined in CEQA as “capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors” (Public Resource Code Section 21061.1). The State CEQA Guidelines indicate that factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, other plans or regulatory limitations, and jurisdictional boundaries and whether the proponent can reasonably acquire, control, or otherwise have access to the alternative site (State CEQA Guidelines Section 15126.6).

Finally, the alternatives should also avoid or substantially lessen one or more significant environmental impacts that could occur under the proposed project. Table 4-1 summarizes the proposed project's impacts, which have been identified to focus the analysis of alternatives in Section 4.2. During the analysis of potential effects within this SEIR, the Hazards and Hazardous Materials (transport, use, and disposal of hazardous materials; accidental release of hazardous materials; hazards to schools; existing hazardous materials sites; and private airstrips); Land Use (divide an established community and conflict with land use plans, policies and regulations); Tribal Cultural Resources (adverse change in a tribal cultural resource); and Energy (wasteful, inefficient, or unnecessary consumption of energy resources or renewable energy or energy efficiency plan conflict or obstruction) issue areas were determined to result in less than significant impacts on the environment as a result of the proposed project and are not included in the alternatives analysis.

Table 4-1 Proposed Project Impact Summary¹

Issue Number	Issue Topic	Resource Impact Statement	Significant and Unavoidable	Less than Significant	No Impact
Section 2.1, Aesthetics and Visual Resources					
AES-1	Scenic Vistas	Existing regulations, the prior EIRs mitigation measures identified in Appendix B, in combination with the RPO and County Zoning Ordinance, would mitigate direct and cumulative impacts to scenic vistas to below a level of significance , similar to the prior EIRs (Impact-AES-1, Impact-C-AES-1).		X	
AES-2	Scenic Resources	Existing regulations and the prior EIRs mitigation measures identified in Appendix B would mitigate direct and cumulative impacts to scenic vistas to below a level of significance , similar to the prior EIRs (Impact-AES-2, Impact-C-AES-2).		X	
AES-3	Visual Character or Quality	Impacts would remain significant and unavoidable because the visual character of the Alpine CPA would have the potential to change with implementation of the proposed project, regardless of the zoning regulations and design review imposed (Impact-AES-2, Impact-C-AES-2).	X		
AES-4	Light or Glare	Current General Plan policies and the prior EIRs mitigation measures, in combination with other applicable regulations including the Light Pollution Code and the San Diego County Zoning Ordinance, would lessen impacts on nighttime views, but not to below a level of significance. Impacts would remain significant and unavoidable (Impact-AES-3, Impact-C-AES-3).	X		
Section 2.2, Agriculture and Forestry Resources					
AG-1	Direct Conversion of Agricultural Resources	The application of existing regulations, in combination with the current General Plan and Alpine CPU policies and mitigation measures, would reduce impacts to the direct conversion of agricultural resources but not to a level below significance.	X		

¹ Issue topics with no project impacts identified (see Chapter 3, Other CEQA Considerations of this EIR) are not included in this table. This table represents final impact statement after incorporation of mitigation.

Issue Number	Issue Topic	Resource Impact Statement	Significant and Unavoidable	Less than Significant	No Impact
		Impacts would remain significant and unavoidable (Impact-AG-1, Impact-C-AG-1) .			
AG-2	Conflict with Agricultural Zoning or Williamson Act Contract	The application of existing regulations in combination with the current General Plan and Alpine CPU policies and mitigation, would reduce impacts to the conflict with agricultural zoning and Williamson Act contract to a less than significant level (Impact-AG-2, Impact-C-AG-2).		X	
AG-3	Indirect Conversion of Agricultural Resources	The application of existing regulations, in combination with the current General Plan and Alpine CPU policies and mitigation measures, would reduce 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 (Impact-AG-3, Impact-C-AG-3) .	X		
AG-4	Direct and Indirect Conversion of Forestry Resources	The application of existing regulations, in combination with the current General Plan and Alpine CPU policies and mitigation measures, would reduce 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 (Impact-AG-4, Impact-C-AG-4) .	X		
Section 2.3, Air Quality					
AQ-1	Conflict with Air Quality Plans	The County’s growth projects may not be updated prior to construction of future proposed projects under the Alpine CPU and therefore impacts would be significant and unavoidable (Impact-AQ-1, (Impact-C-AQ-1) .	X		
AQ-2	Air Quality Violations	Implementation of the 2011 General Plan EIR mitigation measures and 2011 General Plan policies, along with Alpine CPU mitigation measures, would reduce impacts but not to a less than significant level. Impacts would be significant and unavoidable (Impact-AQ-2, Impact-C-AQ-2) .	X		
AQ-3	Sensitive Receptors	Due to project level details and health risk associated with development being unknown, impacts would be significant and unavoidable (Impact-AQ-3, Impact-C-AQ-3) .	X		

Issue Number	Issue Topic	Resource Impact Statement	Significant and Unavoidable	Less than Significant	No Impact
AQ-4	Odors	Implementation of the Alpine CPU would not have the potential to affect a substantial number of people with adverse odors, and impacts would be less than significant .		X	
Section 2.4, Biological Resources					
BIO-1	Special-Status Plant and Wildlife Species	Implementation of the current General Plan policies and mitigation measures, in addition to compliance with applicable regulations, would reduce impacts on special-status species and sensitive habitat but not below a level of significance. Impacts would be significant and unavoidable and cumulatively considerable (Impact-BIO-1, Impact-C-BIO-1) .	X		
BIO-2	Riparian Habitat and Other Sensitive Natural Communities	Implementation of the current General Plan policies and mitigation measures, in addition to compliance with applicable regulations, would reduce impacts on riparian habitat and other sensitive natural communities but not below a level of significance. Impacts would be significant and unavoidable and cumulatively considerable (Impact-BIO-2, Impact-C-BIO-2) .	X		
BIO-3	Federally Protected Wetlands	Implementation of the current General Plan policies and mitigation measures, as well as compliance with federal, state, and local regulations, would reduce impact to less than significant (Impact-BIO-3) .		X	
BIO-4	Wildlife Movement Corridors and Nursery Sites	Implementation of the current General Plan policies and mitigation measures, in addition to compliance with applicable regulations, would reduce impacts on nursery sites but not below a level of significance. Impacts would be significant and unavoidable and cumulatively considerable (Impact-BIO-4, Impact-C-BIO-3) .	X		
BIO-5	Conflict with Local Policies and Ordinances	Implementation of the proposed project would not conflict with any local policies or ordinances that protect biological resources, and impacts would be less than significant .		X	
BIO-6	Habitat Conservation Plans	Implementation of the proposed project would not conflict with any HCP or NCCPs, and impacts would be less than significant .		X	

Issue Number	Issue Topic	Resource Impact Statement	Significant and Unavoidable	Less than Significant	No Impact
Section 2.5, Cultural Resources					
CUL-1	Historic Resources	The application of existing regulations, in combination with the County’s RPO, Zoning Ordinance, the current General Plan policies and mitigation measures, and the Alpine CPU mitigation measures, would mitigate impacts to historical resources to a less than significant level, similar to the prior EIRs (Impact-CUL-1, Impact-C-CUL-1).		X	
CUL-2	Archaeological Resources	The application of existing regulations, in combination with the County’s RPO, Zoning Ordinance, the current General Plan policies and mitigation measures, and the Alpine CPU mitigation measures, would mitigate impacts to archaeological resources to a less than significant level, similar to the prior EIRs (Impact-CUL-2, Impact-C-CUL-2).		X	
CUL-3	Paleontological Resources	The application of existing regulations, in combination with the County’s RPO, Zoning Ordinance, the current General Plan policies and mitigation measures, and the Alpine CPU mitigation measures, would mitigate impacts to paleontological resources to a less than significant level, similar to the prior EIRs (Impact-CUL-3, Impact-C-CUL-3).		X	
CUL-4	Human Remains	The application of existing regulations, in combination with the County’s RPO, Zoning Ordinance, and the current General Plan policies and mitigation measures, would mitigate impacts on human remains to a less than significant level, similar to the prior EIRs (Impact-CUL-4, Impact-C-CUL-4).		X	
Section 2.6, Greenhouse Gas Emissions					
GHG-1	Generate Significant Greenhouse Gas Emissions	Implementation of the Alpine CPU would result in increased emissions of GHGs from construction and operational activities. The proposed project would not achieve VMT reductions consistent with state climate goals. Because there are no feasible mitigation measures in the Alpine CPU that could be applied, impacts would be significant and unavoidable (Impact-GHG-1, Impact-C-GHG-1).	X		

Issue Number	Issue Topic	Resource Impact Statement	Significant and Unavoidable	Less than Significant	No Impact
GHG-2	Conflict with an Applicable Plan	Implementation of the Alpine CPU would result in development that would not be consistent with the CARB 2017 Scoping Plan. Because there are no feasible mitigation measures in the Alpine CPU that could be applied, impacts would be significant and unavoidable (Impact-GHG-3, Impact-C-GHG-3) .	X		
Section 2.7, Wildfire					
WILD-1	Adopted Emergency Response or Emergency Evacuation Plan	Implementation of the adopted current General Plan policies identified in Section 2.7.2.1, 2011 General Plan EIR mitigation measures, and Alpine CPU mitigation measure MM-WILD-1 identified in Section 2.7.6.1 would reduce impacts, but not below a level of significance. Therefore, impacts would be significant and unavoidable and cumulatively considerable (Impact-WILD-1, Impact-C-WILD-1) .	X		
WILD-2	Expose Receptors to Pollutants from Wildfire	Implementation of the adopted current General Plan policies identified in Section 2.7.2.1, 2011 General Plan EIR mitigation measures identified in Section 2.7.6.2, and Alpine CPU mitigation measure MM-WILD-1 would reduce impacts, but not below a level of significance. Therefore, impacts would be significant and unavoidable and cumulatively considerable (Impact-WILD-2, Impact-C-WILD-2) .	X		
WILD-3	Exacerbate Wildfire Risk from New Infrastructure	Implementation of the adopted current General Plan policies identified in Section 2.7.2.1, 2011 General Plan EIR mitigation measures identified in Section 2.7.6.3, and Alpine CPU mitigation measure MM-WILD-1 would reduce impacts, but not below a level of significance. Therefore, impacts would be significant and unavoidable (Impact-WILD-3, Impact-C-WILD-3) .	X		
WILD-4	Expose People or Structures to Significant Risks from Post-Wildfire Hazards	Implementation of the adopted current General Plan policies identified in Section 2.7.2.1, 2011 General Plan EIR mitigation measures identified in Section 2.7.6.4, and Alpine CPU mitigation measure MM-WILD-1 would reduce impacts, but not below a level of significance. Therefore, impacts would be significant and unavoidable and cumulatively considerable (Impact-WILD-4, Impact-C-WILD-4) .	X		

Issue Number	Issue Topic	Resource Impact Statement	Significant and Unavoidable	Less than Significant	No Impact
Section 2.8, Hydrology and Water Quality					
HYD-1	Violate Water Quality Standards and Requirements	Impacts associated with operation groundwater quality would not be mitigated to below a level of significance and would remain significant and unavoidable (Impact-HYD-4, Impact-C-HYD-1) .	X		
HYD-2	Deplete Groundwater Supplies and Interfere with Recharge	Compliance with existing regulations, applicable current General Plan policies, and prior EIRs mitigation measures would reduce the impact, but not to a level below significant. Impacts associated with groundwater supplies and recharge would be significant and unavoidable (Impact-HYD-5 and Impact-C-HYD-2) .	X		
HYD-3	Result in Erosion or Siltation	Compliance with existing regulations, applicable current General Plan policies, and prior mitigation measures would reduce impacts associated with erosion and siltation to below a level of significance (Impact-HYD-6, Impact-HYD-7, Impact-C-HYD-3) .		X	
HYD-4	Result in Flooding	Compliance with existing regulations, applicable General Plan policies, and prior EIRs mitigation measures would reduce impacts associated with flooding potential to below a level of significance (Impact-HYD-8, Impact HYD-9, Impact-C-HYD-4) .		X	
HYD-5	Exceed Capacity of Stormwater Systems	Compliance with existing regulations, applicable General Plan policies, and prior EIRs mitigation measures would further reduce the impact associated with flooding potential to below a level of significance (Impact-HYD-10) .		X	
HYD-6	Place Housing within a 100-year Flood Hazard Area	Compliance with existing regulations, applicable current General Plan policies, and prior EIRs mitigation measures would reduce the impact associated with placement of housing within a 100-year flood hazard area to below a level of significance (Impact-HYD-11) .		X	
HYD-7	Impede or Redirect Flood Flows	Compliance with existing regulations, applicable current General Plan policies, and prior EIRs mitigation measures would reduce the impact associated with redirecting or impeding or redirecting flood flows to below a level of significance (Impact-HYD-12) .		X	

Issue Number	Issue Topic	Resource Impact Statement	Significant and Unavoidable	Less than Significant	No Impact
HYD-8	Expose People to Dam Inundation and Flood Hazards	Future development associated with implementation of the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving flooding, as a result of the failure of a levee or dam. Impact would be less than significant .		X	
HYD-9	Expose People to Seiche, Tsunami, and Mudflow Hazards	Compliance with existing regulations, applicable current General Plan policies, and prior EIRs mitigation measures would reduce the impact associated with inundation by mudflows to below a level of significance (Impact-HYD-13) .		X	
Section 2.9, Mineral Resources					
MIN-1	Mineral Resource Availability	Current General Plan policies and existing regulations and the prior EIRs mitigation measure would reduce impacts associated with the loss of available mineral resources, but not below a level of significance. Impacts would remain significant and unavoidable (Impact-MIN-1, Impact-C-MIN-1) .	X		
MIN-2	Mineral Resource Recovery Site Loss	Current General Plan policies and existing regulations and the prior EIRs mitigation measure would reduce impacts associated with the loss of available mineral resources recovery sites, but not below a level of significance. Impacts would remain significant and unavoidable (Impact-MIN-2, Impact-C-MIN-2) .	X		
Section 2.10, Noise					
NOI-1	Excessive Noise Levels	Implementation of current General Plan policies and the prior EIRs mitigation measures and MM-NOI-1 would reduce the project's impacts to the extent feasible. Impacts associated with permanent noise increases would remain significant and unavoidable (Impact-NOI-1, Impact-C-NOI-1) .	X		
NOI-2	Excessive Groundborne Vibration and Noise	The proposed project would cause more severe significant impacts related to excessive groundborne vibration from construction activity or extractive operations. Implementation of the current General Plan policies and prior EIRs mitigation measures would reduce the impact to a less than significant level (Impact-NOI-2) .		X	

Issue Number	Issue Topic	Resource Impact Statement	Significant and Unavoidable	Less than Significant	No Impact
NOI-3	Permanent Ambient Noise Level Increase	Although implementation of the current General Plan policies and prior EIRs mitigation measures would reduce the project's impacts to the extent feasible, impacts associated with permanent noise increases would remain significant and unavoidable (Impact-NOI-3, Impact-C-NOI-2) .	X		
NOI-4	Temporary Noise Level Increase	The proposed project would cause more severe significant impacts related to temporary increases in ambient noise levels than those identified in the prior EIRs. Implementation of the same current General Plan policies and the prior EIRs mitigation measures and MM-NOI-2 would reduce the impact to a less than significant level (Impact-NOI-4).		X	
NOI-5	Excessive Airport Noise Exposure	There would be no noise exposure related to private airstrips. Therefore, there would be less than significant noise impacts related to this private airstrip, and the proposed project would not cause any significant impacts related to noise exposure from private airstrips.		X	
Section 2.11, Public Services					
PS-1	Fire Protection Services	Implementation of the current General Plan policies identified in Section 2.12.3.1, and corresponding prior EIRs mitigation measures identified in Section 2.12.6 of this SEIR, would reduce the impact, but not to a less than significant level. The impact would be significant and unavoidable and cumulatively considerable (Impact-PS-1) .	X		
PS-2	Police Protection Services	No new or more severe impacts would occur, and no new mitigation measures are required. The impact would be less than significant (Impact-PS-2) .		X	
PS-3	School Services	Implementation of the current General Plan policies identified in Section 2.12.3.3, and corresponding prior EIRs mitigation measures identified in Section 2.12.6 of this SEIR, as well as existing regulations, would reduce project-level and cumulative impacts to less than significant (Impact-PS-3) .		X	

Issue Number	Issue Topic	Resource Impact Statement	Significant and Unavoidable	Less than Significant	No Impact
PS-4	Other Public Services (Library Facilities)	Implementation of the current General Plan policies identified in Section 2.12.3.4, and corresponding prior EIRs mitigation measures identified in Section 2.12.6 of this SEIR would reduce the project-level impact. However, the impact would remain significant and unavoidable and cumulatively considerable (Impact-PS-4) .	X		
Section 2.12, Recreation					
REC-1	Parks and Recreational Facilities	The application of existing regulations in combination with the adopted current General Plan policies and prior EIRs mitigation measures would mitigate the impact to recreational facilities to less than significant (Impact-REC-1, Impact-C-REC-1) .		X	
REC-2	New Recreational Facilities	The application of existing regulations in combination with the adopted current General Plan policies and prior EIRs mitigation measures would mitigate the impact to recreational facilities to less than significant (Impact-REC-2, Impact-C-REC-2) .		X	
Section 2.13, Transportation and Traffic					
TRA-1	Conflict with a Program, Plan, Ordinance or Policy Addressing the Circulation System	General Plan policies, prior EIR mitigation measures, and the proposed Alpine CPU mitigation would reduce direct and cumulative impacts but not below a level of significance. Impacts would remain significant and unavoidable (Impact-TRA-1, Impact-C-TRA-1) .	X		
TRA-2	Exceed Threshold for Vehicle Miles Traveled	General Plan policies, prior EIR mitigation measures, and the proposed Alpine CPU mitigation measures would reduce the project's direct and cumulative VMT impacts, but not to below a level of significance. Impacts would remain significant and unavoidable (Impact-TRA-2, Impact-C-TRA-2) .	X		
TRA -3	Substantially Increase Hazards Due to a Design Feature	General Plan policies and prior EIR mitigation measures would reduce direct and cumulative impacts on hazards due to incompatible uses, but not below a level of significance. Impacts would remain significant and unavoidable . The proposed project's contribution to cumulative impacts associated with	X		

Issue Number	Issue Topic	Resource Impact Statement	Significant and Unavoidable	Less than Significant	No Impact
		increased hazards due to design would be cumulatively considerable (Impact-TRA-3, Impact-C-TRA-3) .			
TRA -4	Result in Inadequate Emergency Access	Implementation of the prior EIR mitigation measures would reduce the proposed project’s impacts on emergency access to less than significant .		X	
Section 2.14, Utilities and Service Systems					
UTIL-1	Expanded Utility Facilities	Implementation of the current General Plan policies would reduce impacts, but not below a level of significance because the relocation or construction of new or expanded utilities would be under the purview of utility providers and/or agencies, and not the County. The impact would be significant and unavoidable and cumulatively considerable (Impact-UTIL-1, Impact-C-UTIL-1) .	X		
UTIL-2	Adequate Water Supply	Implementation of the current General Plan policies and the prior EIRs mitigation measures would reduce the proposed project’s impacts on water supplies, but not below a level of significance due to the uncertainty surrounding the availability of long-term water supplies to serve future development associated with the proposed project. The impact would be significant and unavoidable and cumulatively considerable (Impact-UTIL-2, Impact-C-UTIL-2) .	X		
UTIL-3	Wastewater Treatment Capacity	Implementation of the current General Plan policies and the prior EIRs mitigation measures would reduce the impact to less than significant (Impact-UTIL-3) .		X	
UTIL-4	Landfill Capacity	Future development associated with the proposed project would be required to demonstrate compliance with federal, state, and local regulations related to recycling and waste diversion. The impact would be less than significant .		X	
UTIL-5	Solid Waste Regulations	Future development associated with the proposed project would be required to demonstrate compliance with federal, state, and local regulations. The impact would be less than significant .		X	

4.2 Alternatives Considered

To develop a range of land use alternatives, there was a Visioning and Existing Conditions workshop where the community indicated preferred areas of change in the Alpine CPA. An opportunities and constraints analysis was conducted that evaluated factors such as the availability of community services, transit services, slope on parcels, travel time for emergency services, and known existing environmental resources (i.e., vegetation communities, which can relate to biological resources or wildfire hazards). As a result of the community's input and staff analysis, six land use alternatives with different densities were developed for seven subareas within the Alpine CPA. The Proposed Project (Village-Focused Alternative) is analyzed as the proposed project throughout this SEIR.

Based on the criteria described in Section 5.1, *Rationale for Alternative Selection*, in addition to evaluating the No Project Alternative, all six alternatives were carried forward. The alternatives below provide adjustments to various components of the project that would help reduce significant environmental impacts of the proposed project. Table 4-2 provides the impact conclusions by issue area for the six alternatives as compared to the proposed project.

4.2.1 Alternatives Considered but Rejected

No alternatives were considered and rejected. All alternatives considered are being carried forward and are analyzed below.

4.2.2 Alternatives Selected for Analysis

The County developed six land use alternatives to the current General Plan to reflect differing community viewpoints. Each alternative was developed to achieve a specific vision for the level and placement of density change in Alpine. These visions were informed by stakeholder input, some preferring lower density than what is allowed by the current General Plan while others preferred greater density. The No Project and five land use alternatives carried forward for analysis are detailed in the following discussions. The Proposed Project (Village-Focused Alternative) is analyzed as the proposed project throughout this SEIR. Alternatives 1 through 3 propose less density than is currently proposed by the project and allowed by the current General Plan while Alternatives 4 and 5 propose more. Table 4-3 summarizes the buildout assumptions for these alternatives compared to the proposed project and current General Plan.

Table 4-2 Alpine CPU SEIR Impact Summary Table

Issue Number	Issue Topic	Project Direct Impact	Project Cumulative Impact	Project Level of Significance After Mitigation	No Project Alternative (General Plan)	Alt. 1 (Former FCI Lands in Alpine) Compared to Proposed Project	Alt. 2 (Former FCI Lands in Eastern Alpine) Compared to Proposed Project	Alt. 3 (Low) Compared to Proposed Project	Alt. 4 (Moderate) Compared to Proposed Project	Alt. 5 (High) Compared to Proposed Project
AES-1	Scenic Vistas	PS	PS	LS	= LS	▼ LS	▼ LS	▼ LS	= LS	▲ SU
AES-2	Scenic Resources	LS	LS	LS	= LS	▼ LS	▼ LS	▼ LS	= LS	▲ SU
AES-3	Visual Character or Quality	PS	PS	SU	▼ SU	▼ SU	▼ SU	▼ SU	= SU	▲ SU
AES-4	Light or Glare	PS	PS	SU	▼ SU	▼ LS	▼ SU	▼ SU	= SU	▲ SU
AG-1	Direct Conversion of Agricultural Resources	PS	PS	SU	▼ SU	▼ SU	▼ SU	▼ SU	= SU	▲ SU
AG-2	Conflict with Agricultural Zoning or Williamson Act Contract	PS	PS	LS	▼ LS	▼ LS	▼ LS	▼ LS	= LS	▲ SU
AG-3	Indirect Conversion of Agricultural Resources	PS	PS	SU	▼ SU	▼ SU	▼ SU	= SU	= SU	▲ SU
AG-4	Direct and Indirect Conversion of Forestry Resources	PS	PS	SU	▼ SU ¹	▼ SU	= SU	= SU	= SU	▲ SU
AQ-1	Conflict with Air Quality Plans	PS	PS	SU	▼ LS	▼ LS	▼ LS	▼ LS	= SU	▲ SU
AQ-2	Air Quality Violations	PS	PS	SU	= SU	▼ SU	▼ SU	▼ SU	▼ SU	▲ SU
AQ-3	Sensitive Receptors	PS	PS	SU	= SU	▼ SU	▼ SU	▼ SU	▼ SU	▲ SU
AQ-4	Odors	LS	LS	LS	= LS	= LS	= LS	= LS	= LS	= LS
BIO-1	Special-Status Plant and Wildlife Species	PS	PS	SU	▼ SU	▼ SU	▼ SU	▼ SU	= SU	▲ SU

Issue Number	Issue Topic	Project Direct Impact	Project Cumulative Impact	Project Level of Significance After Mitigation	No Project Alternative (General Plan)	Alt. 1 (Former FCI Lands in Alpine) Compared to Proposed Project	Alt. 2 (Former FCI Lands in Eastern Alpine) Compared to Proposed Project	Alt. 3 (Low) Compared to Proposed Project	Alt. 4 (Moderate) Compared to Proposed Project	Alt. 5 (High) Compared to Proposed Project
BIO-2	Riparian Habitat and Other Sensitive Natural Communities	PS	PS	SU	▼ SU	▼ SU	▼ SU	▼ SU	= SU	▲ SU
BIO-3	Federally Protected Wetlands	PS	LS	LS	▼ LS	▼ LS	▼ LS	▼ LS	= LS	▲ LS
BIO-4	Wildlife Movement Corridors and Nursery Sites	PS	PS	SU	▼ SU	▼ SU	▼ SU	▼ SU	= SU	▲ SU
BIO-5	Local Policies and Ordinances	LS	LS	LS	= LS	▼ LS	▼ LS	▼ LS	= LS	= LS
BIO-6	Habitat Conservation Plans	LS	LS	LS	= LS	▼ LS	▼ LS	▼ LS	= LS	= LS
CUL-1	Historic Resources	PS	PS	LS	▼ LS	▼ LS	▼ LS	▼ LS	= LS	▲ LS
CUL-2	Archaeological Resources	PS	PS	LS	▼ LS	▼ LS	▼ LS	▼ LS	= LS	▲ LS
CUL-3	Paleontological Resources	PS	PS	LS	▼ LS	▼ LS	▼ LS	▼ LS	= LS	▲ LS
CUL-4	Human Remains	PS	PS	LS	▼ LS	▼ LS	▼ LS	▼ LS	= LS	▲ LS
GHG-1	2030 GHG Emissions	PS	PS	SU	▼ LS	▼ LS	▼ SU	▼ SU	▼ SU	▲ SU
GHG-2	2050 GHG Emissions	PS	PS	SU	N/A ³	▼ SU	▼ SU	▼ SU	▼ SU	▲ SU
GHG-3	Conflict with 2030 Applicable Plans	PS	PS	SU	▼ LS	▼ LS	▼ SU	▼ SU	▼ SU	▲ SU
GHG-4	Conflict with 2050 Applicable Plans	PS	PS	SU	N/A ³	▼ SU	▼ SU	▼ SU	▼ SU	▲ SU

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WILD-1	Adopted Emergency Response or Emergency Evacuation Plan	PS	PS	SU	▼ LS	▼ SU	▼ SU	▼ SU	= SU	▲ SU
WILD-2	Expose Receptors to Pollutants from Wildfire	PS	PS	SU	N/A ²	▼ SU	▼ SU	▼ SU	= SU	▲ SU
WILD-3	Exacerbate Wildfire Risk from New Infrastructure	PS	PS	SU	N/A ²	▼ SU	▼ SU	▼ SU	= SU	▲ SU
WILD-4	Expose People or Structures to Significant Risks from Post-Wildfire Hazards	PS	PS	SU	N/A ²	▼ SU	▼ SU	▼ SU	= SU	▲ SU
HYD-1	Violate Water Quality Standards and Requirements	PS	PS	SU	▼ SU	▼ SU	▼ SU	▼ SU	= SU	▲ SU
HYD-2	Deplete Groundwater Supplies and Interfere with Recharge	PS	PS	SU	▼ SU	▼ SU	▼ SU	▼ SU	= SU	▲ SU
HYD-3	Result in Erosion or Siltation	PS	PS	LS	▼ SU	▼ LS	▼ LS	▼ LS	= LS	▲ LS
HYD-4	Result in Flooding	PS	PS	LS	▼ SU	▼ LS	▼ LS	▼ LS	= LS	▲ LS
HYD-5	Exceed Capacity of Stormwater Systems	PS	PS	LS	▼ SU	▼ LS	▼ LS	▼ LS	= LS	▲ LS

Issue Number	Issue Topic	Project Direct Impact	Project Cumulative Impact	Project Level of Significance After Mitigation	No Project Alternative (General Plan)	Alt. 1 (Former FCI Lands in Alpine) Compared to Proposed Project	Alt. 2 (Former FCI Lands in Eastern Alpine) Compared to Proposed Project	Alt. 3 (Low) Compared to Proposed Project	Alt. 4 (Moderate) Compared to Proposed Project	Alt. 5 (High) Compared to Proposed Project
HYD-6	Place Housing within a 100-year Flood Hazard Area	PS	PS	LS	▼ LS	▼ LS	▼ LS	▼ LS	= LS	▲ LS
HYD-7	Impede or Redirect Flood Flows	PS	PS	LS	▼ LS	▼ LS	▼ LS	▼ LS	= LS	▲ LS
HYD-8	Expose People to Dam Inundation and Flood Hazards	LS	LS	LS	= LS	= LS	= LS	▼ LS	= LS	= LS
HYD-9	Expose People to Seiche, Tsunami, and Mudflow Hazards	LS/PS	LS/PS	LS	▼ LS	▼ LS	▼ LS	▼ LS	= LS	▲ LS
MIN-1	Mineral Resource Availability	PS	PS	SU	▼ SU	▼ SU	▼ SU	▼ SU	= SU	▲ SU
MIN-2	Mineral Resource Recovery Sites Loss	PS	PS	SU	▼ SU	▼ SU	▼ SU	▼ SU	= SU	▲ SU
NOI-1	Excessive Noise Levels	PS	PS	SU	▼ LS	▼ LS	▼ LS	▼ SU	= SU	▲ SU
NOI-2	Excessive Groundborne Vibration or Noise	PS	LS	LS	▼ LS	▼ LS	▼ LS	▼ LS	= LS	▲ LS
NOI-3	Permanent Ambient Noise Level Increase	PS	PS	SU	▼ SU	▼ SU	▼ SU	▼ SU	= SU	▲ SU
NOI-4	Temporary Noise Level Increase	PS	LS	LS	▼ LS	▼ LS	▼ LS	▼ LS	= LS	▲ LS
NOI-5	Excessive Airport Noise Exposure	LS	LS	LS	= LS	▼ LS	= LS	= LS	= LS	= LS
PS-1	Fire Protection Services	PS	PS	SU	▼ LS	▼ LS	▼ LS	▼ LS	= SU	= SU

Issue Number	Issue Topic	Project Direct Impact	Project Cumulative Impact	Project Level of Significance After Mitigation	No Project Alternative (General Plan)	Alt. 1 (Former FCI Lands in Alpine) Compared to Proposed Project	Alt. 2 (Former FCI Lands in Eastern Alpine) Compared to Proposed Project	Alt. 3 (Low) Compared to Proposed Project	Alt. 4 (Moderate) Compared to Proposed Project	Alt. 5 (High) Compared to Proposed Project
PS-2	Police Protection Services	LS	PS	LS	= LS	▼ LS	▼ LS	▼ LS	= LS	▲ SU
PS-3	School Services	PS	PS	LS	▲ SU	▼ LS	▼ LS	▼ LS	= LS	= LS
PS-4	Other Public Services (Library Facilities)	PS	PS	SU	▼ LS	▼ LS	▼ LS	▼ LS	= SU	= SU
REC-1	Parks and Recreational Facilities	PS	PS	LS	▼ LS	▼ LS	▼ LS	▼ LS	= LS	▲ LS
REC-2	New Recreational Facilities	PS	PS	LS	▼ LS	▼ LS	▼ LS	▼ LS	= LS	▲ LS
TRA-1	Conflict with a Program, Plan, Ordinance or Policy Addressing the Circulation System	PS	PS	SU	▲ SU	▲ SU	▲ SU	▲ SU	= SU	= SU
TRA-2	Exceed Threshold for Vehicle Miles Traveled	PS	PS	SU	N/A ⁴	▲ SU	▲ SU	▲ SU	= SU	= SU
TRA-3	Substantially Increase Hazards Due to a Design Feature	PS	PS	SU	▲ SU	▼ SU	▼ SU	▼ SU	= SU	▲ SU
TRA-4	Result in Inadequate Emergency Access	LS	LS	LS	= LS	▼ LS	▼ LS	▼ LS	= LS	= LS
UTIL-1	Expanded Utility Facilities	PS	PS	SU	▼ LS	▼ SU	▼ SU	▼ SU	= SU	▲ SU
UTIL-2	Adequate Water Supply	PS	PS	SU	▼ SU	▼ SU	▼ SU	▼ SU	= SU	▲ SU

Issue Number	Issue Topic	Project Direct Impact	Project Cumulative Impact	Project Level of Significance After Mitigation	No Project Alternative (General Plan)	Alt. 1 (Former FCI Lands in Alpine) Compared to Proposed Project	Alt. 2 (Former FCI Lands in Eastern Alpine) Compared to Proposed Project	Alt. 3 (Low) Compared to Proposed Project	Alt. 4 (Moderate) Compared to Proposed Project	Alt. 5 (High) Compared to Proposed Project
UTIL-3	Wastewater Treatment Capacity	PS	LS	LS	▼ LS	▼ LS	▼ LS	▼ LS	= LS	▲ LS
UTIL-4	Landfill Capacity	LS	LS	LS	▲ SU	▼ LS	▼ LS	▼ LS	= LS	▲ LS
UTIL-5	Solid Waste Regulations	LS	LS	LS	▲ LS	▼ LS	▼ LS	▼ LS	= LS	▲ LS

¹ The 2011 General Plan EIR did not include an analysis of forestry resources. The FCI SEIR addressed forestry resources.

² Prior EIRs did not address issue areas of Wildfire: (1) Expose receptors to pollutants from Wildfire, (2) Exacerbate wildfire risk from new infrastructure, and (3) Expose people or structures to significant risks from Post-Wildfire Hazards; and Transportation: (1) Exceed threshold for vehicle miles traveled.

³ The 2011 General Plan EIR did not contemplate an impact for a 2050 horizon year.

⁴ The 2011 General Plan EIR analyzed LOS not VMT, as SB 743 did not have an effective date until July 1, 2020.

Bolded text – a change in impact conclusion

▲ – Impacts are Reduced **SU** – Significant and Unavoidable

▼ – Impacts are Greater **LS** – Less than Significant

= – Impacts are Similar **PS** – Potentially Significant

Table 4-3 Future Dwelling Units by Alternatives and Subareas in Alpine CPA

Subarea	Proposed Project: Village Focused Alternative	No Project Alternative: (Buildout of Current General Plan)	Alternative 1: Former FCI Lands in Alpine	Alternative 2: Former FCI Lands in Eastern Alpine	Alternative 3: Low Alternative	Alternative 4: Moderate Alternative	Alternative 5: High Alternative
1 - Northwest Village	192	192	192	192	192	411	844
2 - Tavern Road	1,095	315	315	315	315	1,101	2,085
3 - Otto Avenue	31	31	24	31	31	93	838
4 - Northwest Community Plan Area	851	166	166	166	166	289	740
5 - Eastern Alpine	429	460	75	75	429	896	3,511
6 - Alpine Village	617	38	38	38	38	38	617
7 - Former FCI Lands	2,863	2,863	160	2,863	2,863	2,863	2,863
Subareas 1-7 Total	6,078	4,065	970	3,680	4,034	5,691	11,498
Areas outside of Subareas	2,365	2,365	2,365	2,365	2,365	2,365	2,365
Total CPA¹	8,443	6,430	3,335	6,045	6,399	8,056	13,863

¹ Totals may not sum exactly due to rounding.

4.2.2.1 No Project Alternative

The No Project Alternative is provided to allow decision makers to compare the impacts of approving the proposed project with the impacts of not approving the proposed project. The No Project Alternative for the Alpine CPU would be the continuation of the current General Plan (adopted in 2011, amended in 2016) land use designations and zoning guiding development in the unincorporated areas of the County, including the seven subareas of the Alpine CPA, through the forecasted buildout year of 2050.

No expansion of the village boundary would occur under this alternative. Similar to the proposed project, the highest-density residential land use designations under this alternative would include high-density Village Core Mixed Use (C-5), which would allow up to 30 dwelling units per acre. However, only two areas with this designation—an area centered around the intersection of Alpine Boulevard and Arnold Way and an area east of the Viejas Casino and Resort, which are outside of the subarea boundaries. VR-10.9 and VR-15 designations, which would allow up to 10.9 or 15 dwelling units per acre, respectively, would also be allowed in a few pockets, primarily centered around Alpine Boulevard and Interstate (I) 8. All other land use designations within the seven subareas would include the lower- to moderate-density VR designations (VR-2 through VR-7.3) or Semi-Rural designations. The No Project Alternative would result in 4,065 allowable dwelling units in the seven subareas (2,013 fewer than the proposed project), and a total forecasted population for the CPA of 35,918 and approximately 5,617 residents fewer than the proposed project².

4.2.2.2 Alternative 1: Former FCI Lands in Alpine

The Former FCI Lands in Alpine Alternative (Alternative 1) would reduce capacity in the CPA by reverting all former FCI lands in the Alpine CPA to RL-40 (one residential dwelling unit per 40 gross acres). The alternative applies to Subareas 3, 5, 6, and 7, which consists of areas south of I-8 roughly between the Alpine Boulevard/I-8 intersection and the East Willows Road/I-8 intersection and a number of parcels north of I-8 and in the southern areas of the Alpine CPA, including areas near Japatul Road, Japatul Valley Road, and Lyons Valley Road (see Figure 4-1). This is the only alternative that proposes a change in Subarea 7, which is currently designated for low-density RL-20 or SR-4 residential uses, and others are designated as Public Agency Lands (PAL) or Tribal lands. This alternative was developed as a response to the FCI settlement and to evaluate the potential outcome of lowering density for former FCI lands. This alternative would result in a reduction of seven dwelling units in Subarea 3; 385 dwelling units in Subarea 5; and 2,703 dwelling units in Subarea 7 compared to the current General Plan. There are no changes in the dwelling units in Subarea 6 compared to the current General Plan. This alternative would result in fewer dwelling units in Subareas 2 through 7 when compared to the proposed project, and the same number of units in Subarea 1.

One new roadway is proposed in Subarea 5 (New Road 26), which is a minor collector road from Alpine Boulevard to Via Dieguenos via Viejas Creek Trail (see Figures 4-2a and 2b). The new road would provide a secondary access to Palo Verde Estates, which currently only has one way in and one way out. No other new or expanded Mobility Element roads would be constructed under this alternative as the proposed density does not necessitate any additional new or expanded roadways. In addition, this alternative would not amend the village boundary.

² Population increase based on SANDAG's forecasted persons per household rate (2.79). Increase in dwelling units multiplied by average persons per household.

As shown in Table 4-3, this alternative would result in approximately 970 future allowable dwelling units in the seven subareas, which is 3,095 fewer units than the current General Plan and 5,108 fewer units than the proposed project. This alternative has a total forecasted population for the CPA of approximately 27,283 residents, which is 8,635 fewer residents than the current General Plan and 14,252 fewer residents than the proposed project.

4.2.2.3 Alternative 2: Former FCI Lands in Eastern Alpine

The Former FCI Lands in Eastern Alpine Alternative (Alternative 2) would reduce capacity in the CPA by reverting areas within former FCI study areas in Subarea 5 to their former land use designation of RL-40 (one dwelling unit per 40 gross acres). This alternative would involve land use designation changes in the area south of I-8 roughly between the Alpine Boulevard/I-8 intersection and the East Willows Road/I-8 intersection (see Figure 4-3). Like Alternative 1, this alternative was developed as a response to the FCI settlement.

This alternative would change some areas in Subarea 5 from their current General Plan designations of Rural Commercial (C-4), Village Residential 2 (VR-2), and Semi-Rural 4 (SR-4) to Rural Lands 40 (RL-40). Under this alternative, 75 dwelling units could be constructed within these areas instead of the 460 units allowed by the current General Plan. No land use changes to any other subareas would be proposed with this alternative when compared to the current General Plan. This alternative would result in fewer dwelling units in Subareas 1 through 6 when compared to the proposed project, and the same number of units in Subarea 7.

One new roadway is proposed in Subarea 5 (New Road 26), which is a minor collector road running from Alpine Boulevard to Via Dieguenos via Viejas Creek Trail (see Figures 4-4a and 4b). The new road would provide a secondary access to Palo Verde Estates, which currently only has one way in and one way out. No other new or expanded Mobility Element roads would be constructed under this alternative as the proposed density does not necessitate any additional new or expanded roadways. In addition, this alternative would not amend the village boundary.

As shown in Table 4-3, this alternative would result in approximately 3,680 allowable dwelling units in the seven subareas, which is 385 fewer units than the current General Plan and 2,398 fewer units than the proposed project. This alternative has a total forecasted population for the CPA of approximately 34,844, which is 1,074 fewer residents than the current General Plan and 6,691 fewer residents than the proposed project.

4.2.2.4 Alternative 3: Low Alternative

The Low Alternative (Alternative 3) would re-designate residential land uses in Subarea 5 only (see Figure 4-5) to create a gradual increase in residential density near Alpine Boulevard while maintaining a residential buffer for the Cleveland National Forest (CNF). Under the current General Plan, 460 dwelling units could be built in Subarea 5 while the alternative reduces capacity to a proposed 429 dwelling units. Under Alternative 3, several parcels within Subarea 5 would be re-designated from an existing SR-4 designation, which allows for up to one dwelling unit per 4, 8, or 16 acres depending on slope, to the lower-density RL-20 or RL-40 designation, which allows for one dwelling unit per 20 acres. In addition, an area within the northeastern portion of this subarea, abutting the I-8 corridor, would be re-designated from SR-4 to SR-1 and General Commercial uses. This alternative was proposed as an option for eastern Alpine during the FCI environmental review process. This alternative would result in fewer dwelling units in Subareas 1 through 6 when compared to the proposed project, and the same number of units in Subarea 7.

One new roadway is proposed in Subarea 5 (New Road 26), which is a minor collector road from Alpine Boulevard to Via Dieguenos via Viejas Creek Trail (see Figures 4-6a and 6b). The new road would provide a secondary access to Palo Verde Estates, which currently only has one way in and one way out. No other new or expanded Mobility Element roads would be constructed under this alternative because the proposed density does not necessitate any additional new or expanded roadways. In addition, this alternative would not amend the village boundary.

As shown in Table 4-3, this alternative would result in approximately 4,034 allowable dwelling units in the seven subareas, which is 31 units fewer than the current General Plan and 2,044 fewer units than the proposed project. This alternative has a total forecasted population for the CPA of approximately 35,832 residents, which is 86 fewer residents than the current General Plan and 5,703 fewer residents than the proposed project.

4.2.2.5 Alternative 4: Moderate Alternative

The Moderate Alternative (Alternative 4) would re-designate land uses in Subareas 1 through 5. Subareas 6 and 7 would retain the land use designations assigned in the current General Plan. The Moderate Alternative proposes an increase in density around areas where services, amenities, underutilized land, and freeway access already exist and where planned Mobility Element roads will be developed primarily by Otto Avenue, Tavern Road, and Chocolate Summit. This alternative only proposes residential land use designations and does not include any commercial land use designations. In addition, this alternative would extend the village boundary to the east in portions of Subarea 5 as a result of the proposed village land uses. This alternative would result in fewer dwelling units in Subareas 4 and 6 and a greater number of dwelling units in Subareas 1 through 3 and 5 when compared to the proposed project, and the same number of units in Subarea 7.

Land use designation changes would occur as follows (see Figure 4-7) as compared to the current General Plan:

- Subarea 1: A portion of this subarea currently designated Limited Impact Industrial (I-1) would be re-designated to VR-7.3 to match existing VR-7.3 land uses to the east.
- Subarea 2: Land use designations in this subarea would change from existing designations of VR-2, VR-2.9, VR-4.3, and SR-1 to VR-7.3 and VR-10.9. In addition, a new light collector roadway (New Road 25) is proposed to abut Wright's Field to the north (see Figures 4-8a and 8b).
- Subarea 3: Land use designation changes in this area would increase density slightly from SR-1 to SR-0.5. However, the easternmost portion of this subarea with severe slope constraints would change from SR-1 to the lower-density SR-2.
- Subarea 4: The northern and eastern portions of this subarea would be re-designated to SR-1 from SR-2.
- Subarea 5: Several land use changes would occur in this subarea. Some parcels adjacent to the I-8 corridor would change from VR-2 and SR-4 designations to VR-4.3 and SR-1. Parcels farther south would be re-designated from SR-4 and RL-40 to SR-1, SR-2, and RL-20. A small area in the northeastern area of this subarea would be re-designated General Commercial and SR-0.5 from SR-4. While a transfer request has not been submitted nor is it the County's intent to submit a request, the alternative includes evaluating the possibility of a land transfer with the CNF. Three new roadways are proposed in this subarea, New Roads 26, 27, and 29. New Road 26 is a minor collector road from Alpine Boulevard to Via Dieguenos via Viejas Creek and would provide a secondary access to Palo Verde Estates. New Roads 27 and 29 are minor collector roads. New

Road 27 runs from Alpine Boulevard to cul de sac #2 and New Road 29 runs from Alpine Boulevard to New Road 28 (see Figures 4-8a and 8b). These two new roads would accommodate increased capacity resulting from higher density in the subarea.

As shown in Table 4-3, this alternative would result in approximately 5,691 allowable dwelling units in the seven subareas, which would result in 1,626 more units than the current General Plan and 387 fewer units than the proposed project. This alternative has a total forecasted population for the CPA of approximately 40,455 residents, which is 4,537 more residents than the current General Plan and 1,080 fewer residents than the proposed project.

4.2.2.6 Alternative 5: High Alternative

The High Alternative (Alternative 5) would re-designate land uses in Subareas 1 through 6. The High Alternative proposes land use changes that could connect parks, schools, and open space to high-density residential in the Tavern Road community and increase opportunities for high-density residential and new commercial in the Village. In addition, this alternative would extend the village boundary to include Subarea 3 and portions of Subarea 5 as a result of the proposed village land uses. This alternative would result in fewer dwelling units in Subarea 4 and a greater number of dwelling units in Subareas 1 through 3 and 5 when compared to the proposed project, and the same number of units in Subareas 6 and 7.

Land use designation changes would occur as follows (see Figure 4-9) as compared to the current General Plan:

- Subarea 1: The subarea would be re-designated from VR-7.3 and I-1 to VR-15, similar to the land uses to the south.
- Subarea 2: Land use designations in this subarea would change from existing designations of VR-2, VR-2.9, VR-4.3, and SR-1 to VR-10.9, VR-20, and VR-24. In addition, a new light collector roadway (New Road 25) is proposed to abut Wright's Field to the north (see Figures 4-10a and 10b).
- Subarea 3: Existing SR-1 land uses would change to VR-7.3 and VR-10.9.
- Subarea 4: The subarea would change from SR-1, SR-2, and VR-2 to SR-0.5.
- Subarea 5: Several land use changes would occur in this subarea. Parcels adjacent to the I-8 corridor would be changed from VR-2 and SR-4 designations to VR-4.3, VR-7.3, VR-10.9, and VR-2.9. Parcels farther south would be re-designated from SR-4 and RL-40 to SR-1, SR-10, and RL-20. A small area in the northeastern area of this subarea would be re-designated General Commercial and VR-7.3. While a transfer request has not been submitted nor is it the County's intent to submit a request, the alternative would include evaluating the possibility of land exchanges with the CNF for PAL located in the southwest portion of the subarea.
 - Eight new roadways are proposed in this subarea, New Roads 26 through 33. New Road 26 is a minor collector road from Alpine Boulevard to Via Dieguenos via Viejas Creek and would provide a secondary access to Palo Verde Estates. New Roads 27 through 33 are minor collector roads off of Alpine Boulevard in this subarea (see Figures 4-10a and 10b). These roads would accommodate increased capacity resulting from higher density in the subarea.
- Subarea 6: The subarea would be re-designated from VR-15, SR-1, C-1, C-4, and P/SP to C-5 to provide high-density residential options and flexibility in commercial options.

As shown in Table 4-3, this alternative would result in approximately 11,498 allowable dwelling units in the seven subareas, which would result in 7,433 more units current General Plan and 5,420 more units than the proposed project. This alternative has a total forecasted population for the CPA of approximately 56,657 residents, which is 20,739 more residents than the current General Plan and 15,122 more residents than the proposed project.

4.3 Analysis of the No Project Alternative

4.3.1 No Project Alternative Description and Setting

The No Project Alternative for the Alpine CPU would be the continuation of the current General Plan with the land use designations and zoning continuing to guide development in unincorporated areas of the County, including the Alpine CPA, through the forecasted buildout year of 2050.

The current General Plan land use map and environmental analysis is provided in the prior EIRs and is incorporated by reference into this SEIR. These documents are available online at <http://www.sandiegocounty.gov/pds/gpupdate/environmental.html> and <https://www.sandiegocounty.gov/content/sdc/pds/advance/FCI/fcifinalseir.html>. In addition, all analyses in Chapter 2, Environmental Effects of the Proposed Project, summarize the significance determinations from the prior EIRs for each significance threshold.

4.3.2 Fulfillment of Project Objectives

As shown in Table 4-4, the No Project Alternative will modestly meet some of the project objectives because of applicable policies in place via the current General Plan but this alternative would not refine the current General Plan framework to encompass the community’s vision, provide updated development patterns reflecting the current General Plan goals, accommodate recent population growth and demographic changes, specifically address future infrastructure needs and climate change, reflect the current community’s vision for the future, or provide more diverse housing choices and mixed use options.

Table 4-4 No Project Alternative Objectives Summary

Alpine CPU Objectives	No Project-Current General Plan	Objective Fulfillment Rationale
1. Refine the policies and land use framework established by the General Plan to encompass the community’s vision for Alpine.	○	This alternative would not result in refinement of the policies and framework established in the General Plan.
2. Provide community-specific policies and establish development guidance in pursuit of the County’s greenhouse gas emission reduction targets.	●	This alternative was not developed in light of the County’s targets for greenhouse gas (GHG) emissions. Under this alternative, total vehicle miles traveled (VMT) would increase from existing conditions, but per capita and per employee VMT would improve. Total VMT and GHG emissions would be less than the proposed project.

Alpine CPU Objectives	No Project-Current General Plan	Objective Fulfillment Rationale
<p>3. Ensure new development is planned and designed in a manner that protects Alpine’s natural setting and unique community character.</p>	<p>●</p>	<p>The current Alpine Community Plan, which serves to implement the current General Plan and allows refinement of current General Plan goals and policies, was written over 40 years ago and has not been amended since 2010. This alternative would not include the development of more refined design guidelines and development policies but does protect to a degree Alpine’s natural setting and unique community character.</p>
<p>4. Require new development and encourage existing development to minimize impacts to public safety and provide adequate defensibility from wildfires.</p>	<p>○</p>	<p>The current Community Plan includes policies that encourage public safety but does not include new Mobility Element roads intended to facilitate movement and evacuation routes and includes more dwelling units in areas within or adjacent to high wildfire areas.</p>
<p>5. Promote sustainability by focusing growth where services and infrastructure exist or can be reasonably built.</p>	<p>●</p>	<p>The current Alpine Community Plan focuses growth in the Village areas that are best served by existing services and infrastructure.</p>
<p>6. Encourage compact, mixed use development to support a vital Village core and advance the County’s goals to reduce Vehicle Miles Travelled.</p>	<p>●</p>	<p>The current General Plan includes some mixed use development within the Village core. Under this alternative, total VMT would increase from existing conditions, but per capita and per employee VMT would improve. Total VMT and GHG emissions would be less than the proposed project, but per capita and per employee VMT would be worse than the proposed project.</p>
<p>7. Minimize the impacts from development on sensitive natural resources—such as Alpine Creek, Viejas Mountain, and Cleveland National Forest for the benefit of the community.</p>	<p>●</p>	<p>Development is focused along I-8 and generally in the Village boundary, therefore minimizing potential impacts in areas of sensitive natural resources.</p>
<p>8. Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns.</p>	<p>○</p>	<p>The current planned mobility network includes some multimodal aspects; however, the network would remain unchanged and would not enhance connectivity to the same degree as the proposed project. Under this alternative, total VMT would increase from existing conditions, but per capita and per employee VMT would improve. Total VMT and GHG emissions would be less than the proposed project, but per capita and per employee VMT would be worse than the proposed project.</p>

Alpine CPU Objectives	No Project-Current General Plan	Objective Fulfillment Rationale
9. Reinforce the vitality, local economy, and character of Alpine while balancing housing, employment, and recreational opportunities.	●	The current Alpine Community Plan includes a land use plan and policies that are intended to provide a balance of land uses that support a vital Alpine community. However, the Plan was written over 40 years ago and has not been amended since 2010. Therefore, this alternative would not ensure that new development would reinforce the current community’s vision regarding these issues.

Fulfillment of Objectives Ratings:
 From “Fully Meets” ● to “Does Not Meet” ○
 ●●●○○

4.4 Analysis of the Former FCI Lands in Alpine (Alternative 1)

The Former FCI Lands in Alpine Alternative (Alternative 1) would reduce capacity in the CPA by reverting all former FCI lands in the Alpine CPA to RL-40 (one residential dwelling unit per 40 gross acres). The alternative applies to Subareas 3, 5, 6, and 7, which consists of areas south of I-8 roughly between the Alpine Boulevard/I-8 intersection and the East Willows Road/I-8 intersection and a number of parcels north of I-8 and in the southern areas of the Alpine CPA, including areas near Japatul Road, Japatul Valley Road, and Lyons Valley Road (see Figure 4-1). This is the only alternative that proposes a change in Subarea 7, which is currently designated for low-density RL-20 or SR-4 residential uses, and others are designated as PAL or Tribal lands. This alternative was developed as a response to the FCI settlement and to evaluate the potential outcome of lowering density for former FCI lands. This alternative would result in a reduction of 7 dwelling units in Subarea 3; 385 dwelling units in Subarea 5; and 2,703 dwelling units in Subarea 7 as compared to the current General Plan. There would be no change in dwelling units in Subarea 6.

One new roadway is proposed in Subarea 5 (New Road 26), which is a minor collector road from Alpine Boulevard to Via Dieguenos via Viejas Creek Trail (see Figures 4-2a and 2b). The new road would provide a secondary access to Palo Verde Estates, which currently only has one way in and one way out. Table 4-5 shows a comparison of the total number of allowable dwelling units within Subareas 1 through 7 between Alternative 1 and the current General Plan and proposed project. Alternative 1 would result in 3,095 fewer units than analyzed in the current General Plan and 5,108 fewer units than the proposed project.

Table 4-5 Allowable Dwelling Units (Subareas 1–7)

	Total	Difference Alternative 1
Alternative 1	970	-
Current General Plan	4,065	(3,095)
Proposed Project	6,078	(5,108)

4.4.1 Comparison of the Effects of Alternative 1 to the Prior EIRs and Proposed Project

4.4.1.1 Aesthetics

The effects of Alternative 1 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-6.

Table 4-6 Aesthetics Impacts Comparison

Issue	Prior EIRs	Alt. 1 Compared to Prior EIRs	Proposed Project	Alt. 1 Compared to Proposed Project
AES-1 Scenic Vistas	LS	▼ LS	LS	▼ LS
AES-2 Scenic Resources	LS	▼ LS	LS	▼ LS
AES-3 Visual Character or Quality	SU	▼ SU	SU	▼ SU
AES-4 New Light or Glare	SU	▼ LS	SU	▼ LS

SU- Significant and Unavoidable
 LS- Less than Significant
 ▼ Impacts are reduced
 ▲ Impacts are greater
 = Impacts are similar
Bolded text – a change in impact conclusion

Issue 1: Scenic Vistas

Under this alternative, 970 dwelling units could be developed in the seven subareas. Alternative 1 allows for a total of 24 dwelling units to be constructed within Subarea 3 instead of the allowed 31 units in the current General Plan, 75 dwelling units to be constructed in Subarea 5 instead of the 460 units allowed in the current General Plan, and 160 dwelling units in Subarea 7, instead of the 2,863 units allowed in the current General Plan. This alternative would result in 3,095 fewer dwelling units in the seven subareas than allowed by the current General Plan. No land use changes to any other subareas would be proposed with this alternative when compared to the current General Plan. The reduced level of density that would occur in these subareas under this alternative and the lower-profile nature of the development per the land use designation (one- to two-story single-family homes with a few potential outbuildings) would not result in the substantial obstruction or detracting from the scenic vistas available in the vicinity of these subareas. Consistent with the prior EIRs and the proposed project, development allowed throughout the CPA under this alternative would also incorporate existing regulations and prior EIRs mitigation measures to mitigate potential impacts to scenic vistas.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs; this reduction in units would occur in Subareas 3, 5, and 7. The level of density and lower-profile nature of development proposed in these subareas would be substantially less disruptive to scenic vistas compared to the development analyzed in the prior EIRs. Therefore, impacts on scenic vistas under this alternative would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and lower-profile nature of development proposed in this alternative would be substantially less disruptive to scenic vistas compared to the development allowed under the proposed project. Therefore, the impacts on scenic vistas would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 2: Scenic Resources

The existing Alpine Community Plan identifies three scenic view corridors from I-8: (1) views toward El Capitan Reservoir, (2) east and west views of Viejas Mountain, and (3) south views along Sweetwater River (see Figures 2.1-2a and 2b of this SEIR). I-8 is the only State-Eligible scenic highway and highway designated on the 2007 County Scenic Highway System Priority List in the vicinity of the land use designation changes that would occur under this alternative. There are no other eligible or designated State Scenic Highways in the vicinity of the Alpine CPA, and other designated County highways on the Priority List in the area do not include views of the seven subareas where land use designation changes would occur, largely due to intervening topography and vegetation. This alternative would involve land use designation changes within viewsheds available from I-8, an eligible State Scenic Highway. The segment of I-8 in Subareas 3 and 5 are at a lower elevation than the land to the north of the freeway and there is a bluff that abuts the freeway. Similarly, bluffs or intervening vegetation obscures much of the southern viewshed available from the east and westbound lanes of I-8 as they travel through the subareas with only brief glimpses of broader viewsheds available along these portions of I-8 (such as before the Alpine Boulevard/Willows Road exit). Therefore, views of this area are obscured and the very low-density development that would occur from implementation of this alternative would not be visible from I-8. Future development would require implementation of current General Plan and Alpine CPU policies and the prior EIRs mitigation measures related to scenic resources. There are also numerous regulations in place that will continue to apply to subsequent projects that are discretionary, including the County's Guidelines for Determining Significance – Visual Resources, and scenic designators.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than the current General Plan; this reduction in units would occur in Subareas 3, 5, and 7. The level of density and lower-profile nature of development proposed in the alternative would be substantially reduced compared to the development analyzed in the prior EIRs. Therefore, impacts on scenic resources under this alternative would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and lower-profile nature of development proposed in the alternative would be substantially reduced compared to the allowable development under the proposed project. Therefore, the impacts on scenic resources would be reduced as compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 3: Visual Character or Quality

The Alpine CPA is defined by its small-town character currently consisting largely of semi-rural residential uses. Architecture tends to be low profile with most structures remaining within one- to two-story height limits and containing varying, but relatively traditional styles. Under Alternative 1, uniform lot and

structure sizes, greater lot coverage, consistent setbacks and massing, and similar architectural styles would become more common. The RL-40 land use designation changes that could occur under Alternative 1 allow one dwelling unit per 40 acres of land and would occur in Subareas 3, 5, 6, and 7. The lower-density development in these subareas would be consistent with the existing character of these subareas. No land use changes to any other subareas would be proposed with this alternative when compared to the current General Plan. Consistent with the prior EIRs and the proposed project, development allowed throughout the CPA under this alternative would also incorporate current General Plan policies and prior EIRs mitigation measures to reduce impacts on visual character and quality.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The level of density and lower-profile nature of development proposed in these subareas would be substantially reduced compared to the development analyzed in the prior EIRs. Therefore, impacts on visual character or quality under this alternative would be reduced as compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and lower-profile nature of development would be substantially reduced in the proposed alternative compared to the development allowed by the proposed project. Therefore, the impacts on visual character or quality would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable .

Issue 4: New Light or Glare

Under existing conditions, the Alpine CPA, which has a concentration of commercial uses along Alpine Boulevard, has a greater lighting footprint in that part of the Alpine CPA and a lesser lighting footprint in the surrounding rural uses. All development occurring under this alternative would be required to comply with the lighting standards of the County of San Diego Zoning Ordinance, which would reduce light pollution and light trespass. In addition, the lower-density housing and less intense development that would occur under this alternative would be spread out over a relatively large area and would not result in the concentration of a large number of nighttime light sources within a consolidated area. Current General Plan policies and the prior EIRs mitigation measures, in combination with other applicable regulations, including the Light Pollution Code and the San Diego County Zoning Ordinance, would lessen impacts on nighttime views.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The level of density associated with development proposed in this alternative would be substantially reduced compared to the development analyzed in the prior EIRs. Therefore, impacts on new sources of light or glare under this alternative would be reduced compared to the prior EIRs. Unlike the prior EIRs for which impacts were found to be significant and unavoidable, these impacts would be less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density associated with development proposed in this alternative would be

substantially reduced compared to the allowable development under the proposed project. Therefore, the potential impacts on new sources of light or glare would be reduced compared to the proposed projects. Unlike the proposed project for which impacts were found to be significant and unavoidable, these impacts would be less than significant.

4.4.1.2 *Agriculture and Forestry Resources*

The effects of Alternative 1 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-7.

Table 4-7 Agriculture and Forestry Impacts Comparison

Issue	Prior EIRs	Alt. 1 Compared to Prior EIRs	Proposed Project	Alt. 1 Compared to Proposed Project
AG-1 Direct Conversion of Agricultural Resources	SU	▼ SU	SU	▼ SU
AG-2 Conflict with Agricultural Zoning or Williamson Act Contract	LS	▼ LS	LS	▼ LS
AG-3 Indirect Conversion of Agricultural Resources	SU	▼ SU	SU	▼ SU
AG-4 Direct and Indirect Conversion of Forestry Resources	SU ¹	= SU	SU	▼ SU

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

¹ This issue was not included in the State CEQA Guidelines at the time of the 2011 General Plan EIR; therefore, this issue impact conclusion is from the 2016 FCI EIR.

Issue 1: Direct Conversion of Agricultural Resources

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. Only Subareas 5 and 7 contain lands designated as Agricultural Preserve and lands under Williamson Act Contract. 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.

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. 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 Farmland Mapping and Monitoring (FMMP). The alternative would convert SR-1 to RL-40 in areas where steep slopes are predominant.

Subarea 5 has several agricultural resources identified within its boundaries. Subarea 5 contains 2,080.52 acres, of which approximately 1,470 acres is zoned A70 and approximately 485 acres is zoned A72. 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 reduced density where agricultural resources have been identified.

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 C-4, SR-1, 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), approximately 14 acres identified as Prime Farmland Soils, and 12.22 acres of County Candidate Soils of Prime and Statewide significance.

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, C-4, Public/Semi-Public Facilities (P/SP), Tribal Lands (TL), and Village Core Mixed Use (C-5). 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.

The RL-40 land use designation change under this alternative would allow for one dwelling unit per 40 acres, which would not reduce viability for agricultural uses. However, the proposed Mobility Element road in Subarea 5 (New Road 26), which is a minor collector road from Alpine Boulevard to Via Dieguenos via Viejas Creek Trail, 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. There are also regulations in place that would continue to apply to subsequent discretionary projects, including the current General Plan, the Agricultural Guidelines, agricultural designators, and conformance to the Williamson Act.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs, in Subareas 3, 5, and 7. The level of density in areas identified with important agricultural resources or existing agricultural use would be substantially reduced compared to the development analyzed in the prior EIRs. However, the proposed Mobility Element road in Subarea 5 (New Road 26) 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. Therefore, impacts related to the direct conversion of agricultural resources under this alternative would be reduced as compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density would be substantially reduced compared to the development allowed under the proposed project. However, like the proposed project, the proposed Mobility Element road in Subarea 5 (New Road 26) 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. Therefore, impacts related to the direct

conversion of agricultural resources under this alternative would be reduced as compared to the proposed project. Like the proposed project, the impacts would remain significant and unavoidable.

Issue 2: Conflict with Agricultural Zoning or Williamson Act Contract

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 5b of this SEIR depict the agricultural zoning within the Alpine CPA subareas. Subarea 3 is entirely zoned A70 and does not have any existing mapped Williamson Act Contract land or Agricultural Preserve land. 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. Subarea 6 is composed of 104.93 acres, of which 1.44 acres of land is zoned A70 and does not have any existing mapped Williamson Act Contract land or Agricultural Preserve land. 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. A new Mobility Element road is proposed in Subarea 5 (New Road 26); 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. There are also regulations in place that would continue to apply to subsequent discretionary projects, including the current General Plan, the Agricultural Guidelines, agricultural designators, and conformance to the Williamson Act, that would reduce impacts to less than significant.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The level of density and intensity would be substantially reduced for land zoned for agriculture areas compared to the prior EIRs. However, the introduction of a new Mobility Element road (New Road 26) would introduce a conflict with agricultural zoning. Impacts to a conflict with agricultural zoning or Williamson Act Contracts under this alternative would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity would be substantially reduced for land zoned for agriculture areas compared to the proposed project. However, like the proposed project, the introduction of a new Mobility Element road would introduce a conflict with agricultural zoning. Therefore, impacts to a conflict with agricultural zoning or Williamson Act Contracts under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 3: 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. 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. Subarea 3 is entirely zoned A70 and does not have any existing mapped Williamson Act Contract land or Agricultural Preserve land. Subarea 5 includes County-identified agricultural resources (field crops), Williamson Act Contracts, and Agricultural Preserves, but does not contain any FMMP Agricultural Resource Land. Subarea 6 includes land zoned A70 and County-identified agricultural resources (field crops) and FMMP Agricultural Resource Land (Grazing). 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 Subareas 3, 5, 6, and 7. The RL-40 land use designation change under this alternative would allow for one dwelling unit per 40 acres and be compatible with agricultural resources, and would not result in indirect impacts on agricultural resources by subdividing land, which reduces the viability of the land for these uses. However, the proposed Mobility Element road in Subarea 5 (New Road 26) 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.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The level of density would be substantially reduced in land zoned for agriculture areas compared to the prior EIRs. However, the proposed Mobility Element road in Subarea 5 (New Road 26) 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. Therefore, impacts to the indirect conversion of agricultural resources under this alternative would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density would be substantially reduced in land zoned for agriculture areas compared to the proposed project. However, like the proposed project, the proposed Mobility Element road (New Road 26) in Subarea 5 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. Therefore, impacts to the indirect conversion of agricultural resources under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts remain significant and unavoidable.

Issue 4: Direct and Indirect Conversion of Forestry Resources

The Alpine CPA also includes areas within the 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 California Public Resources Code (PRC). In addition, some areas within the Alpine CPA may contain forestry resources that are not within the CNF boundary. The Alpine CPA does not contain any “timberland” as defined by PRC Section 4526.

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. 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. 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. Subarea 7 is located within the CNF, is former FCI lands, has 2,214.32 acres of mapped forestry vegetation, and has the potential to support forestry resources. The RL-40 land use designation change under this alternative would revert former FCI land in this area and allow for one dwelling unit per 40 acres.

Alternative Compared to Prior EIRs

This issue was not included in the State CEQA Guidelines at the time of the 2011 General Plan EIR; therefore, it was not evaluated at that time. However, the 2016 FCI EIR did contain an analysis of these resources. Therefore, this alternative is compared to the 2016 FCI EIR, which was an SEIR to the 2011 General Plan EIR.

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7 and revert former FCI land use designations in Subareas 3, 5, 6, and 7. No land use designation changes are proposed in other areas of the Alpine CPA. The alternative would be compatible with forest resources because the proposed land uses are low density and would not subdivide property such that forestry resources would not be viable compared to the 2016 FCI EIR. However, future development within the FCI lands may result in land uses that are incompatible with adjacent or nearby CNF lands. Therefore, impacts to the direct or indirect conversion of forestry resources under this alternative would be similar to the 2016 FCI EIR. Like this SEIR, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7 and revert former FCI land use designations in Subareas 3, 5, 6, and 7. No land use designation changes are proposed in other areas of the Alpine CPA. The alternative would be compatible with forest resources because the proposed land uses are low-density and would not subdivide property such that forestry resources would not be viable compared to the proposed project. However, future development within the FCI lands may result in land uses that are incompatible with adjacent or nearby CNF lands. Therefore, impacts to the direct or indirect conversion of forestry resources under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

4.4.1.3 Air Quality

The effects of Alternative 1 compared to the 2011 General Plan EIR and proposed project are summarized below by issue area and in Table 4-8. Consistent with the analysis provided in Section 2.3 of this SEIR, only the 2011 General Plan is used for the air quality analysis due to the outcome of litigation of the FCI GPA.

Issue 1: Conformance with Applicable Plans

Future development occurring under this alternative would reduce projected growth from the General Plan. This reduction in allowable development would result in a decrease in annual vehicle miles traveled (VMT) below what was anticipated in the General Plan, as described in Section 5.16, *Transportation and Traffic*. The Regional Air Quality Strategy (RAQS) and State Implementation Plan (SIP) are the relevant air quality plans for demonstrating attainment with the federal and state ambient air quality strategies. The RAQS and SIP provide attainment plans based on anticipated regional growth that is based, in part, on the planned growth identified in regional and local land use plans. Regional growth in the unincorporated County was estimated by identified growth in the County's General Plan. Therefore, projects that would result in increases in population or employment growth beyond that projected in regional or local plans could result in increases in VMT above that forecasted in the attainment plans. While the RAQS and SIP

Table 4-8 Air Quality Impacts Comparison

Issue	Prior EIR	Alt. 1 Compared to Prior EIR	Proposed Project	Alt. 1 Compared to Proposed Project
AQ-1 Conformance with Applicable Plans	LS	▼ LS	SU	▼ LS
AQ-2 Cumulatively Considerable Net Increase of Criteria Air Pollutants	SU	▼ SU	SU	▼ SU
AQ-3 Sensitive Receptor Exposure to Substantial Pollutant Concentrations	SU	▼ SU	SU	▼ SU
AQ-4 Other Emissions	LS	= LS	LS	= LS

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

considered growth from the General Plan, the potential of future plans to reduce population, employment, or VMT from allowable General Plan levels was not contemplated. Because this alternative would result in less growth than what was assumed in the RAQS and SIP, the alternative would not conflict with the region's attainment plans.

Alternative Compared to the Prior EIR

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIR in Subareas 3, 5, and 7 and revert former FCI land use designations in Subareas 3, 5, 6, and 7. Alternative 1 would also allow for similar non-residential acres than assumed in the prior EIR, resulting in a reduction in anticipated population, employment, and VMT. The prior EIR identified a less than significant impact related to conformance with applicable air quality plans. This alternative would allow for less development than the allowable General Plan growth forecasts and would have been considered in the growth projections included in the RAQS and SIP. Therefore, this impact would be similar compared the prior EIR. Like the prior EIR, this impact would remain less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow for fewer dwelling units and less non-residential acres than the proposed project. The analysis for the proposed project identified a significant and unavoidable impact related to conformance with applicable plans because it is proposing growth that was not considered in the General Plan and; thus, not included in the regional growth projections used to develop the RAQS and SIP. For the purposes of this impact analysis, a project would be determined to have a significant impact if it would result in growth that was not anticipated in regional growth projections (which are used to develop the RAQS/SIP). For this alternative, this comparison would be with the anticipated growth identified in the 2011 General Plan. Future allowable development under this alternative would result in reduced

population, employment, and VMT projections compared to the General Plan. This growth would have been included in the regional growth projections used to develop the RAQS/SIP. Therefore, this impact would be reduced compared to the proposed project. Unlike the proposed project, for which impacts were found to be significant and unavoidable, this impact would be less than significant.

Issue 2: Cumulatively Considerable Net Increase in Pollutants

Future development occurring under this alternative would result in emissions of criteria air pollutants from construction- and operational-related activities. Because the timing and intensity of construction activities are dependent on market conditions and unknown at this time, emissions from construction activities from future developments may result in exceedances of the County Screening Level Thresholds (SLTs).

A quantitative analysis for operational emissions of criteria air pollutants and precursors was conducted for this alternative consistent with the analysis methodology presented in Section 2.3.2.1 of this SEIR. Potential impacts from the operations of this alternative were determined based on the potential increase in emissions of criteria air pollutants beyond what is currently allowed in the General Plan. Table 4-9 summarizes the maximum daily operational emissions of criteria air pollutants and precursors that would be generated by buildout of the allowed uses under this alternative and the General Plan, and a comparison of the net change in emissions to the County's SLTs.

Alternative Compared to the Prior EIR

As shown in Table 4-9, operational activities would result in a net decrease in emissions of criteria air pollutants compared to General Plan buildout of the Alpine CPA. Alternative 1 would allow for fewer residential and non-residential development than the General Plan and would reduce estimated daily emission generation for criteria air pollutants compared to the allowable buildout of the General Plan. Implementation of Alternative 1 would result in criteria air pollutant emissions in lower quantities compared to that identified in the prior EIR. This alternative would not result in an increase in any criteria air pollutant emissions when compared to the prior EIR to a level that would exceed the County's SLTs. The alternative would still result in a net increase in criteria pollutant emissions above existing conditions. Therefore, this impact would be reduced compared to the prior EIR. Like the prior EIR, this impact would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 1 would allow fewer dwelling units and less non-residential acreage than proposed under the proposed project. The proposed project identified a significant and unavoidable when it would result in a net increase in emissions when compared to the County's SLTs. As shown below in Table 4-10, this alternative would generate fewer daily emissions of criteria air pollutants than the proposed project. Therefore, this impact would be reduced compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

Table 4-9 Modeled Maximum Daily Emissions of Criteria Air Pollutants and Precursors (lb/day) Associated with the General Plan and Alternative 1 Buildout

Source	lb/day					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
General Plan Buildout of Alpine CPA						
Natural Gas Usage	8	72	40	<1	6	6
Architectural Coating	66	<1	<1	<1	<1	<1
Consumer Products	439	<1	<1	<1	<1	<1
Hearth	16,267	318	20,079	36	2,815	2,815
Landscaping	27	10	878	<1	5	5
Mobile	222	505	2,562	8	169	70
Total	17,028	905	23,559	45	2,995	2,896
Alternative 1						
Natural Gas Usage	6	53	26	<1	4	4
Architectural Coating	46	<1	<1	<1	<1	<1
Consumer Products	294	<1	<1	<1	<1	<1
Hearth	11,530	225	14,233	26	1,996	1,996
Landscaping	19	7	623	<1	3	3
Mobile	191	434	2,199	7	145	60
Total	12,086	719	17,081	33	2,148	2,063
Exceed Screening Level Threshold	Yes	Yes	Yes	No	Yes	Yes
Net Change from Prior EIR	-4,943	-187	-6,477	-12	-847	-833
Net Change from Existing Conditions ¹	+1,384	-201	+1,206	+3	+289	+267
Screening Level Threshold	75	250	550	250	100	55

Source: Appendix D.

Notes: CO = carbon dioxide; CPA = community plan area; lb/day = pounds per day; EIR = Environmental Impact Report; NO_x = nitrous oxide; PM_{2.5} = fine particulate matter; PM₁₀ = respirable particulate matter; SO_x = sulfur oxides; VOC = volatile organic compounds

¹ Detailed emissions estimates for existing conditions are presented in Chapter 2.3, *Air Quality*.

Totals may not add exactly due to rounding.

Emissions from industrial sources were modeled in separate CalEEMod files to reflect no increase in industrial uses beyond existing conditions. Details are shown in Appendix D.

Table 4-10 Modeled Maximum Daily Emissions of Criteria Air Pollutants and Precursors (lb/day) Associated with the Proposed Project and Alternative 1 Buildout

Source	lb/day					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Proposed Project						
Natural Gas Usage	9	76	42	<1	6	6
Architectural Coating	74	<1	<1	<1	<1	<1
Consumer Products	488	<1	<1	<1	<1	<1
Hearth	19,347	378	23,882	43	3,348	3,348
Landscaping	32	12	1,043	<1	6	6
Mobile	257	586	2,970	10	196	81
Total	20,207	1,052	27,937	53	3,556	3,441
Alternative 1						
Natural Gas Usage	6	53	26	<1	4	4
Architectural Coating	46	<1	<1	<1	<1	<1
Consumer Products	294	<1	<1	<1	<1	<1
Hearth	11,530	225	14,233	26	1,996	1,996
Landscaping	19	7	623	<1	3	3
Mobile	191	434	2,199	7	145	60
Total	12,086	719	17,081	33	2,148	2,063
Exceed Screening Level Threshold?	Yes	Yes	Yes	No	Yes	Yes
Net Change from Proposed Project	-8,122	-333	-10,856	-20	-1,408	-1,378
Net Change from Existing Conditions ¹	+1,384	-201	+1,206	+3	+289	+267
Screening Level Threshold	75	250	550	250	100	55

Source: Appendix D.

Notes: CO = carbon dioxide; CPA = community plan area; lb/day = pounds per day; NO_x = nitrous oxide; PM_{2.5} = fine particulate matter; PM₁₀ = respirable particulate matter; SO_x = sulfur oxides; VOC = volatile organic compounds

¹ Detailed emissions estimates for existing conditions are presented in Chapter 2.3, *Air Quality*. Totals may not add exactly due to rounding.

Emissions from industrial sources were modeled in separate CalEEMod files to reflect no increase in industrial uses beyond existing conditions. Details are shown in Appendix D.

Issue 3: Sensitive Receptor Exposure to Substantial Pollutant Concentrations

Implementation of Alternative 1 would result in exposure of sensitive receptors to construction-related toxic air contaminants (TACs). However, given that future development under this alternative would occur incrementally between 2020 and 2050 and in various areas throughout the Alpine CPA, it is unlikely that any one sensitive receptor would be exposed to construction-related TACs for extended periods of time. All future development within the Alpine CPA and associated construction activities were previously

identified and accounted for in the prior EIR. Therefore, construction activity as a result of the allowable Alternative 1 buildout would not result in the exposure of existing or new sensitive receptors to substantial increases in TAC emissions, beyond what would have been analyzed in the prior EIR.

This alternative would also result in VMT growth above existing conditions along local roadways within the County as a result of allowable future development. This increase in vehicle and truck traffic in comparison to existing conditions may exacerbate health risks to existing and future sensitive uses located in proximity to roadways with high traffic volumes. However, because this alternative would propose less development than what was anticipated in the prior EIR, this increase in VMT would have been analyzed and accounted for in the prior EIR. The primary TAC of concern related to on-road vehicle emissions is diesel particulate matter (diesel PM). All new development undergoing discretionary review would be required to evaluate TAC exposure and incorporate available reduction measures in accordance with the San Diego County Air Pollution Control District (SDAPCD) requirements, if necessary.

Alternative Compared to the Prior EIR

Alternative 1 would allow for fewer dwelling units and less non-residential acreage than assumed in the prior EIR. The prior EIR identified a significant and unavoidable impact related to exposure of sensitive receptors to substantial pollutant concentrations. This alternative would allow less residential development than the allowable General Plan growth forecast, and would result in a lower VMT.

As shown in Table 4-10, this alternative would result in lower emissions of criteria air pollutants compared to the prior EIR. Impacts to sensitive receptors (including health risks related to criteria air pollutants, diesel PM, and CO “Hotspots”) during operation would be reduced because the project would result in lower criteria air pollutant emissions. This alternative would allow for fewer dwelling units which reduces the number of potential sensitive receptors that would be exposed to potential roadway TACs (i.e. diesel PM from vehicle operations and CO “Hotspots”). Further, this alternative would result in lower VMT than the development anticipated under the prior EIR. Therefore, this impact would be reduced compared to the prior EIR. Like the prior EIR, this impact would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 1 would allow for fewer dwelling units and less non-residential acreage than the proposed project. The proposed project identified a significant and unavoidable impact related to exposure of sensitive receptors to substantial pollutant concentrations because of the unknown level to which future operational emissions from on-road vehicles would exacerbate existing exposure of sensitive receptors to TACs (specifically diesel PM). Future allowable development under this alternative would result in reduced population, employment, and VMT projections compared to the proposed project.

As shown in Table 4-10, this alternative would result in lower emissions for all criteria air pollutants compared to the proposed project. Impacts to sensitive receptors (including health risks related to criteria air pollutants, diesel PM, and CO “hotspots”) during operation would be reduced because this alternative would reduce criteria air pollutant emissions and VMT generated at buildout. Further, this alternative would allow for fewer residential units, reducing the chance for sensitive receptors to be exposed to TACs generated along roadways. Therefore, this impact would be reduced compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

Issue 4: Other Emissions (Odors)

Alternative 1 would generate odors during construction activities. These odors would be temporary and would occur at various locations within the Alpine CPA, and no single receptor would be continuously exposed to construction activities (i.e., once a project is constructed, construction-related emissions and odors would cease at this location). This alternative does not propose any land uses that would typically be considered odor-generating (e.g., wastewater treatment facility, confined animal facility, or organic agricultural operations). Should any odor-generating uses be developed in the Alpine CPA, they would be required to comply with relevant SDAPCD and County regulations for managing and mitigating odors, described in Section 2.3.2.3 of this SEIR.

Alternative Compared to the Prior EIR

Alternative 1 would revert all former FCI lands in the Alpine CPA to RL-40 (one residential dwelling unit per 40 gross acres). The resultant effect is that this alternative would allow for residential uses where the prior EIR allowed for a mix of land uses. The development allowed under the General Plan would result in temporary odors generated during construction activities. However, these odors would not be of concern because they are temporary and would occur at various locations throughout the Alpine CPA. These potential odors would not be generated in a single location for an extended period, and thus would not expose any one sensitive receptor to significant odor emissions. The prior EIR did not identify any operational uses typically considered to be odor-generating. Further, any odor-generating uses proposed in the Alpine CPA would be required to comply with relevant SDAPCD and County regulations for managing and mitigating odors. Therefore, these impacts would be similar compared to the prior EIR. Like the prior EIR, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 1 would revert all former FCI lands in the Alpine CPA to RL-40 (one residential dwelling unit per 40 gross acres). The resultant effect is that this alternative would allow for residential uses where the proposed project allows for a mix of land uses. The development allowed under the proposed project would result in temporary odors generated during construction activities. However, these odors would not be of concern because they are temporary and would occur at various locations throughout the Alpine CPA. These potential odors would not be generated in a single location for an extended period and thus would not expose any one sensitive receptor to significant odor emissions. The proposed project did not identify any operational uses typically considered to be odor-generating. Further, any odor-generating uses proposed in the Alpine CPA would be required to comply with relevant SDAPCD and County regulations for managing and mitigating odors. Therefore, these impacts would be similar compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

4.4.1.4 Biological Resources

The effects of Alternative 1 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-11.

Table 4-11 Biological Resources Impacts Comparison

Issue	Prior EIRs	Alt. 1 Compared to Prior EIRs	Proposed Project	Alt. 1 Compared to Proposed Project
BIO-1 Special-Status Plant and Wildlife Species	SU	▼ SU	SU	▼ SU
BIO-2 Riparian Habitat and Other Sensitive Natural Communities	SU	▼ SU	SU	▼ SU
BIO-3 Federally Protected Wetlands	LS	▼ LS	LS	▼ LS
BIO-4 Wildlife Movement Corridors and Nursery Sites	SU	▼ SU	SU	▼ SU
BIO-5 Conflict with Local Policies and Ordinances	LS	▼ LS	LS	▼ LS
BIO-6 Habitat Conservation Plans	LS	▼ LS	LS	▼ LS

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

Issue 1: Special-Status Plant and Wildlife Species

Table 2.4-8 in this SEIR documents the estimated total area of impacts to special-status plants in the Alpine CPA. U.S. Fish and Wildlife Service (USFWS)-designated critical habitat for three species occurs within the Alpine CPA. Future development would potentially result in the direct loss of critical habitat for the coastal California gnatcatcher and the arroyo toad. All potential impacts to critical habitat for the coastal California gnatcatcher would occur within Subarea 4. Critical habitat for the coastal California gnatcatcher, arroyo toad, and San Diego thornmint is present within Subarea 7. Potential impacts on critical habitat would require site-specific analysis and project-level details during discretionary review of future projects.

Subarea 3 is sparsely developed and includes large-lot homes that are generally separated by lots containing natural open space. Subarea 3 contains several vegetation communities, including areas mapped as chaparral, other woodlands, grassland, riparian forest, urban-disturbed habitat, agriculture, and eucalyptus woodland. Subarea 5 is dominated by natural, undeveloped open space, some of which is located within the CNF. Subarea 5 contains several vegetation communities, including areas mapped as chaparral, other woodlands, riparian forest, urban-disturbed habitat, agriculture, and eucalyptus woodland. These vegetation communities provide habitat for several special-status plant and wildlife species, as identified in Section 2.4. Subarea 6 is almost entirely developed, containing small pockets of vegetation in the western portion of the subarea. Subarea 6 contains areas predominantly mapped as urban-disturbed habitat, agriculture, and eucalyptus woodland, with small areas of chaparral and riparian forest. The special-status plant and wildlife species commonly associated with chaparral and riparian forest habitats are described above under Subareas 1 and 3. Alternative 1 allows for a total of 24 dwelling

units to be constructed within Subarea 3 instead of the currently allowed 31 units, 75 dwelling units to be constructed in Subarea 5 instead of the currently allowed 460 units, and 160 dwelling units in Subarea 7, instead of the 2,863 units currently allowed. Site-specific analysis of impacts on biological resources, including biological resource surveys if deemed required by the County, would be required for future discretionary projects that could impact vegetation communities and special-status plant and wildlife species.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The level of density and intensity of development proposed in these subareas would be substantially reduced compared to the development analyzed in the prior EIRs. Implementation of the same current General Plan policies and mitigation measures identified in Section 2.4 of this SEIR would reduce this alternative's impacts on special-status species and sensitive habitat, but not below a level of significance because it cannot be ensured that impacts from future development could be mitigated. Therefore, this impact would be reduced compared to the prior EIRs. Like the prior EIRs, this impact would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in these subareas would be substantially reduced compared to the development allowed by the proposed project. Implementation of the same current General Plan policies and mitigation measures identified in Section 2.4 of this SEIR would reduce this alternative's impacts on special-status species and sensitive habitat, but not below a level of significance because it cannot be ensured that impacts from future development could be mitigated. Therefore, this impact would be reduced compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

Issue 2: Riparian Habitat and Other Sensitive Natural Communities

Subarea 3 is sparsely developed and includes large-lot homes that are generally separated by lots containing natural open space. Subarea 3 contains areas mapped as Southern Riparian Forest and Southern Coast Live Oak Riparian Forest. Other sensitive vegetation communities within Subarea 3 include chaparral and grasslands. Subarea 5 is dominated by natural, undeveloped open space, some of which is located within the CNF. Subarea 5 contains areas mapped as Southern Riparian Forest, Southern Coast Live Oak Riparian Forest, and Southern Cottonwood-Willow Riparian Forest. Other sensitive vegetation communities within Subarea 5 include chaparral and other woodlands. Subarea 6 is almost entirely developed, containing small pockets of vegetation in the western portion of the subarea. However, Subarea 6 contains areas mapped as Southern Coast Live Oak Riparian Forest. Other sensitive vegetation communities within Subarea 6 include small areas of chaparral. While the re-designation of land uses within Subarea 6 would allow for a change in land use than allowed under the current General Plan, Subarea 6 is almost entirely developed and contains minimal amounts of vegetation. However, Subarea 6 still contains riparian habitat and other sensitive natural communities. Subarea 7 contains areas mapped as Southern Riparian Forest, Southern Coast Live Oak Riparian Forest, and Southern Cottonwood-Willow Riparian Forest.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The level of density and intensity of development proposed in these subareas would be substantially reduced compared to the development analyzed in the prior EIRs. Implementation of current General Plan policies and mitigation measures identified in Section 2.4, in addition to compliance with applicable regulations, would reduce impacts to riparian habitat and other sensitive natural communities but not below a level of significance because it cannot be ensured that impacts from future development could be mitigated. Therefore, this impact would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project. The level of density and intensity of development proposed in Subareas 1 through 7 would be substantially reduced compared to the development allowed in the proposed project. However, any development of the land uses under the alternative could still result in significant impacts requiring mitigation. Implementation of the same current General Plan policies and mitigation measures identified in Section 2.4 would reduce this alternative's impacts to riparian habitat and other sensitive natural communities but not below a level of significance because it cannot be ensured that impacts from future development could be mitigated. Therefore, this impact would be reduced compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

Issue 3: Federally Protected Wetlands

Table 2.4-11 in this SEIR summarizes the wetland types within the seven subareas, as well as the estimated acreages of impacts under the current General Plan and proposed project. Within the seven subareas, federally protected wetlands are present within Subareas 2, 4, 5, and 7. Additionally, County Resource Protection Ordinance (RPO) wetlands are present within Subareas 2 through 7. As such, except for Subarea 1, development within all subareas could result in the loss of federally protected and/or County RPO wetlands. Alternative 1 allows for a total of 24 dwelling units to be constructed within Subarea 3 instead of the currently allowed 31 units, 75 dwelling units to be constructed in Subarea 5 instead of the currently allowed 460 units, and 160 dwelling units in Subarea 7 instead of the 2,863 units currently allowed. Subsequent discretionary projects proposed for development within the Alpine CPA would be analyzed through the CEQA process for potential impacts related to federally protected wetlands.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The level of density and intensity of development proposed in these subareas would be reduced compared to the development analyzed in the prior EIRs. Implementation of current General Plan policies and mitigation measures identified in Section 2.4, in addition to compliance with applicable regulations, would reduce impacts to federally protected wetlands. Therefore, impacts to federally protected wetlands under this alternative would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be

reduced compared to the development allowed by the proposed project. Implementation of current General Plan policies and mitigation measures identified in Section 2.4, in addition to compliance with applicable regulations, would reduce impacts to federally protected wetlands. Therefore, impacts to federally protected wetlands under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts remain less than significant.

Issue 4: Wildlife Movement Corridors and Nursery Sites

A habitat linkage was identified on the west side of the Alpine CPA within the boundaries of the County's adopted Multiple Species Conservation Program (MSCP) County of San Diego Subarea Plan (South County Plan), linking habitat patches from south San Diego County to important aquatic resources at El Capitan Reservoir. Approximately 14.5 acres of habitat linkage identified by the South County Plan is within Subarea 4 of the Alpine CPU area. Nursery sites are located throughout undeveloped areas within the Alpine CPA and include areas that provide the resources necessary for reproduction of a species, including foraging habitat, breeding habitat, and water sources. Subsequent discretionary projects proposed for development within the Alpine CPA would be analyzed through the CEQA process for potential impacts related to loss of nursery sites. Subsequent discretionary project proposed for development within the Alpine CPA would be analyzed through the CEQA process for potential impacts related to loss of nursery sites.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The level of density and intensity of development proposed in these subareas would be substantially reduced compared to the development analyzed in the prior EIRs. Implementation of the current General Plan policies and mitigation measures identified in Section 2.4, in addition to compliance with applicable regulations, would reduce impacts on nursery sites but not below a level of significance. Therefore, this impact would be reduced compared to the prior EIRs. Like the prior EIRs, this impact would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be substantially reduced compared to the development allowed by the proposed project. Implementation of the current General Plan policies and mitigation measures identified in Section 2.4, in addition to compliance with applicable regulations, would reduce impacts on nursery sites but not below a level of significance. Therefore, this impact would be reduced as compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable t.

Issue 5: Conflict with Local Policies and Ordinances

Future development associated within the Alpine CPA has the potential to significantly impact sensitive biological resources identified for protection under the South County Plan, RPO, Biological Mitigation Ordinance (BMO), and/or Habitat Loss Permit (HLP) Ordinance. Future discretionary projects within the adopted MSCP South County Plan would be subject to the County BMO, while projects outside of the MSCP would be subject to the HLP Ordinance. The County's RPO applies throughout the unincorporated County and requires avoidance of impacts to environmentally sensitive lands from discretionary projects. Future development associated with the alternative would be required to comply with these ordinances, and demonstrate compliance when applicable.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The level of density and intensity of development proposed in these subareas would be substantially reduced compared to the development analyzed in the prior EIRs. Future development associated with this alternative would be required to comply with the ordinances and policies protecting biological resources. Therefore, impacts associated with conflicting with local policies and ordinances would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be substantially reduced compared to the development allowed by the proposed project. Future development associated with this alternative would be required to comply with the ordinances and policies protecting biological resources. Therefore, impacts associated with conflicting with local policies and ordinances would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 6: Conflict with Adopted Habitat Conservation Plans and Natural Community Conservation Plans

The MSCP South County Plan is the applicable adopted Habitat Conservation Plan (HCP) and Natural Community Conservation Plan (NCCP) for some sections of the unincorporated County, which includes Subareas 1, 2, and 4 (entirely within the MSCP boundaries), and Subareas 3, 5, 6, and 7 (partially within the MSCP boundaries). In addition, a Pre-approved Mitigation Area (PAMA) as designated in the MSCP South County Plan is identified within Subarea 5; however, the MSCP South County Plan does not preclude a landowner from developing on PAMA lands. As a result, impacts on PAMA would not constitute a conflict with the provisions of the MSCP South County Plan. Additionally, this alternative would not re-designate areas identified as preserve land in either the MSCP South County Plan or draft East County Plan boundaries.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The level of density and intensity of development proposed in these subareas would be substantially reduced compared to the development analyzed in the prior EIRs. This alternative would result in reduced impacts on sensitive plant and animal species, riparian and other natural communities, and habitat corridors that are identified for protection under the MSCP South County Plan. Future development associated with this alternative would be required to comply with the HCP and NCCP. Therefore, impacts associated with conflicting with these plans would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be substantially reduced compared to the development allowed by the proposed project. Future development associated with this alternative would be required to comply with the HCP and NCCP.

Therefore, impacts associated with conflicting with these plans would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

4.4.1.5 Cultural and Paleontological Resources

The effects of Alternative 1 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-12.

Table 4-12 Cultural and Paleontological Resources Impacts Comparison

Issue	Prior EIRs	Alt. 1 Compared to Prior EIRs	Proposed Project	Alt. 1 Compared to Proposed Project
CUL-1 Historic Resources	LS	▼ LS	LS	▼ LS
CUL-2 Archaeological Resources	LS	▼ LS	LS	▼ LS
CUL-3 Paleontological Resources	LS	▼ LS	LS	▼ LS
CUL-4 Human Remains	LS	▼ LS	LS	▼ LS

SU- Significant and Unavoidable
 LS- Less than Significant
 ▼ Impacts are reduced
 ▲ Impacts are greater
 = Impacts are similar

Issue 1: Historic Resources

As shown in Figures 2.5-1a and 1b of this SEIR, there are two known historical resources within the Alpine CPA. The Julian Eltinge Residence is located along South Grade Road, south of Subareas 2 and 6. The Alpine Woman's Club is located along Alpine Boulevard, west of Subarea 6. Some historical resources exist within the Alpine CPA that are historically significant but have not yet been designated, and there may also be unknown historical resources within the Alpine CPA. Some historical resources exist within the Alpine CPA that are historically significant but have not yet been designated, and there may also be unknown historical resources within the Alpine CPA. One new Mobility Element road is proposed in Alternative 1. Any future development projects would be subject to an environmental review process, which may include records searches, site-specific pedestrian surveys, and historical evaluations. The purpose of the review process is to identify potential historical resources and identify mitigation measures that will minimize any impacts to these resources. In addition, any future projects in the Alpine CPA will be subject to federal, state, and local regulations, and must conform to the goals and policies established in the current General Plan.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The level of density and proposed land use changes near identified historic resources in these subareas would be reduced compared to the development analyzed in the prior EIRs. Therefore, impacts on historic resources under this alternative would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and proposed land use changes near identified historic resources in this alternative would be reduced compared to the development allowed by the proposed project. Therefore, impacts on historic resources under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 2: Archaeological Resources

Many prehistoric habitation and smaller resource gathering and processing sites have been recorded within the Alpine CPA. Information about these sites is kept confidential to protect these resources from destruction or theft. Subsequent projects seeking a discretionary permit may be subject to an environmental review process, at which point a records search would be conducted to determine whether a pedestrian survey or cultural resources evaluations would be required. The application of existing regulations in combination with the County's, Zoning Ordinance, the current General Plan policies, and prior EIRs and Alpine CPU mitigation measures would mitigate impacts to archaeological resources.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. Impacts on archaeological resources, known and unknown, would be reduced due to the substantial decrease in density compared to the development analyzed in the prior EIRs. Therefore, impacts on archaeological resources under this alternative would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project. Impacts on archaeological resources, known and unknown, would be reduced due to the substantial decrease in density compared to the development allowed by the proposed project. Therefore, impacts on archaeological resources under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 3: Paleontological Resources

Figures 2.5-2a and 2b of this SEIR identify regions of the Alpine CPA that are sensitive for paleontological resources. Only Subarea 2 has a moderate sensitivity for producing paleontological resources. The other subareas have no sensitivity for producing unique paleontological resources; however, unknown paleontological resources have the potential to occur within the Alpine CPA. Subsequent projects seeking a discretionary permit may be subject to environmental review; federal, state, and local regulations; and the current General Plan. The application of existing regulations in combination with the County's RPO, Zoning Ordinance, the current General Plan policies, and prior EIRs and Alpine CPU mitigation measures would mitigate impacts to paleontological resources.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. Impacts on paleontological resources, known and unknown, would be reduced due to the significant decrease in density compared to the development analyzed in the prior EIRs. Therefore, impacts on

paleontological resources under this alternative would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Impacts on paleontological resources, known and unknown, would be reduced due to the significant decrease in density compared to the development allowed in the proposed project. Therefore, impacts on paleontological resources under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 4: Human Remains

Construction activities associated with future development within the Alpine CPA would have the potential to disturb human remains, and any disturbance would be considered a significant impact. Ground-disturbing activities associated with the land use designation and mobility changes, such as grading, excavation, and utilities installation, would have the potential to directly adversely impact unknown human remains. Subsequent projects seeking a discretionary permit may be subject to environmental review; federal, state, and local regulations; and the current General Plan. The application of existing regulations in combination with the County's RPO, Zoning Ordinance, the current General Plan policies, and prior EIRs mitigation measures would mitigate impacts to human remains.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. Impacts on human remains, known and unknown, would be reduced due to the significant decrease in density compared to the development analyzed in the prior EIRs. Therefore, impacts on human remains under this alternative would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Impacts on human remains, known and unknown, would be reduced due to the significant decrease in density compared to the development allowed in the proposed project. Therefore, impacts on human remains under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts remain less than significant.

4.4.1.6 Greenhouse Gas Emissions

A comparison of the effects of Alternative 1 to the prior EIRs and proposed project are summarized below by issue area and in Table 4-13. Consistent with the analysis provided in Section 2.6 of this SEIR, only the 2011 General Plan is used for the greenhouse gas (GHG) analysis due to the outcome of litigation of the FCI GPA.

Table 4-13 Greenhouse Gas Emissions Impacts Comparison

Issue	Prior EIR ¹ (2030/2050)	Alt. 1 Compared to Prior EIR (2030/2050)	Proposed Project (2030/2050)	Alt. 1 Compared to Proposed Project (2030/2050)
GHG-1 Generate Significant Greenhouse Gas Emissions	LS / N/A	= LS / SU	SU / SU	▼ LS / ▼ SU
GHG-2 Conflict with an Applicable Plan	LS / N/A	= LS / SU	SU / SU	▼ LS / ▼ SU

¹ The 2011 General Plan did not contemplate an impact for a 2050 horizon year.

N/A – Not applicable

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

Bolded text = a change in impact conclusion

Issue 1: Generate Significant Greenhouse Gas Emissions

Alternative 1 would generate GHG emissions from construction- and operational-related activities. This alternative would result in a net increase in GHG emissions over existing conditions under potential buildout in 2030 and 2050.

For comparison purposes and consistent with the analysis provided in Section 2.6 of this SEIR, Table 4-14 presents a comparison of estimated GHG emissions generated by this alternative to the General Plan and proposed project. The methodology for estimating these emissions is described in Section 2.6.3.1 of this SEIR.

Alternative Compared to the Prior EIR

The prior EIR identified that allowable development under the General Plan would result in a potentially significant impact related to GHGs in 2020. Since the adoption of this EIR, State law extended targets to future years to reduce emissions to 40 percent below 1990 levels by 2030, and a goal to reduce emissions to 80 percent below 1990 levels by 2050. Because the prior EIR identified potentially significant impacts related to GHGs in 2020, it is assumed these impacts would also be potentially significant related to impacts in 2030 and 2050, which identify more strict targets and goals than the 2020 target. Through the implementation of General Plan policies and mitigation measures identified in the 2011 General Plan EIR, these impacts in 2020 would be reduced to a less than significant level. The 2011 General Plan EIR identified that the planning horizon for the General Plan would be 2030. Due to the cumulative nature of GHG emissions, the General Plan’s cumulative impact related to consistency with applicable plans was determined to be less than significant because the General Plan would be consistent with the State’s 2020 reduction target. However, as identified in the prior EIR, meeting the State’s 2050 GHG emissions reduction goal would be beyond the planning horizon scope for General Plan buildout. The prior EIR identified that consistency with state targets in 2020 relies heavily on federal and state programs to reduce GHG emissions (County of San Diego 2011:2.17-28). Thus, without existing regulations in place at the time of the adoption of the 2011 General Plan EIR that would reduce emissions consistent with the State’s 2050 GHG reduction goals, potential impacts in the 2011 General Plan EIR in 2050 were not identified.

Table 4-14 GHG Emissions Associated with Alternative 1 and Compared to the General Plan and Proposed Project (MTCO_{2e})

Source	Alt. 1	Net Change from Existing Conditions ¹	Net Change Compared to General Plan ¹	Net Change Compared to Proposed Project ¹
2030 Buildout				
Area	11,502	+1,481	-4,725	-7,798
Building Energy	26,892	+4,516	-11,669	-14,023
Mobile (Vehicular)	153,226	+10,566	-25,263	-53,694
Solid Waste	4,588	+1,052	-2,411	-3,013
Water and Wastewater	4,663	+1,072	-3,187	-3,751
Total	200,870	+18,687	-47,254	-82,279
2050 Buildout				
Area	11,502	+1,481	-4,725	-7,798
Building Energy	23,925	+1,548	-3,998	-4,926
Mobile (Vehicular)	141,229	+1,432	-23,285	-49,490
Solid Waste	4,588	+1,052	-2,411	-3,013
Water and Wastewater	3,932	+341	-1,015	-4,533
Total	185,175	+2,992	-35,433	-69,760

Source: Appendix D

Notes: Alt = alternative; CPU = community plan update; GHG = greenhouse gas; MTCO_{2e} = metric tons of carbon dioxide equivalent

¹ Detailed summaries of the emissions estimates for Existing Conditions, General Plan Buildout, and proposed project are provided in Chapter 2.6, *Greenhouse Gas Emissions* of this SEIR.

Emissions from industrial sources were modeled in separate CalEEMod files to reflect no increase in industrial uses beyond existing conditions. Details are shown in Appendix D.

Alternative 1 would allow for fewer dwelling units and less non-residential acres than identified in the prior EIR. As shown in Table 4-14, this alternative would result in a lower annual GHG emissions compared to allowable General Plan buildout in 2030 and 2050. This alternative would be required to comply with federal, state and local regulations, General Plan policies, Alpine CPU policies, and the prior EIR mitigation measures, which would further reduce this alternative's impact from construction and operational GHG emission sources. Implementation of this alternative would result in a decrease in GHG emissions relative to the prior EIR. Therefore, this impact for a 2030 buildout year would be similar compared to the prior EIR. Like the prior EIR, this impact would remain less than significant.

No impact conclusion was determined for this issue for a 2050 horizon year in the prior EIR and therefore no comparison can be made. However, for informational purposes this alternative would result in development that would generate GHG emissions in 2050 less than the estimated emissions from anticipated buildout of the General Plan in the same year.

Alternative Compared to Proposed Project

Alternative 1 would allow for fewer dwelling units and less non-residential acreage than identified in the proposed project. As shown in Table 4-14, this alternative would generate fewer net GHG emissions relative to proposed project buildout. Therefore, this impact would be reduced compared to the proposed project. Unlike the proposed project, for which impacts were found to be significant and unavoidable in the 2030 horizon year because it would allow for higher growth than the General Plan, this impact in 2030 would be less than significant. Similar to the proposed project, this impact in 2050 would be significant and unavoidable.

Issue 2: Conflict with an Applicable Plan

Applicable Plans for the purpose of reducing GHG emissions include the SANDAG's RTP)/SCS and the 2017 Scoping Plan. Both plans provide pathways for reducing GHG emissions based on growth forecasts consistent with anticipated local, regional, and statewide plan buildout. In the unincorporated County, this potential buildout was based on the growth projections provided in the General Plan, which was used in the development of the RTP/SCS. Growth projections used to develop the RTP/SCS were based on allowable buildout of the County's General Plan. Thus, consistency with the RTP/SCS can be determined through consistency with the General Plan. An alternative proposing development that would be less than or consistent with allowable buildout of the General Plan is determined to have been analyzed in the prior EIR and, thus, would have similar or reduced impacts. Alternatives that allow for additional growth than anticipated in the prior EIR would be subject to an analysis of consistency with the 2017 Scoping Plan, outlined in Section 2.6 in this SEIR.

Alternative Compared to the Prior EIR

As described previously, the prior EIR identified that allowable development would potentially conflict with statewide reduction targets in 2020 and 2030. Through the implementation of General Plan policies and mitigation measures identified in the prior EIR, development in 2030 would not conflict with the achievement of the State's 2030 GHG reduction target. However, meeting the State's 2050 GHG emissions reduction goal was not contemplated in the prior EIR. The prior EIR identified a less than significant impact related to consistency with an applicable plan for the purposes of reducing GHG emissions.

Alternative 1 would allow for fewer dwelling units and less non-residential acreage than identified in the prior EIR. Further, this alternative would be required to comply with federal, State, and local regulations, General Plan policies, Alpine CPU policies, and 2011 General Plan EIR mitigation measures that would reduce GHG emissions from construction and operational sources. Growth under this alternative is reduced compared to the prior EIR and would therefore be consistent with both the prior EIR and SANDAG's RTP/SCS. GHG emissions generated by this alternative would be less than estimated GHG emissions generated by the allowable General Plan buildout. Therefore, this impact would be reduced compared to the prior EIR. Like the prior EIR, this impact would remain less than significant for a 2030 horizon year.

No impact conclusion was determined for this issue for a 2050 horizon year in the prior EIR and therefore no comparison can be made. However, for informational purposes this alternative would result in development that would generate GHG emissions in 2050 at a level less than estimated emissions from anticipated buildout of the General Plan in the same year.

Alternative Compared to Proposed Project

Alternative 1 would allow for fewer dwelling units and less non-residential acreage than identified in the proposed project. As noted previously, consistency with a relevant plan for the purposes of reducing GHG emissions is first determined through consistency with the RTP/SCS. Because this alternative would allow for development consistent with the growth projections used in the RTP/SCS, the alternative would not conflict with this plan. As described in Chapter 2.6 of this SEIR, the proposed project would allow for growth beyond what was anticipated in the RTP/SCS. Associated growth from this alternative would be less than the proposed project, and construction- and operational-generated GHG emissions would be reduced. Therefore, this impact would be reduced in 2030 and 2050. Unlike the proposed project, for which impacts were found to be significant and unavoidable in 2030 because it would allow for higher

growth than the General Plan, the impact would be less than significant. Similar to the proposed project, this impact in 2050 would remain significant and unavoidable.

4.4.1.7 Wildfire

The effects of Alternative 1 compared to the proposed project are summarized below by issue area and in Table 4-15. It should be noted that the conclusions in the prior EIRs are shown for informational purposes only. Only the 2011 General Plan EIR will be used for analysis of wildfire due to the outcome of litigation of the FCI GPA.

Table 4-15 Wildfire Impacts Comparison

Issue	Prior EIR¹	Alt. 1 Compared to Prior EIR	Proposed Project	Alt. 1 Compared to Proposed Project
WILD-1 Adopted Emergency Response or Emergency Evacuation Plan	LS	▼ SU	SU	▼ SU
WILD-2 Expose Receptors to Pollutants from Wildfire	N/A	N/A /SU	SU	▼ SU
WILD-3 Exacerbate Wildfire Risk from New Infrastructure	N/A	N/A /SU	SU	▼ SU
WILD-4 Expose People or Structures to Significant Risks from Post-Wildfire Hazards	N/A	N/A /SU	SU	▼ SU

¹ Although wildfire hazards were discussed in the prior EIR, the impact analysis and conclusions do not completely align with the current CEQA Appendix G issue questions.

N/A – not applicable

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

Bolded text – a change in impact conclusion

Issue 1: Adopted Emergency Response or Emergency Evacuation Plan

This SEIR does not wholly rely on the prior EIR as a baseline. Although the 2011 General Plan is not the baseline, many of the regulations and existing land use designations and Mobility Elements described in the 2011 General Plan EIR are referenced in this section. The baseline for existing conditions for the issue topics not addressed in the prior EIR is August 2018, when the Notice of Preparation (NOP) for the proposed project was issued. The August 2018 baseline includes relevant changes to the existing conditions analyzed in the 2011 General Plan EIR.

Approximately 60,072 acres of the Alpine CPA is within the wildland urban interface (WUI), which represents 88 percent of the community, and all seven subareas are entirely within the WUI. In addition, all seven subareas are within a Very High Fire Hazard Severity Zone (FHSZ), while Subarea 6 also contains areas designated as a High FHSZ (approximately 41 percent of the subarea). According to the pamphlet entitled “Alpine Emergency Evacuation Routes” distributed by the Alpine Fire Safe Council, Subareas 1, 4,

and 5 are not directly connected to main evacuation roads (Alpine Fire Safe Council n.d.). Future projects would be required to comply with the numerous regulations related to emergency response and evacuation plans, and discretionary permits would be evaluated according to the County's Guidelines for Determining Significance – Wildland Fire and Fire Protection.

This alternative would result in 3,095 fewer units than the current General Plan and 5,108 fewer units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout Subareas 1 through 7 of approximately 27,283 residents, which is 8,635 fewer residents than the current General Plan and 14,252 fewer residents than the proposed project. One new Mobility Element roadway is proposed in Subarea 5 (New Road 26), which is a minor collector road from Alpine Boulevard to Via Dieguenos via Viejas Creek Trail. Because Subarea 5 is impacted by the proposed changes to the mobility network, it is possible that the adopted evacuation and emergency response plans could be substantially impaired by roadway expansions or construction. However, the proposed mobility network expansion within Subarea 5 has been designed to connect to the main evacuation road. Once constructed, it would provide better access to evacuation routes and will align with existing evacuation and emergency response plans.

Alternative Compared to Prior EIR

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIR in Subareas 3, 5, and 7. The level of density in these subareas would be substantially reduced compared to the development analyzed in the prior EIR. The 2011 General Plan EIR concluded that the implementation of the 2011 General Plan would have the potential to substantially impair an adopted emergency response plan or emergency evacuation plan or result in inadequate emergency access. Impacts were determined to be less than significant with implementation of mitigation measures and current General Plan policies. Furthermore, emergency response and evacuation plans are bolstered by the County Consolidated Fire Code, California Code of Regulation Title 14 Division 1.5, and State Fire Regulations. However, there is a potential that emergency response and evacuation would be insufficient during wildfires due to the substantial potential growth that could occur in the CPA. Implementation of Alternative 1 could substantially impair existing emergency response and evacuation plans, potentially increasing the risk of loss of life and property in the event of a wildfire. Therefore, impacts that impair an adopted emergency response plan or emergency evaluation plan or result in inadequate emergency access would be similar compared to the prior EIR. Unlike the prior EIR, for which impacts were found to be less than significant, these impacts would be significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and proposed land use changes would be reduced compared to the development allowed by the proposed project. Therefore, impacts that impair an adopted emergency response plan or emergency evaluation plan or result in inadequate emergency access would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 2: Expose Receptors to Pollutants from Wildfire

Impacts related to wildfire risk and pollutant exposure from implementation of the 2011 General Plan were not addressed explicitly in the 2011 General Plan EIR because wildfire was not analyzed as a separate section at the time it was adopted. However, Sections 2.7, *Hazards and Hazardous Materials*; 2.8,

Hydrology and Water Quality; 2.13, *Public Services*; 2.15, *Transportation and Traffic*; and 2.17, *Global Climate Change* of the 2011 General Plan EIR address wildfire risk and exposure to pollutants.

Development within or adjacent to areas designated as Very High FHSZ and/or WUI areas has the potential to exacerbate wildfire risk, particularly if it occurs in areas with steep topography and/or prevailing winds as these conditions contribute to the spread of wildfires and make it more difficult to contain wildfires. As shown in Figures 2.7-1a and 1b of this SEIR, a majority of the Alpine CPA is within a WUI area and Very High FHSZ under either state or federal responsibility. Within the Alpine CPA, all seven subareas are within a Very High FHSZ, while Subarea 6 also contains areas designated as a High FHSZ (approximately 41 percent of the subarea). All seven subareas are entirely within the WUI. Development in fire hazardous areas could result in increased pollutant exposure. Approximately 50 percent of the Alpine CPA contains areas with slopes greater than 25 percent, as shown in Figures 2.7-5a and 5b of this SEIR, which are more susceptible to wildfire spreading. Subareas 4 and 5 in particular are situated in areas with substantial topographical changes, with the Sweetwater River valley bordering Subarea 5 to the south, and contain large swaths of fire-prone vegetation such as chaparral and coastal sage scrub.

This alternative would result in approximately 3,095 fewer units than the current General Plan and 5,108 fewer units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout Subareas 1 through 7 of approximately 27,283 residents, which is 8,635 fewer residents than the current General Plan and 14,252 fewer residents than the proposed project. Any future development would be subject to an environmental review process and federal, state, and local regulations that minimize wildfire risk and pollutant exposure. Future projects would also be expected to conform with the goals and policies of the current General Plan.

Alternative Compared to Prior EIR

No impact conclusion was determined for this issue in the prior EIR and therefore no comparison can be made. However, for informational purposes, Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIR in Subareas 3, 5, and 7. The level of density in these subareas would be reduced compared to the development analyzed in the prior EIR. In this alternative, future development within the Alpine CPA would introduce a reduced number of new residents that could be exposed to pollutant concentrations such as particulate matter in the event of a wildfire compared to the number of residents expected to occur in the prior EIR.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project. The level of density and population in this alternative would be substantially reduced compared to the development allowed by the proposed project. In this alternative, future development within the Alpine CPA would allow a decreased potential to exacerbate wildfire risk by introducing a reduced number of new residents, who in turn could be exposed to pollutant concentrations such as particulate matter in the event of a wildfire compared to the development allowed by the proposed project. The reduced density of this alternative would not completely avoid the potential wildfire risk. Therefore, this impact would be reduced compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

Issue 3: Exacerbate Wildfire Risk from New Infrastructure

Impacts related to wildfire risk and pollutant exposure from implementation of the current General Plan were not addressed explicitly in the 2011 General Plan EIR because wildfire was not analyzed as a separate section at the time it was adopted. However, Sections 2.7, *Hazards and Hazardous Materials*; 2.9,

Land Use; 2.13, Public Services; and 2.15, Transportation and Traffic, of the 2011 General Plan EIR address wildfire risk.

The Alpine CPA contains many of the characteristics described above, including varying topography, fire-prone vegetation, and predominant weather patterns that increase wildfire risk. Regarding topography, approximately 34,382 acres, or 50 percent, of the Alpine CPA contains areas with slopes greater than 25 percent. In addition, a vast majority of the Alpine community (approximately 78 percent) contains fire-prone vegetation such as chaparral, coastal sage scrub, and grasslands. Development in fire-hazardous areas could result in increased pollutant exposure. Subareas 4 and 5 in particular are situated in areas with substantial topographical changes, with the Sweetwater River valley bordering Subarea 5 to the south, and contain large swaths of fire-prone vegetation such as chaparral and coastal sage scrub.

This alternative would result in approximately 3,095 fewer units than the current General Plan and 5,108 fewer units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout Subareas 1 through 7 of approximately 27,283 residents, which is 8,635 fewer residents than the current General Plan and 14,252 fewer residents than the proposed project. Any future discretionary development would be subject to an environmental review process and federal, state, and local regulations that minimize wildfire risk and pollutant exposure. Future projects would also be expected to conform with the goals and policies of the current General Plan.

Alternative Compared to Prior EIR

No impact conclusion was determined for this issue in the prior EIR and therefore no comparison can be made. However, for informational purposes, Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIR in Subareas 3, 5, and 7. The level of density and intensity in these subareas would be reduced resulting in fewer structures that could exacerbate wildfire risk as compared to the development expected to occur in the prior EIR.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity in these subareas would be substantially reduced resulting in a decreased potential to exacerbate wildfire risk from new structures as compared to the development allowed by the proposed project. The reduced density of this alternative would not completely avoid the potential wildfire risk. Therefore, this impact would be reduced compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

Issue 4: Expose People or Structures to Significant Risks from Post-Wildfire Risks

Impacts related to post-wildfire risks from implementation of the current General Plan were not addressed explicitly in the 2011 General Plan because wildfire was not analyzed as a separate section at the time it was adopted. However, Sections 2.7, *Hazards and Hazardous Materials*; 2.8, *Hydrology and Water Quality*; 2.15, *Transportation and Traffic*; and 2.17, *Global Climate Change* of the 2011 General Plan EIR address post-wildfire hazard risk.

According to the U.S. Geological Survey (USGS), fast moving and highly destructive debris flows triggered by intense rainfall are considered one of the most dangerous post-wildfire hazards. While several factors contribute to post-fire debris flow, it is generally triggered by one of the following two processes: surface erosion caused by rainfall runoff; and landslides caused by rainfall seeping into the ground. These hazards

pose a risk to life and property due to their sudden occurrence; extreme force; and ability to strip vegetation, block drainages, and damage infrastructure.

As discussed under Issue 2, approximately 50 percent of the Alpine CPA contains areas with slopes greater than 25 percent. Subareas 4 and 5 are situated in areas with substantial topographical changes, with the Sweetwater River valley bordering Subarea 5 to the south, and contain large swaths of fire-prone vegetation such as chaparral and coastal sage scrub, making them particularly susceptible to post-wildfire hazards such as debris flows, landslides, and slope instability. Additionally, the western portion of Subarea 5 is within the burn area of the West Fire, which burned approximately 504 acres and destroyed 56 structures in 2018. Most recently, the 2020 Valley Fire burned 76,067 acres and damaged or destroyed 75 structures (Cleveland National Forest 2020). The Valley Fire was located outside Alpine and to the southeast.

This alternative would result in approximately 3,095 fewer dwelling units than the current General Plan and 5,108 fewer units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout Subareas 1 through 7 Alpine CPA of approximately 27,283 residents, which is 8,635 fewer residents than the current General Plan and 14,252 fewer residents than the proposed project.

Alternative Compared to Prior EIR

No impact conclusion was determined for this issue in the prior EIR and therefore no comparison can be made. However, for informational purposes, Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The proposed mobility network expansion within Subarea 5 has been designed to connect to the main evacuation road. Once constructed, it would provide better access to evacuation routes and will align with existing evacuation and emergency response plans. The level of density and population in these subareas would be reduced resulting in fewer people or structures subject to significant risks from post-wildfire risks as compared to the assumptions in the prior EIR.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Like the proposed project, the proposed mobility network expansion within Subarea 5 has been designed to connect to the main evacuation road. Once constructed, it would provide better access to evacuation routes and will align with existing evacuation and emergency response plans. The level of density would be substantially reduced resulting in a decreased potential to expose people or structures to significant risks from post-wildfire risks as compared to the development allowed under the proposed project. The reduced density of this alternative would not completely avoid the potential wildfire risk. Therefore, this impact would be reduced compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

4.4.1.8 Hydrology and Water Quality

The effects of Alternative 1 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-16.

Table 4-16 Hydrology and Water Quality Impacts Comparison

Issue	Prior EIRs	Alt. 1 Compared to Prior EIRs	Proposed Project	Alt. 1 Compared to Proposed Project
HYD-1 Violate Water Quality Standards and Requirements	SU	▼ SU	SU	▼ SU
HYD-2 Deplete Groundwater Supplies and Interfere with Recharge	SU	▼ SU	SU	▼ SU
HYD-3 Result in Erosion or Siltation	LS	▼ LS	LS	▼ LS
HYD-4 Result in Flooding	LS	▼ LS	LS	▼ LS
HYD-5 Exceed Capacity of Stormwater Systems	LS	▼ LS	LS	▼ LS
HYD-6 Place Housing within a 100-year Flood Hazard Area	LS	= LS	LS	▼ LS
HYD-7 Impede or Redirect Flood Flows	LS	= LS	LS	▼ LS
HYD-8 Expose People to Dam Inundation and Flood Hazards	LS	= LS	LS	= LS
HYD-9 Expose People to Seiche, Tsunami, and Mudflow Hazards	LS	▼ LS	LS	▼ LS

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

Issue 1: Violate Water Quality Standards and Requirements

Future development occurring in the Alpine CPA under this alternative would have the potential to contribute to a violation of water quality standards or degradation of surface water or groundwater quality. Table 2.8-2 of this SEIR identifies watersheds within the Alpine CPA that contain eight impaired water bodies as defined by the Clean Water Act (CWA) 303(d) list. All discretionary projects, including grading permits, are subject to review by the County for impacts on water quality. Under the National Pollutant Discharge Elimination System (NPDES) Construction General Permit program, Storm Water Pollution Prevention Plans (SWPPPs) must be prepared, and the BMPs identified in the SWPPPs must be implemented for construction sites greater than 1 acre, in order to reduce the occurrence of pollutants in surface water. Future development projects allowed under this alternative would be required under the Municipal Separate Storm Sewer System (MS4) NPDES permit program to include BMPs. This alternative would also incorporate existing regulations and mitigation measures in Section 2.8 of this SEIR to mitigate potential impacts to violating water quality standards and requirements.

The Padre Dam Municipal Water District serves Subareas 1, 2, 3, 4, 6, and 7, as well as a portion of Subarea 5. A majority of Subarea 5 is outside of the Padre Dam Municipal Water District and San Diego County

Water Authority (SDCWA) service boundaries. Within the Alpine CPU area, the majority of Subarea 5 is entirely groundwater-dependent. Groundwater impacts associated with gasoline, which include benzene and methyl tertiary butyl ether (MTBE), have been identified within Subareas 2 and 6. New wells constructed to support development in these areas would be potentially susceptible to inducing the flow of contaminated groundwater, which could result in the spread of the groundwater contamination plumes. Areas adjacent to Subareas 3 and 5, and north of Subarea 6 contain groundwater with nitrate levels that currently exceed water quality standards and therefore limit the availability of potable groundwater.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The level of density and intensity of development proposed in these subareas would be substantially reduced compared to the development analyzed in the prior EIRs. However, the alternative would allow for construction of new wells in areas with contaminated groundwater that do not meet the Safe Drinking Water Act standards. Therefore, under this alternative, impacts would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable for surface water quality and groundwater quality.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be substantially reduced compared to the development allowed in the proposed project. However, the alternative would allow for construction of new wells in areas with contaminated groundwater that do not meet the Safe Drinking Water Act standards. Therefore, under this alternative, impacts would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable for surface water quality and groundwater quality .

Issue 2: Deplete Groundwater Supplies and Interfere with Recharge

The Padre Dam Municipal Water District serves Subareas 1, 2, 3, 4, 6, and 7, as well as a portion of Subarea 5. A majority of Subarea 5 is outside of the Padre Dam Municipal Water District and SDCWA service boundaries and is groundwater dependent. Future development in Subareas 2, 4, and 6 could interfere with groundwater recharge by increasing impervious surfaces associated with new residential and commercial buildings, roadways, parking lots, and sidewalks. Future development projects within the Alpine CPA would be required to comply with applicable regulations, including the County's Groundwater Ordinance and current General Plan policies that address groundwater supplies and recharge.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The proposed decrease in density in these subareas would not substantially change dependency on groundwater or interfere with groundwater recharge compared to the development analyzed in the prior EIRs. Therefore, impacts associated with groundwater supplies and recharge would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The proposed decrease in density would not substantially change dependency on groundwater

or interfere with groundwater recharge as compared to the development allowed by the proposed project. Therefore, impacts associated with groundwater supplies and recharge would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 3: Result in Erosion or Siltation

Future development occurring under this alternative would involve fewer land-disturbing activities in Subareas 3, 5, 6, and 7 than allowed by the current General Plan. These activities would alter drainage patterns in a manner that could result in substantial erosion or siltation on or off site. Future construction activities within the Alpine CPA would be required to comply with the NPDES permit program, which requires a SWPPP to be prepared and BMPs to be implemented for construction sites greater than 1 acre. Additionally, all land disturbance activities occurring within the Alpine CPA would be subject to the discharge prohibitions and additional requirements stated in the County Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO). Adherence to existing regulations would limit erosion by minimizing site disturbance to the maximum extent practicable and installing erosion control BMPs to prevent off-site sediment discharges. There are a number of federal, state, and local regulations in place to reduce on- and off-site erosion with which future development in the Alpine CPA is required to comply.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs. The proposed decrease in density and intensity would be substantially reduced compared to the prior EIRs. Therefore, impacts associated with erosion and siltation would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project. The proposed decrease in density and intensity would be substantially reduced compared to the proposed project. Therefore, impacts associated with erosion and siltation would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 4: Result in Flooding

None of the subareas within the Alpine CPA are located within a County Dam Inundation Zone. Land-disturbing construction activities associated with the development of future land uses as designated by the alternative, such as grading and excavation, construction of new building foundations, roads, driveways, and trenches for utilities, would result in the localized alteration of drainage patterns. Temporary ponding and/or flooding could result from activities such as temporary alterations of the drainage system or the temporary creation of a sump condition. Such activities would have the potential to increase the rate or amount of surface runoff that may in turn result in flooding on or off site. The current General Plan policies include measures that require implementing the Flood Damage Prevention Ordinance to reduce flood losses in specified areas and the Grading, Clearing and Watercourses Ordinance to limit activities affecting watercourses. Implementation of the current General Plan policies and prior EIRs mitigation measures, and compliance with existing regulations, would reduce the impacts related to flooding on- or off-site.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The proposed decrease in density and intensity would be substantially reduced compared to the prior EIRs. Therefore, impacts associated with flooding would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The proposed decrease in density and intensity would be substantially reduced compared to the proposed project. Therefore, impacts associated with flooding would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 5: Exceed Capacity of Stormwater Systems

The Alpine CPA has a range of stormwater drainage facilities, some of which include curb and gutter connected with underground storms drains and roadside ditches. Future development within the Alpine CPA would include prior EIRs mitigation measures requiring compliance with the WPO and Low Impact Development (LID) standards, which limit runoff that results in flooding; and the RPO to restrict development in floodplains/floodways. Additionally, mitigation measures require the implementation of the Flood Damage Prevention Ordinance, to reduce flood losses in specified areas, and implementation of the Grading, Clearing, and Watercourses Ordinance to limit activities affecting watercourses. Relevant current General Plan policies would reduce the potential for exceeding existing stormwater drainage facilities, by requiring development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities, efficient irrigation systems, and stormwater filtration; require protection of water supply sources; and require development to minimize impervious surfaces.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The proposed decrease in density and intensity would be substantially reduced compared to the prior EIRs. Therefore, impacts associated with stormwater drainage facility capacity would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The proposed decrease in density and intensity would be substantially reduced compared to the proposed project. Therefore, impacts associated with stormwater drainage facility capacity would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 6: Place Housing within a 100-year Flood Hazard Area

As shown in Figures 2.8-5a and 5b of this SEIR, a portion of Subarea 4 is located within a mapped County floodplain and adjacent to Subarea 2 (County of San Diego 2018). Federal Emergency Management Agency (FEMA) map floodplains, shown in Figures 2.8-7a and 7b of this SEIR, indicate a mapped floodplain adjacent to Subarea 2. As shown in Figures 2.8-6a and 6b of this SEIR, a portion of Subarea 4 is located within a mapped County floodway. The current General Plan provides policies that require development to be restricted in floodways and floodplains, require documentation and annual review of areas prone to

flooding, require development management based on federal floodplain maps, allow new uses and development within the floodplain fringe only when environmental impacts and hazards are mitigated, and limit new or expanded uses in floodways to agricultural, recreational, and other such low-intensity uses.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The residential development proposed under this alternative within these subareas would not be located within a mapped floodplain or flood hazard area. However, similar to the development analyzed in the prior EIRs, during flood events development in the other subareas could result in structural damage or loss, adverse effects on public health and safety, loss of public services (e.g., electricity or water service) or damage to infrastructure, or loss of the potential use of a property. Compliance with existing regulations; applicable current General Plan policies; and prior EIRs mitigation measures would reduce the impact associated with placement of housing within a 100-year flood hazard area to below a level of significance. Therefore, impacts associated with housing within flood hazard areas would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The residential development proposed under this alternative would not be located within a mapped floodplain or flood hazard area. However, similar to the developed allowed in the proposed project, during flood events development in the other subareas could result in structural damage or loss, adverse effects on public health and safety, loss of public services (e.g., electricity or water service) or damage to infrastructure, or loss of the potential use on a property. Compliance with existing regulations, applicable current General Plan policies, and prior EIRs mitigation measures would reduce the impact associated with placement of housing within a 100-year flood hazard area to below a level of significance. Therefore, impacts associated with housing within flood hazard areas would be reduced compared to the proposed project. Like the proposed projects, these impacts would remain less than significant.

Issue 7: Impede or Redirect Flood Flows

As shown in Figures 2.8-5a and 5b of this SEIR, a portion of Subarea 4 is located within a mapped County floodplain and adjacent to Subarea 2 (County of San Diego 2018). FEMA map floodplains, shown in Figures 2.8-7a and 7b of this SEIR, include a mapped floodplain adjacent to Subarea 2. As shown in Figures 2.8-6a and 7b of this SEIR, a portion of Subarea 4 is located within a mapped County floodway. The current General Plan provides policies that require development to be restricted in floodways and floodplains; documentation and annual review of areas prone to flooding; development management based on federal floodplain maps; allow new uses and development within the floodplain fringe only when environmental impacts and hazards are mitigated; and limit new or expanded uses in floodways to agricultural, recreational, and other such low-intensity uses. A portion of Subarea 2 and the southwestern portion of Subarea 4 are located within a 100-year flood hazard area. Future development projects within the Alpine CPA would be required to conform with applicable regulations pertaining to the prohibition of structures within floodways.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The development proposed under this alternative in these subareas would not be located within a

mapped floodplain or flood hazard area. However, future development associated with implementation of the alternative could impede or redirect flood flows. Therefore, impacts associated with placing structures within a flood hazard area would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The development proposed under this alternative would not be located within a mapped floodplain or flood hazard area. However, future development associated with implementation of the alternative could impede or redirect flood flows. Therefore, impacts associated with placing structures within a flood hazard area would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 8: Expose People to Dam Inundation and Flood Hazards

As shown in Figures 2.8-8a and 8b of this SEIR, approximately 43 acres within existing semi-rural residential land uses in the Alpine CPA are located within dam inundation areas but there are no dam inundation zones within the Village Boundary, and none of the subareas are located within dam inundation areas. The current General Plan policies include measures that require implementing the Flood Damage Prevention Ordinance to reduce flood losses in specified areas and the Grading, Clearing and Watercourses Ordinance to limit activities affecting watercourses. Implementation of the current General Plan policies and prior EIRs mitigation measures, and compliance with existing regulations would reduce impacts related to flooding on- or off-site.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The reduced number of dwelling units proposed under this alternative would not be located within a mapped floodplain, flood hazard area, or dam inundation zone. Therefore, impacts related to exposing people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam, would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The reduced number of dwelling units proposed under this alternative would not be located within a mapped floodplain, flood hazard area, or dam inundation zone. Therefore, impacts related to exposing people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam, would be similar compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 9: Expose People to Seiche, Tsunami, and Mudflow Hazards

There is potential for mudflows to occur in some areas of the unincorporated County as a result of large amounts of precipitation in a relatively short time frame. Similar direct effects related to mudflow would occur with future development of the proposed project, where structures would be placed within areas subject to mudflow events. Additionally, areas within the Alpine CPA are susceptible to wildland fires and subsequent flash floods and debris flows during rainstorms. The current General Plan includes several policies within the Conservation and Open Space Element and Safety Element that would reduce the

potential for the proposed project to expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche or mudflow. In addition, the prior EIRs identified several mitigation measures addressing impacts related to inundation by seiche or mudflow that would be applicable to future development in the Alpine CPA.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The proposed decrease in density and intensity would be substantially reduced compared to the prior EIRs. Implementation of the current General Plan policies and prior EIRs mitigation measures, and compliance with existing regulations would reduce the impacts related to inundation by mudflow to a less than significant level. Therefore, impacts associated with exposing people to seiche, tsunami, and mudflow hazards would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The proposed decrease in density and intensity would be substantially reduced compared to the proposed project. Implementation of the current General Plan policies and prior EIRs mitigation measures, and compliance with existing regulations would reduce the impacts related to inundation by mudflow to a less than significant level. Therefore, impacts associated with exposing people to seiche, tsunami, and mudflow hazards would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

4.4.1.9 Mineral Resources

The effects of Alternative 1 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-17.

Table 4-17 Mineral Resources Impacts Comparison

Issue	Prior EIRs	Alt. 1 Compared to Prior EIRs	Proposed Project	Alt. 1 Compared to Proposed Project
MIN-1 Mineral Resource Availability	SU	▼ SU	SU	▼ SU
MIN-2 Mineral Resource Recovery Sites Loss	SU	▼ SU	SU	▼ SU

SU- Significant and Unavoidable
 LS- Less than Significant
 ▼ Impacts are reduced
 ▲ Impacts are greater
 = Impacts are similar

Issue 1: Mineral Resource Availability

The locations of the existing mineral resources in the Alpine CPA are shown in Figures 2.9-1a and 1b of this SEIR. There are eight mineral deposits in the Alpine CPA, one of which is in Subarea 4 and three of which are in Subarea 7. There are four identified gold or silver deposits, one of which is in Subarea 1. There is one sand and gravel deposit, but it is not located within a subarea. There are no industrial or

chemical minerals identified within the Alpine CPA. No metallic or gemstone mines are currently located within the Alpine CPA.

All of Subareas 1, 2, 4, 6, 7; the majority of Subarea 3; and a small portion of Subarea 5 are located on land classified as Mineral Resource Zone (MRZ)-3. None of the subareas are located on land classified as MRZ-2, or within 1,300 feet from MRZ-2 lands. Approximately 0.40 acre of the Alpine CPA is classified as MRZ-2, in the northwest portion of the Alpine CPA, north of Subarea 4. The majority of the Alpine CPA is in the uncategorized zone, including most of Subarea 5 and portions of Subarea 7. In addition, according to the USGS, granite has been identified within the Alpine CPA (USGS 1980). Granite is considered a valuable mineral resource because it can be mined for different valuable mineral materials. Two surface mines have been historically mapped in the Alpine CPA, the Turvey Pit and the Palo Verde Lake Pit. The Turvey Pit is an active surface mine located at the interchange of I-8 and Dunbar Lane (see Figures 2.10-4a and 4b). However, the Palo Verde Lake Pit is a closed mining operation that was permitted in 1985 for a 1- to 3-year restoration project for Palo Verde Lake.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The level of density would be substantially reduced in these subareas as compared to the development analyzed in the prior EIRs. However, the new Mobility Element road (New Road 26) and development in Subareas 1, 2, 4, and 6 could make lands inaccessible to future mining that may have otherwise been available like the development analyzed in the prior EIRs. Therefore, impacts on mineral resource availability under this alternative would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density would be substantially reduced compared to the development allowed by the proposed project. However, the new Mobility Element road (New Road 26) and development in Subareas 1, 2, 4, and 6 could make lands inaccessible to future mining that may have otherwise been available like the development analyzed in the proposed project. Therefore, impacts on mineral resource availability under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 2: Mineral Resource Recovery Sites Loss

All of Subareas 1, 2, 4, 6, 7; the majority of Subarea 3; and a small portion of Subarea 5 are located on land classified as MRZ-3 (known mineral deposits that may qualify as mineral resources) and zones that are uncategorized. None of the subareas are located on land classified as MRZ-2, or within 1,300 feet from MRZ-2 lands. Approximately 0.40 acre of the Alpine CPA is classified as MRZ-2, in the northwest portion of the Alpine CPA, north of Subarea 4. The RL-40 land use designation change in these subareas would allow for one dwelling unit per 40 acres, which would allow for future mineral resource recovery.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The new Mobility Element road (New Road 26) and development in Subareas 1, 2, 4, and 6 have the potential to allow incompatible land uses to be developed, which would preclude the extraction of mineral resource recovery sites in the Alpine CPA similar to the development proposed in the prior EIRs. However, the level of density would be substantially reduced compared to the development analyzed in the prior

EIRs. Therefore, impacts on mineral resource recovery under this alternative would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The new Mobility Element road (New Road 26) and development in Subareas 1, 2, 4, and 6 have the potential to allow incompatible land uses to be developed, which would preclude the extraction of mineral resource recovery sites in the Alpine CPA similar to the development anticipated in the proposed project. However, the level of density would be substantially reduced compared to the development allowed in the proposed project. Therefore, impacts on mineral resource recovery under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

4.4.1.10 Noise

The effects of Alternative 1 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-18.

Table 4-18 Noise Impacts Comparison

Issue	Prior EIRs	Alt. 1 Compared to Prior EIRs	Proposed Project	Alt. 1 Compared to Proposed Project
NOI-1 Excessive Noise Levels	LS	= LS	SU	▼ LS
NOI-2 Excessive Groundborne Vibration or Noise	LS	▼ LS	LS	▼ LS
NOI-3 Permanent Ambient Noise Level Increase	SU	▼ SU	SU	▼ SU
NOI-4 Temporary Noise Level Increase	LS	▼ LS	LS	▼ LS
NOI-5 Excessive Airport Noise Exposure	LS	▼ LS	LS	▼ LS

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

Issue 1: Excessive Noise Levels

The 2011 General Plan EIR included three noise measurements that give a snapshot of different types of noise levels currently experienced within the Alpine CPA: a measurement at Alpine Lutheran Church indicated a noise level of 52.6 A-weighted decibels (dBA) equivalent energy level (L_{eq}), and a measurement at the Alpine Branch Library indicated a noise level of 64.9 dBA L_{eq} . A third short-term noise measurement adjacent to I-8, just east of the Alpine CPA (between Willows Road and Japatul Valley Road), indicated a noise level of 70.1 dBA L_{eq} . Because development and traffic conditions have not changed much in the community since the 2011 General Plan EIR, these noise levels are still a reliable (perhaps slightly conservative) indication of the variety of existing ambient noise conditions experienced in the CPA. The

primary source of noise affecting the Alpine CPA is traffic on I-8, which bisects the community from east to west. Lower noise levels are generated by local roadways, which have lower traffic volumes and lower traffic speeds. The 2011 General Plan EIR estimated that 3,264 acres within the Alpine CPA is exposed to noise levels of 60 dB community noise equivalent level (CNEL) or more, 1,052 acres is exposed to noise levels of 65 dB CNEL or more, 126 acres is exposed to noise levels of 70 dB CNEL or more, and 4 acres is exposed to noise levels of 75 dB CNEL or more. The Alpine CPA is not exposed to substantial noise from aircraft because it is well outside the existing noise contours (60 dB CNEL or more) and Airport Influence Areas of any public use airports or military airfields. No railroads are within or immediately adjacent to the Alpine CPA; therefore, rail noise does not contribute to existing noise levels.

Existing noise-sensitive land uses (NSLU) that could be affected by increased traffic noise associated with Subarea 1 are primarily residences; existing NSLU in the vicinity of Subarea 2 are primarily residences, as well as churches, Boulder Oaks Elementary School, and Joan MacQueen Middle School; existing NSLU in the vicinity of Subarea 3 are residences; existing NSLU in the vicinity of Subarea 4 are primarily residences, as well as a church and Los Coches Creek Middle School; existing NSLU in the vicinity of Subarea 5 are primarily residences; and existing NSLU in the vicinity of Subareas 6 and 7 are primarily residences, as well as a number of churches.

Future discretionary development projects would be subject to an environmental review process to identify potential noise and vibration sources, ensure compliance with the Noise Ordinance, and identify mitigation measures that would minimize impacts related to noise and vibration. In addition, any future projects in the Alpine CPA will be subject to federal, state, and local regulations, and must conform to the goals and policies established in the current General Plan.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The level of density in this alternative would be substantially reduced in these subareas as compared to the development analyzed in the prior EIRs. However, the prior EIRs concluded that future development would have the potential to expose land uses near roadways to noise levels in excess of noise compatibility guidelines. Therefore, impacts on excessive noise levels under this alternative would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density in this alternative would be substantially reduced compared to the allowable development under the proposed project. However, future development would have the potential to expose land uses near roadways to noise levels in excess of noise compatibility guidelines. Therefore, the impacts on excessive noise levels would be reduced compared to the proposed project. Unlike the proposed project for which impacts were found to be significant and unavoidable, these impacts would be less than significant.

Issue 2: Excessive Groundborne Vibration or Noise

While future development under this alternative may require the use of construction equipment that could generate groundborne vibrations, the potential for these vibrations to affect vibration-sensitive land uses would be low because vibration levels would attenuate before reaching the nearest vibration-sensitive land uses. In addition, this alternative would not locate sensitive land uses in the vicinity of groundborne vibration-inducing land uses. Any future discretionary development projects would be subject to an environmental review process to identify potential noise and vibration sources, ensure

compliance with the Noise Ordinance, and identify mitigation measures that would minimize impacts related to noise and vibration. In addition, any future projects in the Alpine CPA will be subject to federal, state, and local regulations, and must conform to the goals and policies established in the current General Plan.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The level of density and intensity in this alternative would be substantially reduced in these subareas compared to the development analyzed in the prior EIRs. Therefore, impacts from excessive groundborne vibration or noise under this alternative would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity in this alternative would be substantially reduced compared to the allowable development under the proposed project. Therefore, the impacts from excessive groundborne vibration or noise would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 3: Permanent Ambient Noise Level Increase

Future development and the new Mobility Element road (New Road 26) occurring under this alternative could contribute to permanent increases in ambient noise levels. Any future discretionary development projects would be subject to an environmental review process to identify potential noise and vibration sources, ensure compliance with the Noise Ordinance, and identify mitigation measures that would minimize impacts related to permanent ambient noise levels. In addition, any future projects in the Alpine CPA will be subject to federal, state, and local regulations, and must conform to the goals and policies established in the current General Plan.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. However, the alternative proposes a new Mobility Element road (New Road 26) and traffic on this new connection would represent a new noise source with associated noise increases at adjacent NSLU. Overall, the level of density and intensity in this alternative would be substantially reduced compared to the development analyzed in the prior EIRs. Therefore, impacts to permanent ambient noise levels under this alternative would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. However, like the proposed project, the alternative proposes a new Mobility Element road (New Road 26) and traffic on this new connection would represent a new noise source with associated noise increases at adjacent NSLU. Overall, the level of density and intensity in this alternative would be substantially reduced compared to the allowable development under the proposed project. Therefore, the impacts to permanent ambient noise levels would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 4: Temporary Noise Level Increase

Future development occurring under these land uses would generate noise from construction activities, which could exceed the County's noise standards. Implementation of current General Plan policies, prior EIRs mitigation measures, and compliance with regulations would reduce this impact. In addition, future development occurring under this alternative would create potential sources of nuisance noise in the form of amplified music, barking dogs, landscape maintenance, etc. However, given the reduced density and intensity of the proposed land uses (one dwelling unit per 40 acres), the potential for nuisance noise to exceed the County's noise standards is low.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The level of density and intensity in this alternative would be substantially reduced compared to the development analyzed in the prior EIRs. Therefore, impacts to temporary increases in noise levels under this alternative would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density in this alternative would be substantially reduced compared to the allowable development under the proposed project. Therefore, the impacts to temporary increases in noise levels would be reduced compared to the proposed project. Like the proposed project, impacts would remain less than significant.

Issue 5: Excessive Airport Noise Exposure

The Alpine CPA is not currently affected by any substantial noise from airstrips located inside or outside of the Alpine CPA. The U.S. Forest Service (USFS) facility (airstrip) called On the Rocks Airport is located within Subarea 7, and implementation of Alternative 1 could result in excessive noise exposure from a private airstrip. Implementation of the current General Plan policies and compliance with the 1990 California Airport Noise Standards would reduce potential impacts.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The level of density in this alternative would be substantially reduced compared to the development analyzed in the prior EIRs. Therefore, the impacts to excessive airport noise exposure would be reduced compared to prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density in this alternative would be reduced compared to the allowable development under the proposed project. Therefore, the impacts to excessive airport noise exposure would be reduced compared to the proposed project. Like the proposed project, these impacts remain less than significant.

4.4.1.11 Public Services

The effects of Alternative 1 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-19.

Table 4-19 Public Services Impacts Comparison

Issue	Prior EIRs	Alt. 1 Compared to Prior EIRs	Proposed Project	Alt. 1 Compared to Proposed Project
PS-1 Fire Protection Services	LS	▼ LS	SU	▼ LS
PS-2 Police Protection Services	LS	▼ LS	LS	▼ LS
PS-3 School Services	SU	▼ LS	LS	▼ LS
PS-4 Other Public Services (Library Facilities)	LS	▼ LS	SU	▼ LS

SU- Significant and Unavoidable
 LS- Less than Significant
 ▼ Impacts are reduced
 ▲ Impacts are greater
 = Impacts are similar
Bolded text – a change in impact conclusion

Issue 1: Fire Protection Services

As shown in Figures 2.11-1a and 1b of this SEIR, fire protection services are provided by several agencies/fire protection districts in the Alpine CPA. The Alpine Fire Protection District (FPD) service area covers the western, central, and the Village portions of the CPA. The Lakeside FPD service area covers a small section in the western portion of the CPA north of I-8. County Service Area (CSA) 135 of the County Fire Authority provides fire protection service to the majority of the CPA, including properties close to CNF. The USFS is responsible for fire protection and prevention on federal lands (Federal Responsibility Areas) and private lands within the boundaries of the CNF. USFS Alpine Forest Station 47, located between Subareas 3 and 6, provides fire protection during fire season (late summer/fall). Tribal reservation fire departments also provide mutual fire service assistance to unincorporated County areas that are near or bordering the reservation community area. The Viejas Reservation Fire Department provides fire protection service to their properties within the Alpine CPA. As shown in Table 2.11-3 of this SEIR, fire protection districts are currently not meeting travel time standards for existing land use designations within Subareas 4, 5, and 7.

Alternative 1 allows for a total of 24 dwelling units to be constructed within Subarea 3 instead of the allowed 31 units in the current General Plan, 75 dwelling units to be constructed in Subarea 5 instead of the allowed 460 units in the current General Plan, and 160 dwelling units in Subarea 7, instead of the 2,863 units allowed in the current General Plan. This alternative would result in 3,095 fewer dwelling units than allowed by the current General Plan and 5,108 fewer units than allowed by the proposed project. Subarea 6 includes a re-designation of C-4 to RL-40 in the southwest portion of the subarea. No land use changes to other subareas would be proposed with this alternative when compared to the current General Plan. One new Mobility Element road (New Road 26) is proposed in this alternative.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs; this reduction in units would occur in Subareas 3, 5, and 7. The reduced level of density and intensity proposed in these subareas would substantially decrease the demand for fire protection services compared to the development analyzed in the prior EIRs. Therefore, impacts on fire protection services under this alternative would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The reduced level of density and intensity proposed in this alternative would substantially decrease the demand for fire protection services compared to the development allowed by the proposed project. Therefore, impacts on fire protection services under this alternative would be reduced compared to the proposed project. Unlike the proposed project for which impacts were found to be significant and unavoidable, these impacts would be less than significant.

Issue 2: Police Protection Services

Within the Alpine CPA, police protection services are provided by the San Diego County Sheriff's Department (SDSD) Alpine Station, Campo, Lakeside, and Pine Valley Substations, as shown in Figures 2.11-4a and 4b of this SEIR. The Alpine Station provides service to all seven subareas. The Alpine Station currently provides 27 sworn staff and four professional staff members and serves approximately 25,000 people (SDSD 2020). This alternative would result in 3,095 fewer dwelling units than allowed by the current General Plan and 5,108 fewer units than allowed by the proposed project.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs; this reduction in units would occur in Subareas 3, 5, and 7. The reduced level of density and intensity proposed in these subareas would substantially decrease the demand for police protection services compared to the development analyzed in the prior EIRs. Therefore, impacts on police protection services under this alternative would be reduced compared to prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The reduced level of density and intensity proposed in this alternative would substantially decrease the demand for police protection services compared to the development allowed by the proposed project. Therefore, impacts on police protection services under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 3: School Services

The service boundaries of five public elementary school districts (Alpine, Cajon Valley, Dehesa, Jamul-Dulzura, and Lakeside) fall within the Alpine CPA. Elementary school districts are shown in Figures 2.11-5a and 5b of this SEIR. The Alpine Union School District provides school services to Subareas 1, 2, 3, 5, and 6; Subarea 4 is within the Cajon Valley Union School District and Lakeside Union School District.

The Dehesa Union School District serves Subareas 2 and 7. The Alpine CPA is entirely within the boundaries of the Grossmont Union High School District for high school students. Subarea 7 is located within the Dehesa, Jamul-Dulzura, and Lakeside elementary school district boundaries. Increased density would result in student population growth, which could require new or expanded school facilities, the construction of which would potentially have adverse environmental impacts. The student enrollment for school districts serving the Alpine CPA in 2018–19 reflects a total enrollment of 215,620 students, as shown in Table 2.11-4 of this SEIR. The number of potential students that would be living within the district boundaries in the Alpine CPA for Alternative 1, based on housing types and number of potential dwelling units, would total 811 students. The potential number of students associated with the proposed project would be 7,014, as shown in Table 2.11-6 of this SEIR.

This alternative would result in 3,095 fewer dwelling units than allowed by the current General Plan and 5,108 fewer units than allowed by the proposed project. This alternative has a total forecasted population throughout Subareas 1 through 7 of approximately 27,283 residents, which is 8,635 fewer residents than the current General Plan and 14,252 fewer residents than the proposed project.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The prior EIRs concluded that impacts would be significant and unavoidable even with implementation of mitigation measures and current General Plan policies, because projects proposing the construction or expansion of school facilities would be approved by the individual school districts and would not be subject to discretionary approval or oversight by the County.

The reduced level of density proposed in this alternative would substantially decrease the demand for school services compared to the development analyzed in the prior EIRs. Implementation of the current General Plan policies and prior EIRs mitigation measures, in addition to implementation of existing regulations such as Senate Bill (SB) 50, would reduce the impacts associated with the provision of new or physically altered school facilities to a less than significant level because payment of the SB 50 statutory fee would mitigate the impact. Therefore, impacts on school services under this alternative would be reduced compared to the impacts identified in the prior EIRs. Unlike the prior EIRs, for which impacts were found to be significant and unavoidable, these impacts would be less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The reduced level of density proposed in this alternative would substantially decrease the demand for school services compared to the development allowed by the proposed project. Implementation of the current General Plan policies and prior EIRs mitigation measures, in addition to implementation of existing regulations such as SB 50, would reduce the impacts associated with the provision of new or physically altered school facilities to a less than significant level because payment of the SB 50 statutory fee would mitigate the impact. Therefore, impacts on school services under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 4: Other Public Services (Library Facilities)

Library service areas within the Alpine CPA include Alpine, Campo, Crest, Descanso, East Bookmobile, El Cajon, Lakeside, Pine Valley, and Rancho San Diego, as shown in Figures 2.11-7a and 7b of this SEIR. All subareas, except for Subarea 4 and parts of Subarea 7, fall within the Alpine Branch's library service area. Subarea 4 falls within the Lakeside library service area. The closest library to the seven subareas is the

recently constructed Alpine Branch Library, a 12,700-square-foot facility that opened in August 2016 at 1752 Alpine Boulevard.

This alternative would result in 3,095 fewer dwelling units than allowed by the current General Plan and 5,108 fewer units than allowed by the proposed project. This alternative has a total forecasted population throughout Subareas 1 through 7 of approximately 27,283 residents, which is 8,635 fewer residents than the current General Plan and 14,252 fewer residents than the proposed project.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The reduced level of density proposed in these subareas would decrease the demand for other public services (library facilities) compared to the development analyzed in the prior EIRs, not necessitating development of additional library facilities. Therefore, impacts on other public services (library facilities) under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The reduced level of density proposed in this alternative would decrease the demand for other public services (library facilities) compared to the development allowed by the proposed project, not necessitating development of additional library facilities. Therefore, impacts on other public services (library facilities) under this alternative would be reduced compared to the proposed project. Unlike the proposed project for which impacts were found to be significant and unavoidable, these impacts would be less than significant.

4.4.1.12 Recreation

The effects of Alternative 1 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-20.

Table 4-20 Recreation Impacts Comparison

Issue	Prior EIRs	Alt. 1 Compared to Prior EIRs	Proposed Project	Alt. 1 Compared to Proposed Project
REC-1 Parks and Recreational Facilities	LS	▼ LS	LS	▼ LS
REC-2 New Recreational Facilities	LS	▼ LS	LS	▼ LS

SU- Significant and Unavoidable
 LS- Less than Significant
 ▼ Impacts are reduced
 ▲ Impacts are greater
 = Impacts are similar

Issue 1: Parks and Recreational Facilities

The Alpine CPA contains several recreational facilities including parks, trails, preserves, reservoirs, and other amenities that provide valuable recreational opportunities to the community while preserving the

natural and cultural resources within it. The County of San Diego's Department of Parks and Recreation (DPR) operates several trails within the Alpine CPA. In addition, DPR recently purchased 98 acres of parkland (2480 South Grade Road), of which 24 acres will be developed as active recreation. The balance of acreage will remain as open space/preserve lands. However, there are other recreational facilities managed by non-County entities available for public use within the Alpine CPA. Most of the community trails are south of the Village Boundary near or adjacent to Subareas 2 and 6 (see Figures 2.12-2a and 2b). One regional trail, the California Riding and Hiking Trail, connects the northeastern portion of the Alpine CPA to the southwestern border of the CPA near the Loveland Reservoir through Subarea 5. The CNF extends throughout the northwest and eastern portions of the Alpine CPA and portions of the forest lie adjacent to Subarea 3 and extend into Subarea 5. The County of San Diego does not own any reservoirs or forests within the Alpine CPA. However, the County has recently purchased 98 acres south of Subarea 2, which will become available to residents and visitors of the Alpine CPA upon its development. The application of existing federal, state, and local regulations in combination with the current General Plan policies and prior EIRs mitigation measures would mitigate impacts to recreational facilities.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The level of density proposed in these subareas would be substantially reduced compared to the development analyzed in the prior EIRs. Therefore, impacts on parks and recreational facilities under this alternative would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density proposed in this alternative would be substantially reduced compared to the allowable development under the proposed project. Therefore, the impacts on parks and recreational facilities would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 2: Construction of New Recreational Facilities

The ratio of existing local parks to the population of the Alpine CPA is 1.44 acres of parkland per 1,000 area residents, which does not meet the County's minimum level of service (LOS) standard of 3 acres of local parkland per 1,000 residents. The ratio of existing regional parks to the population of the Alpine CPA is 0.0 acres of parkland per 1,000 residents, which also does not meet the County's minimum LOS standard of 10 acres of regional parkland per 1,000 residents. A deficit of parkland does not automatically create a significant impact on the environment; however, it does indicate that the future construction or expansion of recreational facilities may be likely. Future development projects, including the construction or expansion of recreational facilities, will comply with local regulations protecting environmental resources, such as the Zoning Ordinance, the Noise Ordinance, the MSCP, the HLP Ordinance, and other relevant policies. The application of existing regulations in combination with the adopted current General Plan policies and prior EIRs mitigation measures would mitigate impacts to recreational facilities.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The level of density proposed in these subareas would be substantially reduced compared to the development analyzed in the prior EIRs. Therefore, impacts associated with construction of new

recreational facilities under this alternative would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density proposed in this alternative would be substantially reduced compared to the allowable development under the proposed project. Therefore, impacts associated with construction of new recreational facilities would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

4.4.1.13 Transportation and Traffic

The effects of Alternative 1 compared to the proposed project are summarized below by issue area and in Table 4-21. Only the 2011 General Plan EIR will be used for analysis of transportation and traffic due to the outcome of litigation of the FCI GPA.

Table 4-21 Transportation and Traffic Impacts Comparison

Issue	Prior EIR	Alt. 1 Compared to Prior EIR	Proposed Project	Alt. 1 Compared to Proposed Project
TRA-1 Conflict with a Program, Plan, Ordinance or Policy Addressing the Circulation System	SU	= SU	SU	▲ SU
TRA-2 Exceed Threshold for Vehicle Miles Traveled	N/A ¹	N/A / SU	SU	▲ SU
TRA-3 Substantially Increase Hazards Due to a Design Feature	SU	▼ SU	SU	▼ SU
TRA-4 Result in Inadequate Emergency Access	LS	▼ LS	LS	▼ LS

¹The 2011 General Plan EIR analyzed LOS not VMT, as SB 743 did not have an effective date until July 1, 2020.

N/A - Not applicable

SU- Significant and Unavoidable

LS- Less than Significant

▼Impacts are reduced

▲Impacts are greater

= Impacts are similar

Issue 1: Conflict with a Program, Plan, Ordinance or Policy Addressing the Circulation System

This alternative would result in approximately 3,095 fewer units than the current General Plan and 5,108 fewer units than the proposed project. Subareas 1 through 7 are located near existing transportation infrastructure including I-8 and Alpine Boulevard. Two bus routes (838 and 888) service the Alpine CPA. Route 838 provides access along Alpine Boulevard and between Willows Road and Viejas Casino (along Subareas 6 and 7), and route 888 travels from Jacumba/Campo to El Cajon and also provides access along Alpine Boulevard (Subarea 6). An on-demand bus service (MTS Access) provides service to the public with physical, cognitive, and visual disabilities. Many roadways and intersections in the Alpine CPA do not currently have pedestrian or bicycle facilities. Because this is a programmatic-level analysis, it is assumed that the Mobility Element will be fully built out, and all Mobility Element roadways and intersections will

be designed to County standards and able to accommodate the appropriate bicycle and pedestrian demand.

The alternative proposes changes to the existing Mobility Element (ME) Network includes the deletion of the following roadways: West Willows Road (existing ME ID 12), and New Roads 14, 18, 23, and 24. In addition, the alternative would result in changes to the roadway capacity on several roadways, and would add one new roadway, New Road 26, in Subarea 5. The road would be a minor collector road running from Alpine Boulevard to Via Dieguenos via Viejas Creek Trail (see Figures 4-2a and 2b). The new road would provide a secondary access to Palo Verde Estates, which currently has one way in and one way out. No other new or expanded ME roads would be constructed under this alternative as the proposed density does not necessitate any additional new or expanded roadways.

Transportation facilities proposed under the Alpine CPA would be required to be built in compliance with the existing County of San Diego Public Road Standards (County of San Diego 2012). In addition, all new Alpine Community Plan Mobility Element roadways or roadway improvements would be required to be designed to accommodate the multi-modal facilities planned within the County of San Diego's Active Transportation Plan, and in accordance with the relevant policies in the County's General Plan Mobility Element. All new roadway facilities or improvements will be designed to limit conflicts with any transit routes or services within the community. Land use developments within the community will be required to provide adequate pedestrian and bicycle access and on-site facilities based on their associated land use needs and features.

SB 743 mandated a change in the way public agencies evaluate transportation impacts of projects under CEQA, focusing on VMT rather than LOS and other delay-based metrics. Therefore, a VMT analysis was prepared for the proposed project instead of an LOS analysis for the purposes of the transportation impact. The VMT generated for the Alpine CPA existing conditions (i.e., base year 2012), current General Plan, proposed project, and alternatives were derived from the SANDAG Series 13 model, as documented in Appendix G. Alpine is anticipated to have an average VMT/Capita of 27.71 miles and an average VMT/Employee of 36.19 miles under this alternative, compared to the current General Plan resulting in VMT/Capita of 25.62 miles and an average VMT/Employee of 33.97 miles and the proposed project resulting in VMT/Capita of 24.41 miles and an average VMT/Employee of 31.79 miles.

Alternative Compared to Prior EIR

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIR in Subareas 3, 5, and 7. The prior EIR concluded that the 2011 General Plan had the potential to result in a potentially significant impact on traffic and LOS levels, and specific implementation programs were identified as mitigation. Current regulation requires the use of VMT for the metric to measure traffic impacts, as described in Section 2.13 of this SEIR. Therefore, this alternative is analyzed for consistency with the new VMT policies and plans. As documented in Appendix G, the alternative would exceed the residential, employee, and retail VMT thresholds based on SANDAG's model results; therefore, the alternative would not be consistent with VMT policies. Implementation of the General Plan policies and compliance with existing regulations would reduce impacts related to the circulation systems, but not to a level below significant. Therefore, impacts associated with program, plan, ordinance, or policy addressing circulation systems under this alternative would be similar compared to the prior EIR. Like the prior EIR, these impacts would be significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Although the alternative has fewer dwelling units, the distance between land uses is increased as compared to the proposed project, which reduces the opportunity for residences to choose an alternate mode of travel, such as walking or biking. As documented in Appendix G, the total VMT for the alternative is less than the proposed project; however, the VMT per capita and employee is greater. Similar to the proposed project, the alternative would exceed the residential, employee, and retail VMT thresholds; therefore, the alternative would not be consistent with VMT policies. Implementation of the General Plan policies and compliance with existing regulations would reduce impacts related to the circulation systems, but not to a level below significant. Therefore, impacts associated with program, plan, ordinance, or policy addressing circulation systems under this alternative would be greater compared to the proposed project. Like the proposed project, these impacts would be significant and unavoidable.

Issue 2: Exceed Threshold for Vehicle Miles Traveled

This alternative would result in approximately 3,095 fewer units than the current General Plan and 5,108 fewer units than the proposed project. The prior EIR concluded that the General Plan would result in a potentially significant impact on unincorporated traffic and LOS. The prior EIR provided that the 2011 GP buildout conditions for the year 2030 would result in a total VMT of 361,102 for the Alpine CPU. However, SB 743 was enacted on September 27, 2013, with an effective date of July 1, 2020, and therefore a significance analysis was not prepared nor required for the prior EIR. SB 743 mandated a change in the way public agencies evaluate transportation impacts of projects under CEQA, focusing on VMT rather than LOS and other delay-based metrics. Therefore, a VMT analysis was prepared for the proposed project instead of an LOS analysis for the purposes of the transportation impact. The VMT generated for the Alpine CPA existing conditions (i.e., base year 2012), current General Plan, proposed project, and alternatives were derived from the SANDAG Series 13 model, as documented in Appendix G. Alpine is anticipated to have an average VMT/Capita of 27.71 miles and an average VMT/Employee of 36.19 miles under this alternative, compared to the current General Plan resulting in VMT/Capita of 25.62 miles and an average VMT/Employee of 33.97 miles and the proposed project resulting in VMT/Capita of 24.41 miles and an average VMT/Employee of 31.79 miles.

The alternative proposes changes to the existing ME Network that include the deletion of the following roadways: West Willows Road (existing ME ID 12), and New Roads 14, 18, 23, and 24. In addition, the project would result in changes to the roadway capacity on several roadways, and would add one new roadway, New Road 26, in Subarea 5. The road would be a minor collector road running from Alpine Boulevard to Via Dieguenos via Viejas Creek Trail (see Figures 4-2a and 2b). The new road would provide a secondary access to Palo Verde Estates, which currently has one way in and one way out. No other new or expanded Mobility Element roads would be constructed under this alternative as the proposed density does not necessitate any additional new or expanded roadways.

Alternative Compared to Prior EIR

No impact conclusion was determined for this issue in the prior EIR; therefore, no impact comparison can be made. However, for informational purposes, Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIR in Subareas 3, 5, and 7. The level of density and population in these subareas would be reduced resulting in fewer people. However, the distance between land uses would result in longer trips and reduced opportunity to choose an alternate mode travel and therefore increasing VMT as compared the current General Plan. As documented in Appendix G, the total VMT is reduced while VMT per capita and VMT per employee for the alternative is greater compared to the current General Plan.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. As documented in Appendix G, the total VMT for the alternative is less than the proposed project; however, the VMT per capita and per employee is greater. Similar to the proposed project, the alternative would exceed the residential, employee, and retail VMT thresholds. Like the proposed project, the proposed ME Network changes have the potential to induce travel through the proposed new roadway link and provision of additional capacity. Implementation of the General Plan policies and compliance with existing regulations would reduce impacts related to the circulation systems, but not to a level below significant. Therefore, impacts associated with exceeding VMT thresholds under this alternative would be greater compared to the proposed project. Like the proposed project, these impacts would be significant and unavoidable.

Issue 3: Substantially Increase Hazards Due to a Design Feature

This alternative would result in approximately 3,095 fewer units than the current General Plan and 5,108 fewer units than the proposed project. The alternative proposes changes to the ME Network roadway segments to decrease capacity along Chocolate Summit Drive and Tavern Road; increase the capacity along New Road 11, North/East Victoria Drive, and Viejas View Place; and add one additional new roadway, new Road 26, in Subarea 5. The new roadway would be designed and constructed in accordance with the County of San Diego Department of Public Works (DPW) Public Road Standards (2012), and per DPW's review procedures, new roadway plans would be reviewed by the County engineer. Design standards and design review requirements would ensure proposed roadways do not contain any hazardous features such as sharp curves or dangerous intersections.

The General Plan includes several policies within the Mobility and Land Use Elements that require development to design and construct roads that are compatible with the local terrain and the uses, scale, and pattern of the surrounding development, as defined in Section 2.13 of this SEIR. Additionally, the prior EIR identified mitigation measures Tra-1.3, Tra-1.4, Tra-1.6, and Tra-3.1, which included implementation of County Public Road Standards during review of new development projects, implementation of County Guidelines for Determining Significance for Transportation and Traffic to evaluate adverse environmental effects of projects, development of project review procedures to require large commercial and office development to use Transportation Demand Programs, and coordination with SANDAG to obtain funding for operational improvements to state highways and freeways.

Alternative Compared to Prior EIR

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIR in Subareas 3, 5, and 7. The alternative would result in reduced potential impacts related to lower-density development; causing a decrease in roadway hazards along rural roads due to incompatible uses compared to the prior EIR. In addition, the decreased density would result in a decreased risk to pedestrians and bicyclists by decreasing and/or redistributing traffic patterns. General Plan policies and prior EIR mitigation measures identified in Section 2.13 of this SEIR would reduce impacts on hazards due to incompatible uses. However, like the proposed project, some of the transportation facilities in the unincorporated County are within the jurisdiction of another agency, such as the California Department of Transportation (Caltrans), and the County cannot ensure design hazards are mitigated in those locations. Therefore, impacts related to increased hazards due to incompatible uses would be reduced compared to the prior EIR. Like the proposed project, these impacts would be significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The alternative would result in reduced potential impacts related to lower-density development; causing a decrease in roadway hazards along rural roads due to incompatible uses compared to the proposed project. In addition, the decreased density would result in a decreased risk to pedestrians and bicyclists by decreasing and/or redistributing traffic patterns. General Plan policies and prior EIR mitigation measures identified in Section 2.13 of this SEIR would reduce impacts on hazards due to incompatible uses. However, like the proposed project, some of the transportation facilities in the unincorporated County are within the jurisdiction of another agency, such as Caltrans, and the County cannot ensure design hazards are mitigated in those locations. Therefore, impacts related to increased hazards due to incompatible uses would be reduced compared to the proposed project. Like the proposed project, these impacts would be significant and unavoidable.

Issue 4: Result in Inadequate Emergency Access

This alternative would result in approximately 3,095 fewer units than the current General Plan and 5,108 fewer units than the proposed project. Inadequate emergency access and egress can occur as a result of an incomplete or not fully interconnected roadway network, such as inadequate roadway widths, turning radii, dead end or gated roads, one-way roads, single ingress and egress routes, or other factors. In addition to Mobility Element roads, a comprehensive network includes regional freeways and highways and local public, private, and fire access roads. Private roads also have the potential to impair emergency access. Private roads are often unpaved and poorly maintained, which poses risks to public safety, especially in high wildfire hazard areas. Dirt roads, or roads with potholes, may cause damage to fire apparatus vehicles and/or impede an emergency vehicle from accessing a site. Dirt roads pose additional safety concerns as dust can obstruct the view of evacuees during a firestorm, which can cause vehicles to drive off the road or into the fire. While the Alpine CPU does not propose private roads, development that includes private roads would be required to comply with the County's Standards for Private Roads (County of San Diego n.d.), which establish minimum design and construction requirements, and include provisions related to emergency access. Proposed New Road 26 would be constructed per the County's Public Road Standards (2012), which would ensure that roadways meet the design requirements to accommodate emergency access and vehicles.

Alternative Compared to Prior EIR

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIR in Subareas 3, 5, and 7 and proposes changes to the Mobility Element roadways. The alternative would decrease development potential and, subsequently, population density in three of the seven subareas compared to the current General Plan. Additionally, implementation of the current General Plan policies, compliance with existing regulations, and prior EIR mitigation measures would reduce impacts on emergency access to less than significant. Therefore, potential significant impacts associated with inadequate emergency access would be reduced compared to the prior EIR. Like the prior EIR, these impacts would be less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Similar to the proposed project, this alternative proposes changes to the Mobility Element roadways. The alternative would decrease development potential and, subsequently, population density in three of the seven subareas compared to the proposed project. Additionally, implementation of the

current General Plan policies, compliance with existing regulations, and prior EIR mitigation measures would reduce impacts on emergency access to less than significant. Therefore, potential significant impacts associated with inadequate emergency access would be reduced compared to the proposed project. Like the proposed project, these impacts would be less than significant.

4.4.1.14 Utilities and Service Systems

The effects of Alternative 1 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-22.

Table 4-22 Utilities and Service Systems Impacts Comparison

Issue	Prior EIRs	Alt. 1 Compared to Prior EIRs	Proposed Project	Alt. 1 Compared to Proposed Project
UTIL-1 Expanded Utility Facilities	LS	▼ SU	SU	▼ SU
UTIL-2 Adequate Water Supply	SU	▼ SU	SU	▼ SU
UTIL-3 Wastewater Treatment Capacity	LS	▼ LS	LS	▼ LS
UTIL-4 Landfill Capacity	SU	▼ LS	LS	▼ LS
UTIL-5 Solid Waste Regulations	LS	▼ LS	LS	▼ LS

SU- Significant and Unavoidable
 LS- Less than Significant
 ▼ Impacts are reduced
 ▲ Impacts are greater
 = Impacts are similar
Bolded text – a change in impact conclusion

Issue 1: Expanded Utility Facilities

This alternative would result in approximately 3,095 fewer units than the current General Plan and 5,108 fewer units than the proposed project. To accommodate development allowed by this alternative, the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities could be required.

Environmental review of utility infrastructure projects would be conducted by the utility providers and agencies directly responsible for the approval and construction of new or expanded facilities. Any mitigation measures needed to avoid or reduce significant environmental impacts associated with the construction or expansion of these facilities would be implemented by these utility providers and agencies. The construction of any new septic systems to service future development would require the installation of septic tanks and leach lines. Future development would be required to incorporate such design elements as storm drains, ditches, swales, or other means of conveying runoff. However, any runoff would be required to be treated prior to being discharged from the site in accordance with County WPO and Regional MS4 requirements. In addition, redevelopment of currently developed areas could require the relocation of existing storm drains. The Alpine CPA is within the service boundary of San Diego Gas & Electric (SDG&E), which provides electricity and natural gas throughout San Diego County.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The alternative would result in less demand for utilities through a reduction in the number of housing units within these subareas requiring water and wastewater service connections and new or expanded electrical and natural gas transmission lines compared to the prior EIRs. Additionally, future development under this alternative would not be intensified compared to the prior EIRs. However, it cannot be guaranteed that impacts associated with the relocation or construction of new or expanded utilities would be reduced to less than significant because the utilities are under the purview of utility providers and/or agencies, and not the County. Therefore, potential significant impacts associated with the relocation or construction of new or expanded water, wastewater, stormwater, electrical, or natural gas facilities would be reduced compared to the prior EIRs. Unlike the prior EIRs for which impacts were less than significant, these impacts would be significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The alternative would result in less demand for utilities through a reduction in the number of housing units within these subareas requiring water and wastewater service connections and new or expanded electrical and natural gas transmission lines compared to the proposed project. Additionally, future development under this alternative would not be intensified compared to the proposed project. However, it cannot be guaranteed that impacts associated with the relocation or construction of new or expanded utilities would be reduced to less than significant because the utilities are under the purview of utility providers and/or agencies, and not the County. Therefore, potential significant impacts associated with the relocation or construction of new or expanded water, wastewater, stormwater, electrical, or natural gas facilities would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 2: Adequate Water Supply

Within the Alpine CPA, potable water is primarily obtained by importing water from water districts or pumping water from local groundwater basins. Within the Alpine CPU area, Subareas 1, 2, 3, 4, 6, and 7 as well as a small portion of Subarea 5 are within the SDCWA service boundary. As shown in Figures 2.14-2a and 2b, a majority of Subarea 5 is outside of the Padre Dam Municipal Water District service boundary. Future development within the Padre Dam Municipal Water District service boundary would be required to obtain will serve letters from the water district prior to getting approved. Additionally, future projects that meet the definition of a water demand project, as defined in State CEQA Guidelines Section 15155, would be required to obtain a water supply assessment from the governing body of a public water system (i.e., water district) that demonstrates available water supplies are available.

Groundwater-dependent users (e.g., residences, commercial uses) are either served by on-site private wells or groundwater provided by a small water system such as a small water company or water district. However, no groundwater-dependent water districts serve the Alpine CPA, which means that all development outside of the SDCWA boundary relies on on-site private wells for groundwater.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The alternative would result in reduced density in these subareas necessitating potable water from the district from what was anticipated in the prior EIRs. The alternative would not increase the number

of potential dwelling units in groundwater-dependent areas of the Alpine CPA from what was anticipated in the prior EIRs and would not increase development that could result in the depletion of groundwater supplies or necessitate the installation of new groundwater wells. Implementation of the current General Plan policies and the prior EIRs mitigation measures would reduce the impacts on water supplies, but not below a level of significance due to the uncertainty surrounding the availability of long-term water supplies to serve future development associated with the alternative. Therefore, impacts on water supplies would be reduced compared to prior EIRs. Like prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The alternative would result in reduced density necessitating potable water from the district compared to the proposed project. The alternative would not increase the number of potential dwelling units in groundwater-dependent areas of the Alpine CPA from what was anticipated in the proposed project and would not increase development that could result in the depletion of groundwater supplies or necessitate the installation of new groundwater wells. Implementation of the current General Plan policies and the prior EIRs mitigation measures would reduce the impacts on water supplies, but not below a level of significance due to the uncertainty surrounding the availability of long-term water supplies to serve future development associated with the alternative. Therefore, impacts on water supplies would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 3: Wastewater Treatment Capacity

The Alpine CPA is within the regulatory boundaries of the San Diego Regional Water Quality Control Board, which regulates wastewater discharge in the majority of the eastern, central, and western unincorporated County. The Alpine CPA is served by the Alpine and Lakeside Sanitation Districts; however, these districts only serve a small portion of the community. Within the subareas, the San Diego County Sanitation District serves all or a portion of Subareas 1, 2, 3, 4, 6, and 7. Proposed project changes outside of the service boundaries, such as in portions of Subareas 4 and 7, or in Subarea 5, for this sanitation district would rely on septic systems for wastewater, as shown in Figures 2.14-1a and 1b of this SEIR.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. Because the number of potential dwelling units would be reduced under the alternative, thereby decreasing the amount of wastewater requiring treatment, potential impacts on wastewater treatment capacities would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Because the number of potential housing units would be reduced under the alternative, thereby decreasing the amount of wastewater requiring treatment, potential impacts on wastewater treatment capacities would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 4: Landfill Capacity

Permitted capacity of the region's landfills is available through 2059 per the 2018 Integrated Waste Management Plan Five-Year Review Report. Numerous federal, state, and local regulations exist to ensure adequate solid waste facilities are available. Based on the disposal projections in the Five-Year Review Report, as well as recycling requirements and program requirements, the County has sufficient landfill capacity to accommodate disposal for the next 15 years, and it was determined that no revisions to the Countywide Siting Element of the County's Integrated Waste Management Plan were required. The current General Plan includes several policies within its Land Use Element that would further reduce the potential for proposed land uses and development associated with the Alpine CPU to generate solid waste in excess of standards or capacity by requiring new infrastructure, facilities and services prior to development, diversion of solid waste from landfills, siting new solid waste management facilities in a manner that minimizes environmental impacts, and encouraging composting. In addition, future development associated with the proposed project would be required to demonstrate compliance with federal, state, and local regulations, including Assembly Bill (AB) 341 and the County's Integrated Waste Management Plan.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. The level of density and waste disposal demand in these subareas would be reduced compared to the development analyzed in the prior EIRs. Additionally, the permitted capacity of the region's landfills is now shown as available to meet planned growth through 2059. Therefore, impacts on landfill capacity under this alternative would be reduced compared to the prior EIRs. Unlike the prior EIRs for which impacts were identified as significant and unavoidable due to uncertainty in capacity, these impacts would be less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and waste disposal demand in this alternative would be reduced compared to the development allowed in the proposed project. Additionally, the permitted capacity of the region's landfills is now shown as available to meet planned growth through 2059. Therefore, impacts on landfill capacity under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 5: Solid Waste Regulations

This alternative would result in approximately 3,095 fewer units than the current General Plan and 5,108 fewer units than the proposed project. Future development within the Alpine CPA would be required to comply with all applicable federal, state, and local management and reduction statutes and regulations related to solid waste.

Alternative Compared to Prior EIRs

Alternative 1 would allow for 3,095 fewer dwelling units than analyzed in the prior EIRs in Subareas 3, 5, and 7. Buildout of the alternative would decrease solid waste generation in these subareas from what was anticipated in the current General Plan and future development would be required to comply with all applicable federal, state, and local management and reduction statutes and regulations related to solid waste. Therefore, impacts associated with solid waste regulations under this alternative would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout the subareas. Buildout of the alternative would decrease solid waste generation from what was anticipated in the proposed project and future development would be required to comply with all applicable federal, state, and local management and reduction statutes and regulations related to solid waste. Therefore, impacts associated with solid waste regulations under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

4.4.2 Fulfillment of Project Objectives

As shown in Table 4-23, this alternative only modestly fulfills the project objectives related to encouraging more compact development to achieve community goals for economic vitality, expanded housing opportunities, increased multi-modality and the County’s greenhouse gas reduction targets. However, this alternative meets the basic project objectives of refining the framework established by the General Plan to encompass the community’s vision, protecting natural resources and community character and minimizing public safety impacts and wildfire risks.

Table 4-23 Alternative 1 Objectives Summary

Alpine CPU Objectives	Alt. 1- Former FCI Lands	Objective Fulfillment Rationale
1. Refine the policies and land use framework established by the General Plan to encompass the community’s vision for Alpine.	●	This alternative would result in refinement to the General Plan policies and framework to encompass the community’s vision.
2. Provide community-specific policies and establish development guidance in pursuit of the County’s greenhouse gas emission reduction targets.	◐	This alternative was developed in light of the County’s targets for greenhouse gas emissions. It reduces total VMT compared to the current General Plan, increases VMT compared to existing conditions, and has the highest (worst) VMT per capita and per employee of all alternatives analyzed.
3. Ensure new development is planned and designed in a manner that protects Alpine’s natural setting and unique community character.	●	The reduced density and intensity of development would protect Alpine’s natural setting and community character.
4. Require new development and encourage existing development to minimize impacts to public safety and provide adequate defensibility from wildfires.	●	The reduced density and intensity of development would minimize the impacts to public safety and allow for increased defensibility from wildfire, while New Road 26 would allow for improved access for evacuation and emergency vehicles.
5. Promote sustainability by focusing growth where services and infrastructure exist or can be reasonably built.	◐	Density and intensity would be less than allowed by the current General Plan and would allow for rural residential development in Subarea 7, where services and infrastructure may not exist or be reasonably built.

Alpine CPU Objectives	Alt. 1- Former FCI Lands	Objective Fulfillment Rationale
6. Encourage compact, mixed use development to support a vital Village core and advance the County’s goals to reduce Vehicle Miles Travelled (VMT).	○	Density and intensity would be reduced and would allow for only rural residential development in Subarea 7, which would not support a vital Village core. It reduces total VMT compared to the current General Plan, increases VMT compared to existing conditions, and has the highest (worst) VMT per capita and per employee of all alternatives analyzed.
7. Minimize the impacts from development on sensitive natural resources—such as Alpine Creek, Viejas Mountain, and Cleveland National Forest for the benefit of the community.	●	Density and intensity would be reduced and would allow for rural residential development in eastern Alpine and Subarea 7, which would minimize impacts from development on sensitive resources.
8. Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns.	○	No significant changes to the mobility network are proposed and the level of development proposed would not support multi-modal use. New Road 26 would allow for improved access for evacuation and emergency vehicles. It reduces total VMT compared to the current General Plan, increases VMT compared to existing conditions, and has the highest (worst) VMT per capita and per employee of all alternatives analyzed.
9. Reinforce the vitality, local economy, and character of Alpine while balancing housing, employment, and recreational opportunities	●	Density and intensity would be less than allowed by the current General Plan and would significantly reduce residential development opportunities in Subarea 7, which would not result in additional housing, employment, and recreational opportunities.

Fulfillment of Objectives Ratings:
 From “Fully Meets” ● to “Does Not Meet” ○
 ●●●○○

4.5 Former FCI Lands in Eastern Alpine (Alternative 2)

Alternative 2 would reduce capacity in the CPA by reverting areas within former FCI study areas in Subarea 5 to their former land use designation of RL-40 (one dwelling unit per 40 gross acres). This alternative would involve land use designation changes in the area south of I-8 roughly between the Alpine Boulevard/I-8 intersection and the East Willows Road/I-8 intersection. Like Alternative 1, this alternative was developed as a response to the FCI settlement (see Figure 4-3).

This alternative would change some areas in Subarea 5 from their current General Plan designations of Rural Commercial (C-4), Village Residential 2 (VR-2), and Semi-Rural 4 (SR-4) to Rural Lands 40 (RL-40). Under this alternative, 75 dwelling units could be constructed within these areas instead of the currently allowed 460 units. No land use changes to any other subareas would be proposed with this alternative when compared to the current General Plan. This alternative would result in fewer dwelling units in

Subareas 1 through 6 when compared to the proposed project, and the same number of units in Subarea 7.

One new roadway is proposed in Subarea 5 (New Road 26), which is a minor collector road running from Alpine Boulevard to Via Dieguenos via Viejas Creek Trail (see Figures 4-4a and 4b). The new road would provide a secondary access to Palo Verde Estates, which currently only has one way in and one way out. Table 4-24 shows a comparison of the total number of allowable dwelling units within Subareas 1 through 7 between Alternative 2 and the current General Plan and proposed project. Alternative 2 would result in 385 fewer units than analyzed in the current General Plan and 2,398 fewer units than the proposed project.

Table 4-24 Allowable Dwelling Units (Subareas 1–7)

	Total	Difference Alternative 2
Alternative 2	3,680	-
Current General Plan	4,065	(385)
Proposed Project	6,078	(2,398)

4.5.1 Comparison of the Effects of Alternative 2 to the Prior EIRs and Proposed Project

4.5.1.1 Aesthetics

The effects of Alternative 2 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-25.

Table 4-25 Aesthetics Impacts Comparison

Issue	Prior EIRs	Alt. 2 Compared to Prior EIRs	Proposed Project	Alt. 2 Compared to Proposed Project
AES-1 Scenic Vistas	LS	= LS	LS	▼ LS
AES-2 Scenic Resources	LS	= LS	LS	▼ LS
AES-3 Visual Character or Quality	SU	= SU	SU	▼ SU
AES-4 New Light or Glare	SU	= SU	SU	▼ SU

SU- Significant and Unavoidable
 LS- Less than Significant
 ▼ Impacts are reduced
 ▲ Impacts are greater
 = Impacts are similar

Issue 1: Scenic Vistas

Under this alternative 3,680 dwelling units could be developed in the Alpine CPA. Alternative 2 allows for a total of 75 dwelling units within Subarea 5 instead of the currently allowed 460 units, resulting in 385 fewer dwelling units than allowed by the current General Plan. No land use changes to any other subareas would be proposed with this alternative when compared to the current General Plan. The reduced level

of density that would occur in Subarea 5 under this alternative (one dwelling unit per 40 acres) and the low-profile nature of the development (one- to two-story single-family homes with a few potential outbuildings) would not result in the substantial obstruction or detracting from the scenic vistas available in the vicinity of Subarea 5. Consistent with the prior EIRs and the proposed project, development allowed throughout Subareas 1 through 7 under this alternative would incorporate existing regulations and prior EIRs mitigation measures to mitigate potential impacts to scenic vistas.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIRs; this reduction in units would occur in Subarea 5. The reduced level of density and lower-profile nature of development in Subarea 5 proposed by this alternative would be slightly less disruptive to scenic vistas in Subarea 5 compared to the development analyzed in the prior EIRs; however, development density and intensity throughout the remaining subareas would remain similar. Therefore, impacts on scenic vistas under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The reduced level of density and lower-profile nature of development proposed in this alternative would be less disruptive to scenic vistas compared to the development allowed by the proposed project. Therefore, the impacts on scenic vistas would be reduced compared to the proposed project. Like the proposed project, these impacts remain less than significant.

Issue 2: Scenic Resources

The existing Alpine Community Plan identifies three scenic view corridors from I-8: (1) views toward El Capitan Reservoir, (2) east and west views of Viejas Mountain, and (3) south views along Sweetwater River (see Figures 2.1-2a and 2b). This alternative would involve land use designation changes within viewsheds available from I-8, an eligible State Scenic Highway. However, this segment of I-8 is at a lower elevation than the land to the north of the freeway and there is a bluff that abuts the freeway. Similarly, bluffs or intervening vegetation obscure much of the southern viewshed available from the east and westbound lanes of I-8 as they travel through Subarea 5 with only brief glimpses of broader viewsheds available along these portions of I-8 (such as before the Alpine Boulevard/Willows Road exit). However, as noted above, the development occurring under this alternative would be very low-density, and while some of the rural housing and associated outbuildings may be visible from I-8, it could remove or substantially change features, such as historic resources, trees, or rock outcroppings, that contribute to the viewsheds available from I-8. In addition, rural housing would be an expected feature within viewsheds from I-8 as vehicles pass through the rural areas of the County. Therefore, views of this area are obscured, and the very low-density development that would occur from implementation of this alternative would not be visible from I-8. Additionally, future development would require implementation of current General Plan and Alpine CPU policies and the prior EIRs mitigation measures related to scenic resources. There are also regulations in place that will continue to apply to subsequent projects that are discretionary, including the County's Guidelines for Determining Significance – Visual Resources, and scenic designators.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIRs; this reduction would occur in Subarea 5. The level of density and lower-profile nature of development proposed in this subarea would be reduced compared to the development analyzed in the prior EIRs; however, development density and intensity throughout the remaining subareas would remain similar. Therefore, impacts on scenic resources under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and lower-profile nature of development proposed in the alternative would be reduced compared to the allowable development under the proposed project. Therefore, the impacts on scenic resources would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 3: Visual Character or Quality

The Alpine CPA is defined by its small-town character currently consisting largely of semi-rural residential uses. Architecture tends to be low profile with most structures remaining within one- to two-story height limits and containing varying, but relatively traditional styles. Uniform lot and structure sizes, greater lot coverage, consistent setbacks and massing, and similar architectural styles would become more common. The RL-40 land use designation changes that would occur under Alternative 2 would result in a reduction of 385 dwelling units in Subarea 5 as compared to the current General Plan. The RL-40 designation allows one dwelling unit per 40 acres of land. The lower-density development that would occur under Alternative 2 would be consistent with the existing character within Subarea 5. No land use changes to any other subareas would be proposed with this alternative when compared to the current General Plan. Consistent with the prior EIRs and the proposed project, development allowed throughout the CPA under this alternative would incorporate current General Plan policies and prior EIRs mitigation measures to reduce impacts on visual character and quality.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIRs in Subarea 5. The level of density and lower-profile nature of development proposed in this subarea would be reduced in Subarea 5 compared to the development analyzed in the prior EIRs; however, development density and intensity throughout the remaining subareas would remain similar. Therefore, impacts on visual character or quality under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and lower-profile nature of development proposed in this subarea would be reduced compared to the development allowed by the proposed project. Therefore, impacts on visual character or quality under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 4: New Light or Glare

Under existing conditions, the Alpine CPA, which has a concentration of commercial uses along Alpine Boulevard, has a greater lighting footprint in that part of the Alpine CPA and a lesser lighting footprint in the surrounding rural uses. All development occurring under this alternative would be required to comply with the lighting standards of the County of San Diego Zoning Ordinance, which would reduce light pollution and light trespass. In addition, the lower-density housing and less intense development that would occur under this alternative would spread out over a relatively large area and would not result in the concentration of a large number of nighttime light sources within a consolidated area. Current General Plan policies and the prior EIRs mitigation measures, in combination with other applicable regulations, including the Light Pollution Code and the San Diego County Zoning Ordinance, would lessen impacts on nighttime views.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIRs in Subarea 5. The level of density associated with development proposed in this alternative would be reduced in Subarea 5 compared to the development analyzed in the prior EIRs; however, development density and intensity throughout the remaining subareas would remain similar. Therefore, impacts on new sources of light or glare under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density associated with development proposed in this alternative would be substantially reduced compared to the development allowed under the proposed project. Therefore, impacts on new sources of light or glare under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

4.5.1.2 Agriculture and Forestry Resources

The effects of Alternative 2 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-26.

Issue 1: Direct Conversion of Agricultural Resources

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. Only Subareas 5 and 7 contain lands designated as Agricultural Preserve and lands under Williamson Act Contract. Most zones allow for agricultural uses, but there are two specific agricultural zones: A70 and 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.

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 reduced density where agricultural resources have been identified. The RL-40 land use designation change in Subarea 5 would allow for one dwelling unit per 40 acres, which would not reduce viability for agricultural uses. However, the proposed Mobility Element road (New Road 26) would be located in an area where

Table 4-26 Agriculture and Forestry Impacts Comparison

Issue	Prior EIRs	Alt. 2 Compared to Prior EIRs	Proposed Project	Alt. 2 Compared to Proposed Project
AG-1 Direct Conversion of Agricultural Resources	SU	= SU	SU	▼ SU
AG-2 Conflict with Agricultural Zoning or Williamson Act Contract	LS	= LS	LS	▼ LS
AG-3 Indirect Conversion of Agricultural Resources	SU	= SU	SU	▼ SU
AG-4 Direct and Indirect Conversion of Forestry Resources	SU ¹	= SU	SU	= SU

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

¹ This issue was not included in the State CEQA Guidelines at the time of the 2011 General Plan EIR; therefore, this issue impact conclusion is from the 2016 FCI EIR.

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. There are also regulations in place that would continue to apply to subsequent discretionary projects, including the current General Plan, the Agricultural Guidelines, agricultural designators, and conformance to the Williamson Act.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIRs in Subarea 5. The level of density in areas identified with important agricultural resources or existing agricultural use would not be substantially reduced compared to the development analyzed in the prior EIRs. Additionally, the proposed Mobility Element road (New Road 26) in Subarea 5 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. Therefore, impacts on the direct conversion of agricultural resources under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density would be substantially reduced compared to the development allowed in the proposed project. However, like the proposed project, the proposed Mobility Element road (New Road 26) in Subarea 5 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. Therefore, impacts on direct conversion of agricultural resources under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 2: Conflict with Agricultural Zoning or Williamson Act Contract

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 5b in this SEIR depict the agricultural zoning within the Alpine CPA subareas. 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. Future development occurring under this alternative would involve up to 75 single-family homes within Subarea 5. The RL-40 land use designation change in Subarea 5 would allow for one dwelling unit per 40 acres, which would not reduce viability for agricultural uses. 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 (New Road 26) would introduce a conflict with agricultural zoning. There are also regulations in place that would continue to apply to subsequent discretionary projects, including the current General Plan, the Agricultural Guidelines, agricultural designators, and conformance to the Williamson Act.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIRs in Subarea 5. The level of density would be reduced similar in the remaining subareas for land zoned for agriculture areas compared to the prior EIRs. Additionally, the introduction of a new Mobility Element road (New Road 26) would introduce a conflict with agricultural zoning. Impacts to a conflict with agricultural zoning or Williamson Act Contracts under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density would be reduced for land zoned for agriculture areas compared to the proposed project. However, like the proposed project, the introduction of a new Mobility Element road (New Road 26) would introduce a conflict with agricultural zoning. Impacts to a conflict with agricultural zoning or Williamson Act Contracts under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 3: 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. 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. 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. The RL-40 land use designation change in Subarea 5 would allow for one dwelling unit per 40 acres and be compatible with agricultural resources, and would not result in indirect impacts on agricultural resources by subdividing land, which reduces the viability of the land for these uses. However, the proposed Mobility Element road (New Road 26) in Subarea 5 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.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIRs in Subarea 5. The level of density would be similar in the remaining subareas for land zoned in agriculture areas compared to the prior EIRs. However, the proposed Mobility Element road (New Road 26) in Subarea 5 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. Therefore, impacts to the indirect conversion of agricultural resources under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density would be reduced for land zoned in agriculture areas compared to the proposed project. However, like the proposed project, the proposed Mobility Element road (New Road 26) in Subarea 5 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. Impacts to the indirect conversion of agricultural resources under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 4: Direct and Indirect Conversion of Forestry Resources

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. The Alpine CPA does not contain any “timberland” as defined by PRC Section 4526.

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 RL-40 land use designation change in Subarea 5 would revert former FCI land in this area and allow for one dwelling unit per 40 acres.

Alternative Compared to Prior EIRs

This issue was not included in the State CEQA Guidelines at the time of the 2011 General Plan EIR; therefore, it was not evaluated at that time. However, the 2016 FCI EIR did contain an analysis of these resources. Therefore, this alternative is compared to the 2016 FCI EIR, which was an SEIR to the 2011 General Plan EIR.

Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIRs and revert former FCI land use designations in Subarea 5. No land use designation changes are proposed in other areas of the Alpine CPA. The alternative would be compatible with forest resources because the proposed land uses are low-density and would not subdivide property such that forestry resources would not be viable compared to the prior EIRs. However, future development within the FCI lands may result in land uses that are incompatible with adjacent or nearby CNF lands. Therefore, impacts to the direct or indirect conversion of forestry resources under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7 and revert former FCI land use designations throughout Subareas 1 through 7. No land use designation changes are proposed in other areas of the Alpine CPA. The alternative would be compatible with forest resources because the proposed land uses are low-density and would not subdivide property such that forestry resources would not be viable compared to the proposed project. However, future development within the FCI lands may result in land uses that are incompatible with adjacent or nearby CNF lands. Therefore, impacts to the direct or indirect conversion of forestry resources under this alternative would be similar compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

4.5.1.3 Air Quality

A comparison of the effects of Alternative 2 to the prior EIRs and proposed project is provided in Table 4-27 and in the sections that follow by issue area. Consistent with the analysis provided in Section 2.3 of this SEIR, only the 2011 General Plan is used for the air quality analysis due to the outcome of litigation of the FCI GPA.

Table 4-27 Air Quality Impacts Comparison

Issue	Prior EIR	Alt. 2 Compared to Prior EIR	Proposed Project	Alt. 2 Compared to Proposed Project
AQ-1 Conformance with Applicable Plans	LS	= LS	SU	▼ LS
AQ-2 Cumulatively Considerable Net Increase of Criteria Air Pollutants	SU	= SU	SU	▼ SU
AQ-3 Sensitive Receptor Exposure to Substantial Pollutant Concentrations	SU	= SU	SU	▼ SU
AQ-4 Other Emissions	LS	= LS	LS	= LS

SU- Significant and Unavoidable
 LS- Less than Significant
 ▼ Impacts are reduced
 ▲ Impacts are greater
 = Impacts are similar
Bolded text – a change in impact conclusion

Issue 1: Conformance with Applicable Plans

Future development occurring under this alternative would reduce the allowable residential development and allow for less non-residential development acreage compared to the General Plan. The RAQS and SIP are the relevant air quality plans for demonstrating attainment with the federal and state ambient air quality strategies. The RAQS and SIP provide attainment plans based on anticipated regional growth based, in part, on the planned growth identified in regional and local land use plans. Regional growth in the unincorporated County was estimated based on identified growth in the County’s General Plan. Therefore, projects that would result in increases in population or employment growth beyond that projected in regional or local plans could result in increases in VMT above that forecasted in the

attainment plans. While the RAQS and SIP considered growth from the General Plan, the potential of future plans to reduce population, employment, or VMT from allowable General Plan levels was not contemplated. Because this alternative would result in less growth than what was assumed in the RAQS and SIP, the alternative would not conflict with the region's attainment plans.

Alternative Compared to the Prior EIR

Alternative 2 would allow for fewer dwelling units and less non-residential acres than assumed in the prior EIR, resulting in a reduction in anticipated population, employment, and VMT. The prior EIR identified a less than significant impact related to conformance with applicable air quality plans. This alternative would allow for less development than the allowable General Plan growth forecasts and would have been considered in the growth projections included in the RAQS and SIP. Therefore, this impact would be similar compared to the prior EIR. Like the prior EIR, this impact would remain less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow for fewer dwelling units and less non-residential acres than proposed under the proposed project. The analysis for the proposed project identified a significant and unavoidable impact related to conformance with applicable plans because it is proposing growth that was not considered in the General Plan and; thus, not included in the regional growth projections used to develop the RAQS and SIP. For the purposes of this impact analysis, a project would be determined to have significant impact if it would result in growth that was not anticipated in regional growth projections (which are used to develop the RAQS/SIP). For this alternative, this comparison would be with the anticipated growth identified in the 2011 General Plan. Future allowable development under this alternative would result in reduced population, employment, and VMT projections than the General Plan. This growth would have been included in the regional growth projections used to develop the RAQS/SIP. Therefore, this impact would be reduced compared to the proposed project. Unlike the proposed project, for which impacts were found to be significant and unavoidable, this impact would be less than significant.

Issue 2: Cumulatively Considerable Net Increase in Pollutants

Future development occurring under this alternative would result in emissions of criteria air pollutants from construction- and operational-related activities. Because the timing and intensity of construction activities are dependent on market conditions and unknown at this time, emissions from construction activities from future developments may result in exceedances of the County SLTs.

A quantitative analysis for operational emissions of criteria air pollutants and precursors was conducted for this alternative consistent with the methodology presented in Section 2.3.2.2 of this SEIR. Potential impacts from operation of this alternative were determined based on the potential increase in emissions of criteria air pollutants beyond what is currently allowed in the General Plan. Table 4-28 summarizes the maximum daily operational emissions of criteria air pollutants and precursors that would be generated by buildout of allowed uses under this alternative and the General Plan, and a comparison of the net change in emissions to the County's SLTs.

Alternative Compared to the Prior EIR

This alternative would reduce the allowable residential units and non-residential acreage developed in the Alpine CPA. For this reason, construction activities as a result of this alternative would be less intense than that of the allowable buildout identified under prior EIR. Thus, impacts related to construction emission of criteria air pollutants would have been included in the prior EIR's analysis.

Table 4-28 Modeled Maximum Daily Emissions of Criteria Air Pollutants and Precursors (lb/day) Associated with the General Plan and Alternative 2 Buildout

Source	lb/day					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
General Plan Buildout of Alpine CPA						
Natural Gas Usage	8	72	40	<1	6	6
Architectural Coating	66	<1	<1	<1	<1	<1
Consumer Products	439	<1	<1	<1	<1	<1
Hearth	16,267	318	20,079	36	2,815	2,815
Landscaping	27	10	878	<1	5	5
Mobile	222	505	2,562	8	169	70
Total	17,028	905	23,559	45	2,995	2,896
Alternative 2						
Natural Gas Usage	8	70	39	<1	6	6
Architectural Coating	63	<1	<1	<1	<1	<1
Consumer Products	422	<1	<1	<1	<1	<1
Hearth	15,677	306	19,352	35	2,713	2,713
Landscaping	26	10	846	<1	5	5
Mobile	239	545	2,760	9	182	75
Total	16,436	931	22,997	44	2,906	2,799
Exceed Screening Level Threshold?	Yes	Yes	Yes	No	Yes	Yes
Net Change from General Plan	-593	+26	-561	-1	-89	-97
Net Change from Existing Conditions ¹	+5,734	+11	+7,122	+14	+1,047	+1,002
Screening Level Threshold	75	250	550	250	100	55

Source: Appendix D.

Notes: CO = carbon dioxide; CPA = community plan area; lb/day = pounds per day; NO_x = nitrous oxide; PM_{2.5} = fine particulate matter; PM₁₀ = respirable particulate matter; SO_x = sulfur oxides; VOC = volatile organic compounds

¹ Detailed emissions estimates for existing conditions are presented in Chapter 2.3, *Air Quality*.

Totals may not add exactly due to rounding.

Emissions from industrial sources were modeled in separate CalEEMod files to reflect no increase in industrial uses beyond existing conditions. Details are shown in Appendix D.

As shown in Table 4-28, operational activities would result in lower emissions of criteria air pollutants compared to the General Plan buildout except for a minor increase in emissions of nitrous oxides (NO_x). Alternative 1 would allow for fewer dwelling units and less non-residential acreage than the General Plan. Except for NO_x, the project would not increase estimated daily emissions of criteria air pollutants beyond the allowable buildout of the General Plan. The increase in NO_x above the prior EIR is associated with increased VMT but would be minimal and would not exceed the County's Screening Level Thresholds (SLTs). Implementation of Alternative 1 would result in criteria air pollutant emissions in lower quantities compared to that identified in the prior EIR but would still result in the generation of criteria air pollutants beyond existing conditions in excess of the County's SLTs. Therefore, this impact would be reduced compared to the prior EIR. Like the prior EIR, this impact would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 2 would allow fewer dwelling units and less non-residential acreage than the proposed project. The proposed project identified a significant and unavoidable impact related to the net increase in criteria air pollutant emissions because it would result in a net increase in emissions from the General Plan when compared to the County's SLTs. As shown below in Table 4-29, this alternative would generate fewer daily emissions of criteria air pollutants than the proposed project. Therefore, this impact would be reduced compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

Issue 3: Sensitive Receptor Exposure to Substantial Pollutant Concentrations

Implementation of Alternative 2 would result in exposure of sensitive receptors to construction-related TACs. However, given that future development under this alternative would occur incrementally between 2020 and 2050 and in various areas throughout the Alpine CPA, it is unlikely that any one sensitive receptor would be exposed to construction-related TACs for extended periods of time. All future development within the Alpine CPA and associated construction activities were previously identified and accounted for in the prior EIR. Therefore, construction activity as a result of the allowable Alternative 2 buildout would not result in the exposure of existing or new sensitive receptors to substantial increases in TAC emissions beyond what would have been analyzed in the prior EIR.

This alternative would result in VMT growth above existing conditions along local roadways within the County as a result of allowable future development. This increase in vehicle and truck traffic in comparison to existing conditions may exacerbate health risks to existing and future sensitive uses located in proximity to roadways with high traffic volumes. However, because this alternative would propose less development than what was anticipated in the prior EIR, this increase in VMT would have been analyzed and accounted for in the prior EIR. The primary TAC of concern related to on-road vehicle emissions is diesel PM. All new development undergoing discretionary review would be required to evaluate TAC exposure and incorporate available reduction measures in accordance with the SDAPCD requirements, if necessary.

Alternative Compared to the Prior EIR

Alternative 2 would allow for fewer dwelling units and non-residential acreage than assumed in the prior EIRs, resulting in a reduction in anticipated population and employment. The prior EIR identified significant and unavoidable impacts related to exposure of sensitive receptors to substantial pollutant concentrations.

Table 4-29 Modeled Maximum Daily Emissions of Criteria Air Pollutants and Precursors (lb/day) Associated with the Proposed Project and Alternative 2 Buildout

Source	lb/day					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Proposed Project						
Natural Gas Usage	9	76	42	<1	6	6
Architectural Coating	74	<1	<1	<1	<1	<1
Consumer Products	488	<1	<1	<1	<1	<1
Hearth	19,347	378	23,882	43	3,348	3,348
Landscaping	32	12	1,043	<1	6	6
Mobile	257	586	2,970	10	196	81
Total	20,207	1,052	27,937	53	3,556	3,441
Alternative 2						
Natural Gas Usage	8	70	39	<1	6	6
Architectural Coating	63	<1	<1	<1	<1	<1
Consumer Products	422	<1	<1	<1	<1	<1
Hearth	15,677	306	19,352	35	2,713	2,713
Landscaping	26	10	846	<1	5	5
Mobile	239	545	2,760	9	182	75
Total	16,436	931	22,997	44	2,906	2,799
Exceed Screening Level Threshold?	Yes	Yes	Yes	No	Yes	Yes
Net Change from Proposed Project	-3,772	-121	-4,939	-9	-651	-642
Net Change from Existing Conditions ¹	+5,737	+11	+7,122	+14	+1,047	+1,002
Screening Level Threshold	75	250	550	250	100	55

Source: Appendix D.

Notes: CO = carbon dioxide; CPA = community plan area; lb/day = pounds per day; NO_x = nitrous oxide; PM_{2.5} = fine particulate matter; PM₁₀ = respirable particulate matter; SO_x = sulfur oxides; VOC = volatile organic compounds

¹ Detailed emissions estimates for existing conditions are presented in Chapter 2.3, *Air Quality*.

Totals may not add exactly due to rounding.

Emissions from industrial sources were modeled in separate CalEEMod files to reflect no increase in industrial uses beyond existing conditions. Details are shown in Appendix D.

This alternative would allow less residential development than the allowable General Plan growth forecast but would result in an increase in VMT associated with allowable development outside of the village core. As shown in Table 4-28, this alternative would result in lower emissions for most criteria air

pollutants compared to the prior EIR. This alternative would result in an increase in NO_x emissions above estimated emissions levels from the prior EIR. However, this increase in NO_x emissions would not exceed the County's SLTs and is not considered substantial. Impacts to sensitive receptors (including health risks related to criteria air pollutants, diesel PM, and carbon monoxide [CO] "Hotspots") during operation would be reduced because the project would reduce or not substantially increase criteria air pollutant emissions. This alternative would result in an increase in VMT but would propose fewer dwelling units which reduces the number of potential sensitive receptors that would be exposed to potential roadway TACs (e.g., diesel PM from vehicle operations and CO "Hotspots"). The increase in VMT under this alternative is primarily from different development patterns compared to the prior EIR. The types of commercial developments allowed under this alternative (e.g., general retail, offices, strip mall) would not require or result in substantial truck trips. Therefore, this impact would be similar to the prior EIR. Like the prior EIR, this impact would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 2 would allow for fewer dwelling units and less non-residential acreage than the proposed project. The proposed project identified a significant and unavoidable impact related to exposure of sensitive receptors to substantial pollutant concentrations because of the unknown level to which future operational emissions from on-road vehicles would exacerbate existing exposure of sensitive receptors to TACs (specifically diesel PM). Future allowable development under this alternative would result in reduced population and employment projections, and lower VMT and associated on-road vehicle emissions than the proposed project

As shown in Table 4-29, this alternative would result in lower emissions for all criteria air pollutants compared to the proposed project. Impacts to sensitive receptors (including health risks related to criteria air pollutants, diesel PM, and CO hotspots) during operation would be reduced because this alternative would result in lower criteria air pollutant emissions and lower VMT. Therefore, this impact would be reduced compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

Issue 4: Other Emissions (Odors)

Alternative 2 would generate odors during construction activities. These odors would be temporary and would occur at various locations within the Alpine CPA. This alternative does not propose any land uses that would typically be considered odor-generating (e.g., wastewater treatment facility, confined animal facility, or organic agricultural operations). Should any odor-generating uses be developed in the Alpine CPA, they would be required to comply with relevant SDAPCD and County regulations for managing and mitigating odors, described in Section 2.3.2.3 of this SEIR.

Alternative Compared to the Prior EIR

Alternative 2 would allow for the development of similar land use types as assumed in the prior EIR in regard to odor sources. The development allowed under the General Plan would result in temporary odors generated during construction activities. However, these odors would not be of concern because they are temporary and would occur at various locations throughout the Alpine CPA. These potential odors would not be generated in a single location for an extended period, and thus would not expose any one sensitive receptor to significant odor emissions. The prior EIR did not identify any operational uses typically considered to be odor-generating. Further, any odor-generating uses proposed in the Alpine CPA would be required to comply with relevant SDAPCD and County regulations for managing and mitigating odors.

Therefore, these impacts would be similar compared to the prior EIR. Like the prior EIR, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow for the development of similar land use types assumed in the proposed project in regard to odor sources. The development allowed under the proposed project would result in temporary odors generated during construction activities. However, these odors would not be of concern because they are temporary and would occur at various locations throughout the Alpine CPA. These potential odors would not be generated in a single location for an extended period, and thus would not expose any one sensitive receptor to significant odor emissions. The proposed project did not identify any operational uses typically considered to be odor-generating. Further, any odor-generating uses proposed in the Alpine CPA would be required to comply with relevant SDAPCD and County regulations for managing and mitigating odors. Therefore, this impact would be similar compared to the proposed project. Like the proposed project, this impact would remain less than significant

4.5.1.4 Biological Resources

The effects of Alternative 2 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-30.

Table 4-30 Biological Resources Impacts Comparison

Issue	Prior EIRs	Alt. 2 Compared to Prior EIRs	Proposed Project	Alt. 2 Compared to Proposed Project
BIO-1 Special-Status Plant and Wildlife Species	SU	= SU	SU	▼ SU
BIO-2 Riparian Habitat and Other Sensitive Natural Communities	SU	= SU	SU	▼ SU
BIO-3 Federally Protected Wetlands	LS	= LS	LS	▼ LS
BIO-4 Wildlife Movement Corridors and Nursery Sites	SU	= SU	SU	▼ SU
BIO-5 Conflict with Local Policies and Ordinances	LS	= LS	LS	▼ LS
BIO-6 Habitat Conservation Plans	LS	= LS	LS	▼ LS

SU- Significant and Unavoidable
 LS- Less than Significant
 ▼ Impacts are reduced
 ▲ Impacts are greater
 = Impacts are similar

Issue 1: Special-Status Plant and Wildlife Species

Table 2.4-8 in this SEIR documents the estimated total area of impacts special-status plants in the Alpine CPA. USFWS-designated critical habitat for three species occurs within the Alpine CPA. Future development would potentially result in the direct loss of critical habitat for the coastal California gnatcatcher and the arroyo toad. All potential impacts to critical habitat for the coastal California gnatcatcher would occur within Subarea 4. Critical habitat for the coastal California gnatcatcher, arroyo

toad, and San Diego thornmint is present within Subarea 7. Potential impacts on critical habitat would require site-specific analysis and project-level details during discretionary review of future projects.

Subarea 5 is dominated by natural, undeveloped open space, some of which is located within the CNF. Subarea 5 contains several vegetation communities, including areas mapped as chaparral, other woodlands, riparian forest, urban-disturbed habitat, agriculture, and eucalyptus woodland. These vegetation communities provide habitat for several special-status plant and wildlife species, as identified in Section 2.4 of this SEIR. Future development occurring under this alternative would involve up to 75 single-family homes within Subarea 5. However, the level of density and intensity that would occur under this alternative (one dwelling unit per 40 acres) would not result in increased land area that could be developed in Subarea 5. Site-specific analysis of impacts on biological resources, including biological resource surveys if deemed required by the County, would be required for future discretionary projects that could impact vegetation communities and special-status plant and wildlife species.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIRs in Subarea 5. The level of density and intensity of development proposed in this subarea would be slightly reduced compared to the development analyzed in the prior EIRs but similar for all other subareas. Implementation of the same current General Plan policies and mitigation measures identified in Section 2.4 of this SEIR would reduce this alternative's impacts on special-status species and sensitive habitat, but not below a level of significance because it cannot be ensured that impacts from future development could be mitigated. Therefore, this impact would be similar compared to the prior EIRs. Like the prior EIRs, this impact would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be reduced compared to the development allowed in the proposed project. Implementation of the same current General Plan policies and mitigation measures identified in Section 2.4 of this SEIR would reduce this alternative's impacts on special-status species and sensitive habitat, but not below a level of significance because it cannot be ensured that impacts from future development could be mitigated. Therefore, this impact would be reduced compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

Issue 2: Riparian Habitat and Other Sensitive Natural Communities

The Alpine CPA includes three riparian communities: Southern Cottonwood-Willow Riparian Forest, Southern Coast Live Oak Riparian Forest, and Southern Riparian Forest. All subareas except Subarea 1 contain riparian habitat. Site-specific analysis of impacts on riparian habitat, including biological resource surveys if deemed required by the County, would be required for future discretionary projects that could impact riparian habitat. Alternative 2 allows for a total of 75 dwelling units to be constructed in Subarea 5 instead of the currently allowed 460 units. Site-specific analysis of impacts on riparian habitat, including biological resource surveys if deemed required by the County, would be required for future discretionary projects that could impact riparian habitat.

Subarea 5 is dominated by natural, undeveloped open space, some of which is located within the CNF. Subarea 5 contains areas mapped as Southern Riparian Forest, Southern Coast Live Oak Riparian Forest, and Southern Cottonwood-Willow Riparian Forest. Other sensitive vegetation communities within Subarea 5 include chaparral and other woodlands.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIRs in Subarea 5. The level of density and intensity of development in this subarea would be slightly reduced compared to the development analyzed in the prior EIRs but similar in other subareas. Implementation of current General Plan policies and mitigation measures identified in Section 2.4 of this SEIR, in addition to compliance with applicable regulations, would reduce impacts to riparian habitat and other sensitive natural communities but not below a level of significance because it cannot be ensured that impacts from future development could be mitigated. Therefore, this impact would be similar to the prior EIRs. Like the prior EIRs, this impact would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be reduced compared to the development allowed in the proposed project. However, any development of the land uses under the alternative could still result in significant impacts requiring mitigation. Implementation of the same current General Plan policies and mitigation measures identified in Section 2.4 of this SEIR would reduce this alternative's impacts to riparian habitat and other sensitive natural communities but not below a level of significance because it cannot be ensured that impacts from future development could be mitigated. Therefore, this impact would be reduced compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

Issue 3: Federally Protected Wetlands

Table 2.4-11 in this SEIR summarizes the wetland types within the seven subareas, as well as the estimated acreages of impacts under the current General Plan and proposed project. Subarea 5 is dominated by natural, undeveloped open space, some of which is located within the CNF. Subarea 5 contains areas mapped as USFWS National Wetlands Inventory and Estimated RPO Wetlands (see Figures 2.4-3a and 3b). Alternative 2 allows for a total of 75 dwelling units to be constructed in Subarea 5 instead of the currently allowed 460 units. The level of density and intensity that would occur in Subarea 5 (one dwelling unit per 40 acres) would not result in increased land area that could be developed in that subarea. Subsequent discretionary projects proposed for development within the Alpine CPA would be analyzed through the CEQA process for potential impacts related to federally protected wetlands.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIRs in Subarea 5. The level of density and intensity of development proposed in this subarea would be slightly reduced compared to the development analyzed in the prior EIRs but similar in other subareas. Implementation of current General Plan policies and mitigation measures identified in Section 2.4 in this SEIR, in addition to compliance with applicable regulations, would reduce impacts to federally protected wetlands. Therefore, impacts to federally protected wetlands under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be reduced compared to the development allowed by the proposed project. Implementation of current General Plan policies and mitigation measures identified in Section 2.4, in addition to compliance with

applicable regulations, would reduce impacts to federally protected wetlands. Therefore, impacts to federally protected wetlands under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 4: Wildlife Movement Corridors and Nursery Sites

A habitat linkage was identified on the west side of the Alpine CPA within the boundaries of the adopted South County Plan, linking habitat patches from south San Diego County to important aquatic resources at El Capitan Reservoir. Approximately 14.5 acres of habitat linkage identified by the South County Plan is within Subarea 4 of the Alpine CPU area. Nursery sites are located throughout undeveloped areas within the Alpine CPA and include areas that provide the resources necessary for reproduction of a species, including foraging habitat, breeding habitat, and water sources. Subsequent discretionary project proposed for development within the Alpine CPA would be analyzed through the CEQA process for potential impacts related to loss of nursery sites. Subsequent discretionary projects proposed for development within the Alpine CPA would be analyzed through the CEQA process for potential impacts related to loss of nursery sites.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIRs in Subarea 5. The level of density and intensity of development proposed in this alternative would be slightly reduced compared to the development analyzed in the prior EIRs but similar in other subareas. Implementation of the current General Plan policies and mitigation measures identified in Section 2.4 in this SEIR, in addition to compliance with applicable regulations, would reduce impacts on nursery sites but not below a level of significance. Therefore, this impact would be similar compared to the prior EIRs. Like the prior EIRs, this impact would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be reduced compared to the development allowed by the proposed project. Implementation of the current General Plan policies and mitigation measures identified in Section 2.4 in this SEIR, in addition to compliance with applicable regulations, would reduce impacts on nursery sites but not below a level of significance. Therefore, this impact would be reduced compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

Issue 5: Conflict with Local Policies and Ordinances

Future development associated within the Alpine CPA has the potential to significantly impact sensitive biological resources identified for protection under the MSCP South County Plan, Guidelines, RPO, BMO, and/or HLP Ordinance. Future discretionary projects within the adopted MSCP South County Plan would be subject to the County BMO, while projects outside of the MSCP would be subject to the HLP Ordinance. The County's RPO applies throughout the unincorporated County and requires avoidance of impacts to environmentally sensitive lands from discretionary projects. Future development associated with the alternative would be required to comply with these ordinances, and demonstrate compliance, when applicable.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIRs in Subarea 5. The level of density and intensity of development proposed in this subarea would be slightly reduced compared to the development analyzed in the prior EIRs but similar for the other subareas. Future development associated with this alternative would be required to comply with the ordinances and policies protecting biological resources. Therefore, impacts associated with conflicting with local policies and ordinances would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be reduced compared to the development allowed by the proposed project. Future development associated with this alternative would be required to comply with the ordinances and policies protecting biological resources. Therefore, impacts associated with conflicting with local policies and ordinances would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 6: Conflict with Adopted Habitat Conservation Plans and Natural Community Conservation Plans

The MSCP South County Plan is the applicable adopted HCP and NCCP for the unincorporated County, which includes Subareas 1, 2, and 4 (entirely within the MSCP boundaries), and Subareas 3, 5, 6, and 7 (partially within the MSCP boundaries). In addition, a PAMA as designated in the MSCP South County Plan is identified within Subarea 5; however, the MSCP South County Plan does not preclude a landowner from developing on PAMA lands. As a result, impacts on PAMA would not constitute a conflict with the provisions of the MSCP South County Plan. Additionally, this alternative would not re-designate areas identified as preserve land in either the MSCP South County Plan or draft East County Plan boundaries.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIRs in Subarea 5. The level of density and intensity of development proposed in this subarea would be slightly reduced compared to the development analyzed in the prior EIRs but similar in the other subareas. This alternative would result in impacts on sensitive plant and animal species, riparian and other natural communities, and habitat corridors that are identified for protection under the MSCP South County Plan. Future development associated with this alternative would be required to comply with the HCP and NCCP. Therefore, impacts associated with conflicting with these plans would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be reduced compared to the development allowed in the proposed project. Future development associated with this alternative would be required to comply with the HCP and NCCP. Therefore, impacts associated with conflicting with these plans would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

4.5.1.5 Cultural and Paleontological Resources

The effects of Alternative 2 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-31.

Table 4-31 Cultural and Paleontological Resources Impacts Comparison

Issue	Prior EIRs	Alt. 2 Compared to Prior EIRs	Proposed Project	Alt. 2 Compared to Proposed Project
CUL-1 Historic Resources	LS	= LS	LS	▼ LS
CUL-2 Archaeological Resources	LS	= LS	LS	▼ LS
CUL-3 Paleontological Resources	LS	= LS	LS	▼ LS
CUL-4 Human Remains	LS	= LS	LS	▼ LS

SU- Significant and Unavoidable
 LS- Less than Significant
 ▼ Impacts are reduced
 ▲ Impacts are greater
 = Impacts are similar

Issue 1: Historic Resources

As shown in Figures 2.5-1a and 1b, there are two known historical resources within the Alpine CPA. The Julian Eltinge Residence is located along South Grade Road, south of Subareas 2 and 6. The Alpine Woman's Club is located along Alpine Boulevard, west of Subarea 6. Some historical resources exist within the Alpine CPA that are historically significant but have not yet been designated, and there may also be unknown historical resources within the Alpine CPA. Future development occurring under this alternative would involve 385 fewer single-family homes within Subarea 5 than allowed by the current General Plan. One new Mobility Element road (New Road 26) is proposed in Alternative 2. This alternative would not result in land use changes near identified historic resources. Any future development projects in the CPA would be subject to an environmental review process, which may include records searches, site-specific pedestrian surveys, and historical evaluations. The purpose of the review process is to identify potential historical resources and identify mitigation measures that will minimize any impacts to these resources. In addition, any future projects in the Alpine CPA will be subject to federal, state, and local regulations, and must conform to the goals and policies established in the current General Plan.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIRs in Subarea 5. The level of density and proposed land use changes near identified or unknown historic resources in this alternative would be reduced; however, land disturbance activities compared to the development analyzed in the prior EIRs would be similar. Therefore, impacts on historic resources under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and proposed land use changes near identified or unknown historic resources in this alternative would be reduced compared to the development allowed in the proposed

project. Therefore, impacts on historic resources under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 2: Archaeological Resources

Many prehistoric habitation and smaller resource gathering and processing sites have been recorded within the Alpine CPA. Information about these sites is kept confidential to protect these resources from destruction or theft. Subsequent projects seeking a discretionary permit may be subject to an environmental review process, at which point a records search would be conducted to determine whether a pedestrian survey or cultural resources evaluations would be required. The application of existing regulations in combination with the County's RPO, Zoning Ordinance, the current General Plan policies, and prior EIRs and Alpine CPU mitigation measures would mitigate impacts to archaeological resources.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. Impacts on archaeological resources, known and unknown, would be similar due to the similar level of expected land disturbance activities compared to the development analyzed in the prior EIRs. Therefore, impacts on archaeological resources under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project in Subareas 1 through 7. Impacts on archaeological resources, known and unknown, would be reduced due to the decrease in density and expected land disturbance activities compared to the development allowed by the proposed project. Therefore, impacts on archaeological resources under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 3: Paleontological Resources

Figures 2.5-2a and 2b of this SEIR identify regions of the Alpine CPA that are sensitive for paleontological resources. Only Subarea 2 has a moderate sensitivity for producing paleontological resources. The other subareas have no sensitivity for producing unique paleontological resources; however, unknown paleontological resources have the potential to occur within the Alpine CPA. Subsequent projects seeking a discretionary permit may be subject to environmental review; federal, state, and local regulations; and the current General Plan. The application of existing regulations in combination with the County's RPO, Zoning Ordinance, the current General Plan policies, and prior EIRs and Alpine CPU mitigation measures would mitigate impacts to paleontological resources. Subarea 5 has no sensitivity for paleontological resources; however, known and unknown paleontological resources have the potential to occur within the Alpine CPA.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. Impacts on unknown paleontological resources would be similar due to the similar level of expected land disturbance activities compared to the development analyzed in the prior EIRs. Therefore, impacts on paleontological resources under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Impacts on paleontological resources, known and unknown, would be reduced due to the reduced level of expected land disturbance activities compared to the development allowed by the proposed project. Therefore, impacts on paleontological resources under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 4: Human Remains

Construction activities associated with future development within the Alpine CPA would have the potential to disturb human remains, and any disturbance would be considered a significant impact. Ground-disturbing activities associated with the land use designation and mobility changes, such as grading, excavation, and utilities installation, would have the potential to directly adversely impact unknown human remains. Subsequent projects seeking a discretionary permit may be subject to environmental review; federal, state, and local regulations; and the current General Plan. The application of existing regulations in combination with the County's RPO, Zoning Ordinance, the current General Plan policies, and prior EIRs mitigation measures would mitigate impacts to human remains.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIRs in Subarea 5. Impacts on human remains, known and unknown, would be similar due to the similar level of expected land disturbance activities compared to the development analyzed in the prior EIRs. Therefore, impacts on human remains under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Impacts on human remains, known and unknown, would be reduced due to the decrease in density and expected land disturbance activities compared to the development allowed by the proposed project. Therefore, impacts on human remains under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

4.5.1.6 Greenhouse Gas Emissions

A comparison of the effects of Alternative 2 to the prior EIRs and proposed project by issue area is provided in Table 4-32 and in the sections that follow. Consistent with the analysis provided in Section 2.6, *Greenhouse Gases*, only the 2011 General Plan is used for the GHG analysis due to the outcome of litigation of the FCI GPA.

Issue 1: Generate Significant Greenhouse Gas Emissions

Alternative 2 would generate GHG emissions from construction- and operational-related activities. This alternative would result in a net increase in GHG emissions over existing conditions under potential buildout in 2030 and 2050. For comparison purposes and consistent with the analysis provided in Section 2.6, Table 4-33 presents a comparison of estimated GHG emissions generated by this alternative to the General Plan and proposed project. The methodology for estimating these emissions is described in Section 2.6.3.1 of this SEIR.

Table 4-32 Greenhouse Gas Emissions Impacts Comparison

Issue	Prior EIR ¹ (2030/2050)	Alt. 2 Compared to Prior EIR (2030/2050)¹	Proposed Project (2030/2050)	Alt. 2 Compared to Proposed Project (2030/2050)
GHG-1 Generate Significant Greenhouse Gas Emissions	LS / N/A	▲ SU / SU	SU / SU	▼ SU / ▼ SU
GHG-2 Conflict with an Applicable Plan	LS / N/A	▲ SU / SU	SU / SU	▼ SU / ▼ SU

¹ The 2011 General Plan did not contemplate an impact for a 2050 horizon year.

N/A- Not applicable

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

Bolded text = a change in impact conclusion

Table 4-33 GHG Emissions Associated with Alternative 2 and Compared to the General Plan and Proposed Project (MTCO₂e)

Source	Alt. 2	Net Change from Existing Conditions¹	Net Change Compared to General Plan¹	Net Change Compared to Proposed Project¹
2030 Buildout				
Area	15,639	+5,618	-588	-3,661
Building Energy	37,605	+15,229	-955	-3,309
Mobile (Vehicular)	192,326	+49,666	+13,837	-14,594
Solid Waste	6,729	+3,193	-270	-872
Water and Wastewater	7,672	+4,082	-177	-742
Total	259,971	+77,788	+11,848	-23,178
2050 Buildout				
Area	15,639	+5,618	-588	-3,661
Building Energy	27,575	+5,199	-348	-1,276
Mobile (Vehicular)	177,267	+34,607	+12,754	-13,452
Solid Waste	6,729	+3,193	-270	-872
Water and Wastewater	4,890	+1,300	-56	-3,575
Total	232,101	+49,917	+11,492	-22,835

Notes: Alt = alternative; CPU = community plan update; GHG = greenhouse gas; MTCO₂e = metric tons of carbon dioxide equivalent

¹ Detailed summaries of the emissions estimates for Existing Conditions, General Plan Buildout, and proposed project are provided in Chapter 2.6, *Greenhouse Gas Emissions*.

Emissions from industrial sources were modeled in separate CalEEMod files to reflect no increase in industrial uses beyond existing conditions. Details are shown in Appendix D.

Source: Appendix D

Alternative Compared to the Prior EIR

The prior EIR identified that allowable development under the General Plan would result in a potentially significant impact related to GHGs in 2020. Since the adoption of this EIR, State law extended targets to future years to reduce emissions to 40 percent below 1990 levels by 2030, and a goal to reduce emissions to 80 percent below 1990 levels by 2050. Because the prior EIR identified potentially significant impacts related to GHGs in 2020, it is assumed these impacts would also be potentially significant related to impacts in 2030 and 2050; which identify more strict targets and goals than the 2020 target. Through the implementation of General Plan policies and mitigation measures identified in the 2011 General Plan EIR, these impacts in 2020 would be reduced to a less than significant level. The 2011 General Plan EIR identified that the planning horizon for the General Plan would be 2030. Due to the cumulative nature of GHG emissions, the General Plan's cumulative impact related to consistency with applicable plans was determined to be less than significant because the General Plan would be consistent with the State's 2020 reduction target. However, as identified in the prior EIR, meeting the State's 2050 GHG emissions reduction goal would be beyond the planning horizon scope for General Plan buildout. The prior EIR identified that consistency with state targets in 2020 relies heavily on federal and state programs to reduce GHG emissions (County of San Diego 2011:2.17-28). Thus, without existing regulations in place at the time of the adoption of the 2011 General Plan EIR that would reduce emissions consistent with the State's 2050 GHG reduction goals, potential impacts in the 2011 General Plan EIR in 2050 were not identified.

Alternative 2 would allow for fewer dwelling units and less non-residential acres than identified in the prior EIR. As shown in Table 4-33, this alternative would result in a relatively small increase (approximately 3 percent of the alternative's total emissions) in annual GHG emissions compared to allowable General Plan buildout in 2030 and 2050. This alternative would be required to comply with federal, State, and local regulations; General Plan policies; Alpine CPU policies; and the prior EIR mitigation measures which would further reduce this alternative's impact from construction and operational GHG emission sources.

The first plan used to determine consistency is the RTP/SCS. The alternative would result in an increase in GHG emissions greater than what was assumed in the prior EIR, which was used for growth projections in the RTP/SCS. Because the alternative would result in greater emissions, and there is no threshold to identify a level at which this increase would not be significant, the alternative would not be consistent with the RTP/SCS. The next plan used to determine consistency is 2017 Scoping Plan. Consistent with the analysis included in Chapter 2.6 of this SEIR, the threshold for determining significance related to the generation of GHG emissions is consistency with the "Scoping Plan measures" identified in the 2017 Scoping Plan. Through consistency with the 2017 Scoping Plan, emissions associated with this alternative would be determined to be less than significant for 2030. The 2017 Scoping Plan provides generalized measures that are further developed in Chapter 2.6 of this SEIR into project-level best management practices (BMPs) that would be feasible to implement within the Alpine CPA. These BMPs identify feasible construction or operation measures that have been included in recent CEQA documents or regulations and requirements applied in similar air districts that would reduce project-generated GHG emissions. Consistency with the 2017 Scoping Plan would be demonstrated through the implementation of all BMPs. However, the Alpine CPU and this alternative do not include project-level policies consistent with these BMPs and would not be consistent with the 2017 Scoping Plan. Therefore, because this alternative would generate greater GHG emissions than the allowable buildout under the General Plan and would not be consistent with the 2017 Scoping Plan, this impact would be potentially significant.

Alternative 2 would implement Alpine CPU mitigation, which would require all future development to implement applicable BMPs consistent with the 2017 Scoping Plan. Through the implementation of this mitigation, the alternative would demonstrate consistency with the BMPs. However, because the alternative would still increase VMT above what was anticipated in the prior EIR, the alternative would not achieve VMT reductions consistent with State climate goals. Therefore, this impact would be greater in 2030 compared to the prior EIR. Unlike the prior EIR, for which impacts were found to be less than significant impact in 2030 because it would be consistent with State targets, this impact would be significant and unavoidable.

The 2017 Scoping Plan does not identify a pathway to achieving the State's 2050 GHG reduction goal through existing mitigation measures and technologies. No impact conclusion was determined for this issue for a 2050 horizon year in the prior EIR and therefore no comparison can be made. However, for informational purposes, this alternative would result in development that would generate GHG emissions in 2050 greater than estimated emissions from anticipated buildout of the General Plan in the same year.

Alternative Compared to Proposed Project

Alternative 2 would allow for fewer dwelling units and less non-residential acreage than identified in the proposed project. As shown in Table 4-33, this alternative would generate fewer net GHG emissions than allowable proposed project buildout. Because this alternative would increase net GHG emissions and VMT above anticipated General Plan buildout, the alternative would be required to implement Alpine CPU mitigation in Chapter 2.6 of this SEIR. Through the implementation of this mitigation the alternative would demonstrate consistency with the BMPs but would not achieve VMT reductions consistent with State climate goals. Therefore, this impact would be reduced compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

Issue 2: Conflict with an Applicable Plan

Applicable plans for the purpose of reducing GHG emissions include SANDAG's RTP/SCS and the 2017 Scoping Plan. Both plans provide pathways for reducing GHG emissions based on growth forecasts consistent with anticipated local, regional, and statewide plan buildout. Growth projections used to develop the RTP/SCS were based on allowable buildout of the County's General Plan; thus, consistency with the RTP/SCS can be determined through consistency with the General Plan. An alternative proposing development that would be less than or consistent with allowable buildout of the General Plan is determined to have been analyzed in the prior EIR, and thus would have similar or reduced impacts. Alternatives that allow for additional growth than anticipated in the prior EIR would be subject to an analysis of consistency with the 2017 Scoping Plan, outlined in Section 2.6 in this SEIR.

Alternative Compared to the Prior EIR

As described previously, the prior EIR identified that allowable development would potentially conflict with statewide reduction targets in 2020 and 2030. Through the implementation of General Plan policies and mitigation measures identified in the prior EIR, development in 2030 would not conflict with the achievement of the State's 2030 GHG reduction target. However, meeting the State's 2050 GHG emissions reduction goal was not contemplated in the prior EIR. The prior EIR identified a less than significant impact related to consistency with an applicable plan for the purposes of reducing GHG emissions.

Alternative 2 would allow for fewer dwelling units and less non-residential acreage than identified in the prior EIR. However, based on the VMT estimates that account for the location of this development in proximity to the village core, this alternative would increase annual VMT above anticipated levels in the General Plan. This anticipated VMT growth would be greater than the growth projections used in

development of the RTP/SCS and thus would not be accounted for in VMT projections. Further, this alternative does not include project-level policies consistent with the 2017 Scoping Plan. Therefore, this alternative would result in a potentially significant impact related to consistency with applicable plans. Alternative 2 would implement Alpine CPU mitigation as documented in Chapter 2.6 of this SIER that would require all future development to implement applicable BMPs consistent with the 2017 Scoping Plan. Through the implementation of this mitigation, Alternative 2 would be consistent with the 2017 Scoping Plan but would not reduce VMT consistent with the State's climate goals. Therefore, this impact would be greater in 2030 compared to the prior EIR. Unlike the prior EIR, for which impacts were found to be less than significant impact in 2030 because it would be consistent with State targets, this impact would be significant and unavoidable.

The 2017 Scoping Plan does not identify a pathway to achieving the State's 2050 GHG reduction goal through existing mitigation measures and technologies. No impact conclusion was determined for this issue for a 2050 horizon year in the prior EIR and therefore no comparison can be made. However, for informational purposes this alternative would result in development that would generate GHG emissions in 2050 greater than estimated emissions from anticipated buildout of the General Plan in the same year.

Alternative Compared to Proposed Project

Alternative 2 would allow for fewer dwelling units and less non-residential acreage than identified in the proposed project. Consistent with the proposed project, impact determination for this issue was based on consistency with the 2017 Scoping Plan for this alternative. Because this alternative does not include project-level policies consistent with the 2017 Scoping Plan, this impact would be potentially significant. Alternative 2 would implement Alpine CPU mitigation documented in Chapter 2.6 of this SEIR that would require future projects developed in the Alpine CPA to implement BMPs consistent with the project-level Scoping Plan measures. With the implementation of this mitigation, the alternative would demonstrate consistency with the BMPs, but would not achieve VMT reductions consistent with the State climate goals. The alternative would generate fewer net GHG emissions in 2030 and 2050 than the proposed project. Therefore, this impact in 2030 would be reduced compared to the proposed project. Like the proposed project, this impact in 2030 would remain significant and unavoidable.

The 2017 Scoping Plan does not identify a pathway to achieving the State's 2050 GHG reduction goal through existing mitigation measures and technologies. Thus, even with the application of this mitigation measure, allowable development under this alternative would potentially conflict with the State's ability to achieve the 2050 GHG reduction goal. Therefore, this impact in 2050 would be reduced compared to the proposed project. Like the proposed project, this impact in 2050 would remain significant and unavoidable.

4.5.1.7 Wildfire

The effects of Alternative 2 compared to the proposed project are summarized below by issue area and in Table 4-34. It should be noted that the conclusions in the prior EIR are shown for informational purposes only. Only the 2011 General Plan EIR will be used for analysis of wildfire due to the outcome of litigation of the FCI GPA.

Table 4-34 Wildfire Impacts Comparison

Issue	Prior EIR¹	Alt. 2 Compared to Prior EIR	Proposed Project	Alt. 2 Compared to Proposed Project
WILD-1 Adopted Emergency Response or Emergency Evacuation Plan	LS	= SU	SU	▼ SU
WILD-2 Expose Receptors to Pollutants from Wildfire	N/A	N/A /SU	SU	▼ SU
WILD-3 Exacerbate Wildfire Risk from New Infrastructure	N/A	N/A /SU	SU	▼ SU
WILD-4 Expose People or Structures to Significant Risks from Post-Wildfire Hazards	N/A	N/A /SU	SU	▼ SU

¹ Although wildfire hazards were discussed in the prior EIR, the impact analysis and conclusions do not completely align with the current CEQA Appendix G issue questions.

N/A - not applicable

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

Bolded text - a change in impact conclusion

Issue 1: Adopted Emergency Response or Emergency Evacuation Plan

This SEIR does not wholly rely on the prior EIR as a baseline. Although the 2011 General Plan is not the existing baseline, many of the regulations and existing land use designations and mobility network described in the 2011 General Plan EIR are referenced in this section. The baseline for existing conditions for the issue topics not addressed in the prior EIR is August 2018, when the NOP for the proposed project was issued. The August 2018 baseline includes relevant changes to the existing conditions analyzed in the 2011 General Plan EIR.

Approximately 60,072 acres of the Alpine CPA is within the WUI, which represents 88 percent of the community, and all seven subareas are entirely within the WUI. In addition, all seven subareas are within a Very High FHSZ, while Subarea 6 also contains areas designated as a High FHSZ (approximately 41 percent of the subarea). According to the pamphlet entitled “Alpine Emergency Evacuation Routes” distributed by the Alpine Fire Safe Council, Subareas 1, 4, and 5 are not directly connected to main evacuation roads (Alpine Fire Safe Council n.d.). Future projects would be required to comply with the numerous regulations related to emergency response and evacuation plans, and discretionary permits would be evaluated according to the County’s Guidelines for Determining Significance – Wildland Fire and Fire Protection.

This alternative would result in approximately 385 fewer units than the current General Plan and 2,398 fewer units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout Subareas 1 through 7 of approximately 34,844, which is 1,074 fewer residents than the current General Plan and 6,691 fewer residents than the proposed project. One new roadway is proposed in Subarea 5 (New Road 26), which is a minor collector road from Alpine Boulevard to Via Dieguenos via Viejas Creek Trail. Because Subarea 5 is impacted by the proposed changes to the

mobility network, it is possible that the adopted evacuation and emergency response plans could be substantially impaired by roadway expansions or construction. However, the proposed mobility network expansion within Subarea 5 has been designed to connect to the main evacuation road. Once constructed, it would provide better access to evacuation routes and will align with existing evacuation and emergency response plans.

Alternative Compared to Prior EIR

Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIR in Subarea 5. The level of density and proposed land use changes in this subarea would be similar compared to the development analyzed in the prior EIR. The 2011 General Plan EIR concluded that the implementation of the 2011 General Plan would have the potential to substantially impair an adopted emergency response plan or emergency evacuation plan or result in inadequate emergency access. Impacts were determined to be less than significant with implementation of mitigation measures and current General Plan policies. Furthermore, emergency response and evacuation plans are bolstered by the County Consolidated Fire Code, California Code of Regulation Title 14 Division 1.5, and State Fire Regulations. However, there is a potential that emergency response and evacuation would be insufficient during wildfires due to the substantial potential growth that could occur in the CPA. Therefore, implementation of Alternative 2 could substantially impair existing emergency response and evacuation plans, potentially increasing the risk to loss of life and property in the event of a wildfire. Therefore, impacts that impair an adopted emergency response plan or emergency evaluation plan or result in inadequate emergency access would be similar compared to the prior EIR. Unlike the prior EIR for which impacts were found to be less than significant, these impacts would be significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and proposed land use changes in these subareas would be reduced compared to the development allowed by the proposed project. However, the development currently allowed in the current General Plan would still occur outside of the reduced density in Subarea 5. Therefore, impacts that impair an adopted emergency response plan or emergency evaluation plan or result in inadequate emergency access would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 2: Expose Receptors to Pollutants from Wildfire

Impacts related to wildfire risk and pollutant exposure from implementation of the 2011 General Plan were not addressed explicitly in the 2011 General Plan EIR because wildfire was not analyzed as a separate section at the time it was adopted. However, Sections 2.7, *Hazards and Hazardous Materials*; 2.8, *Hydrology and Water Quality*; 2.13, *Public Services*; 2.15, *Transportation and Traffic*; and 2.17, *Global Climate Change*, of the 2011 General Plan EIR address wildfire risk and exposure to pollutants.

Development within or adjacent to areas designated as Very High FHSZ and/or WUI areas has the potential to exacerbate wildfire risk, particularly if it occurs in areas with steep topography and/or prevailing winds as these conditions contribute to the spread of wildfires and make it more difficult to contain wildfires. As shown in Figures 2.7-1a and 1b of this SEIR, a majority of the Alpine CPA is within a WUI area and Very High FHSZ under either state or federal responsibility. Within the Alpine CPA, all seven subareas are within a Very High FHSZ, while Subarea 6 also contains areas designated as a High FHSZ (approximately 41 percent of the subarea). All seven subareas are entirely within the WUI. Development in fire hazardous areas could result in increased pollutant exposure. Approximately 50 percent of the

Alpine CPA contains areas with slopes greater than 25 percent, as shown in Figures 2.7-5a and 5b of this SEIR, which are more susceptible to wildfire spreading. Subareas 4 and 5 in particular are situated in areas with substantial topographical changes, with the Sweetwater River valley bordering Subarea 5 to the south and contain large swaths of fire-prone vegetation such as chaparral and coastal sage scrub.

This alternative would result in approximately 385 fewer units than the current General Plan and 2,398 fewer units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout Subareas 1 through 7 of approximately 34,844, which is 1,074 fewer residents than the current General Plan and 6,691 fewer residents than the proposed project. Any future development would be subject to an environmental review process and federal, state, and local regulations that minimize wildfire risk and pollutant exposure. Future projects would also be expected to conform with the goals and policies of the current General Plan.

Alternative Compared to Prior EIR

No impact conclusion was determined for this issue in the prior EIR, and therefore no comparison can be made. However, for informational purposes, Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIR in Subarea 5. The level of density would be similar compared to the development analyzed in the prior EIR. In this alternative, future development within the Alpine CPA would have a potential to exacerbate wildfire risk by introducing a similar number of new residents, who in turn could be exposed to pollutant concentrations such as particulate matter in the event of a wildfire compared to the development analyzed in the prior EIR.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density in this alternative would be reduced compared to the development allowed by the proposed project. In this alternative, future development within the Alpine CPA would allow a decreased potential to exacerbate wildfire risk by introducing a reduced number of new residents, who in turn could be exposed to pollutant concentrations such as particulate matter in the event of a wildfire compared to the development allowed by the proposed project. The reduced density of this alternative would not completely avoid the potential wildfire risk. Therefore, this impact would be reduced compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

Issue 3: Exacerbate Wildfire Risk from New Infrastructure

Impacts related to wildfire risk and pollutant exposure from implementation of the current General Plan were not addressed explicitly in the 2011 General Plan EIR because wildfire was not analyzed as a separate section at the time it was adopted. However, Sections 2.7, *Hazards and Hazardous Materials*; 2.9, *Land Use*; 2.13, *Public Services*; and 2.15, *Transportation and Traffic*, of the 2011 General Plan EIR address wildfire risk.

The Alpine CPA contains many of the characteristics described above, including varying topography, fire-prone vegetation, and predominant weather patterns that increase wildfire risk. Regarding topography, approximately 34,382 acres, or 50 percent, of the Alpine CPA contains areas with slopes greater than 25 percent. In addition, a vast majority of the Alpine community (approximately 78 percent) contains fire-prone vegetation such as chaparral, coastal sage scrub, and grasslands. Development in fire hazardous areas could result in increased pollutant exposure. Subareas 4 and 5 in particular are situated in areas with substantial topographical changes, with the Sweetwater River valley bordering Subarea 5 to the south and contain large swaths of fire-prone vegetation such as chaparral and coastal sage scrub.

This alternative would result in approximately 385 fewer units than the current General Plan and 2,398 fewer units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout Subareas 1 through 7 of approximately 34,844, which is 1,074 fewer residents than the current General Plan and 6,691 fewer residents than the proposed project. Any future development would be subject to an environmental review process and federal, state, and local regulations that minimize wildfire risk and pollutant exposure. Future projects would also be expected to conform with the goals and policies of the current General Plan.

Alternative Compared to Prior EIR

No impact conclusion was determined for this issue in the prior EIR and therefore no comparison can be made. However, for informational purposes, Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIR in Subarea 5, but similar development in all other subareas. The level of density and intensity would result in a similar potential to exacerbate wildfire risk from new structures as compared to the development analyzed in the prior EIR.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity in these subareas would be reduced resulting in a decreased potential to exacerbate wildfire risk from new structures as compared to the development allowed by the proposed project. The reduced density of this alternative would not completely avoid the potential wildfire risk. Therefore, this impact would be reduced compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

Issue 4: Expose People or Structures to Significant Risks from Post-Wildfire Risks

Impacts related to post-wildfire risks from implementation of the current General Plan were not addressed explicitly in the 2011 General Plan because wildfire was not analyzed as a separate section at the time it was adopted. However, Sections 2.7, *Hazards and Hazardous Materials*; 2.8, *Hydrology and Water Quality*; 2.15, *Transportation and Traffic*; and 2.17, *Global Climate Change* of the 2011 General Plan EIR address post-wildfire hazard risk.

According to the USGS, fast moving and highly destructive debris flows triggered by intense rainfall are considered one of the most dangerous post-wildfire hazards. While several factors contribute to post-fire debris flow, it is generally triggered by one of the following two processes: surface erosion caused by rainfall runoff; and landslides caused by rainfall seeping into the ground. These hazards pose a risk to life and property due to their sudden occurrence; extreme force; and ability to strip vegetation, block drainages, and damage infrastructure.

As discussed under Issue 2, approximately 50 percent of the Alpine CPA contains areas with slopes greater than 25 percent. Subareas 4 and 5 are situated in areas with substantial topographical changes, with the Sweetwater River valley bordering Subarea 5 to the south, and contain large swaths of fire-prone vegetation such as chaparral and coastal sage scrub, making them particularly susceptible to post-wildfire hazards such as debris flows, landslides, and slope instability. Additionally, the western portion of Subarea 5 is within the burn area of the West Fire, which burned approximately 504 acres and destroyed 56 structures in 2018. Most recently, the 2020 Valley Fire burned 76,067 acres and damaged or destroyed 75 structures (Cleveland National Forest 2020). The Valley Fire was located outside Alpine and to the southeast.

This alternative would result in approximately 385 fewer dwelling units than the current General Plan and 2,398 fewer units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout Subareas 1 through 7 of approximately 34,844, which is 1,074 fewer residents than the current General Plan and 6,691 fewer residents than the proposed project.

Alternative Compared to Prior EIR

No impact conclusion was determined for this issue in the prior EIR and therefore no comparison can be made. However, for informational purposes, Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIR in Subarea 5 and similar development in all other subareas. The proposed mobility network expansion within Subarea 5 has been designed to connect to the main evacuation road. Once constructed, it would provide better access to evacuation routes and will align with existing evacuation and emergency response plans. The level of density and population in these subareas result in a similar potential exposure of people or structures to significant risks from post-wildfire risks as compared to the development expected in the prior EIR.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Like the proposed project, the proposed mobility network expansion within Subarea 5 has been designed to connect to the main evacuation road. Once constructed, it would provide better access to evacuation routes and will align with existing evacuation and emergency response plans. The level of density and population would be reduced resulting in a decreased potential to expose people or structures to significant risks from post-wildfire risks as compared to the development allowed under the proposed project. The reduced density of this alternative would not completely avoid the potential wildfire risk. Therefore, this impact would be reduced compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

4.5.1.8 Hydrology and Water Quality

The effects of Alternative 2 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-35.

Issue 1: Violate Water Quality Standards and Requirements

Future development occurring in the Alpine CPA under this alternative would have the potential to contribute to a violation of water quality standards or degradation of surface water or groundwater quality. Table 2.8-2 of this SEIR identifies watersheds within the Alpine CPA that contain eight impaired water bodies as defined by the CWA 303(d) list. All discretionary projects, including grading permits, are subject to review by the County for impacts on water quality. Under the NPDES Construction General Permit program, SWPPPs must be prepared, and the BMPs identified in the SWPPPs must be implemented for construction sites greater than 1 acre, in order to reduce the occurrence of pollutants in surface water. Future development projects allowed under this alternative would be required under the MS4 NPDES permit program to include BMPs. This alternative would also incorporate existing regulations and mitigation measures in Section 2.8 of this SEIR to mitigate potential impacts to violating water quality standards and requirements.

The Padre Dam Municipal Water District serves Subareas 1, 2, 3, 4, 6, and 7, as well as a portion of Subarea 5. A majority of Subarea 5 is outside of the Padre Dam Municipal Water District and SDCWA service boundaries. Within the Alpine CPU area, the majority of Subarea 5 is entirely groundwater-dependent.

Table 4-35 Hydrology and Water Quality Impacts Comparison

Issue	Prior EIRs	Alt. 2 Compared to Prior EIRs	Proposed Project	Alt. 2 Compared to Proposed Project
HYD-1 Violate Water Quality Standards and Requirements	SU	= SU	SU	▼ SU
HYD-2 Deplete Groundwater Supplies and Interfere with Recharge	SU	▼ SU	SU	▼ SU
HYD-3 Result in Erosion or Siltation	LS	= LS	LS	▼ LS
HYD-4 Result in Flooding	LS	= LS	LS	▼ LS
HYD-5 Exceed Capacity of Stormwater Systems	LS	= LS	LS	▼ LS
HYD-6 Place Housing within a 100-year Flood Hazard Area	LS	= LS	LS	▼ LS
HYD-7 Impede or Redirect Flood Flows	LS	= LS	LS	▼ LS
HYD-8 Expose People to Dam Inundation and Flood Hazards	LS	= LS	LS	= LS
HYD-9 Expose People to Seiche, Tsunami, and Mudflow Hazards	LS	= LS	LS	▼ LS

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

Groundwater impacts associated with gasoline, which include benzene and MTBE, have been identified within Subareas 2 and 6. New wells constructed to support development in these areas would be potentially susceptible to inducing the flow of contaminated groundwater, which could result in the spread of the groundwater contamination plumes. Areas adjacent to Subareas 3 and 5, and north of Subarea 6 contain groundwater with nitrate levels that currently exceed water quality standards and therefore limit the availability of potable groundwater.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIRs in Subarea 5. The level of density and intensity of development proposed in this alternative would be reduced compared to the development analyzed in the prior EIRs. However, the alternative would allow for a similar level of land disturbance and construction of new wells in areas with contaminated groundwater that do not meet the Safe Drinking Water Act standards. Therefore, under this alternative, impacts related to surface water quality and groundwater quality would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be reduced compared to the development allowed by the proposed project. However, the alternative would allow for construction of new wells in areas with contaminated groundwater that do not meet the Safe Drinking Water Act standards. Therefore, under this alternative, impacts related to surface water quality and groundwater quality would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 2: Deplete Groundwater Supplies and Interfere with Recharge

The Padre Dam Municipal Water District serves Subareas 1, 2, 3, 4, 6, and 7, as well as a portion of Subarea 5. A majority of Subarea 5 is outside of the Padre Dam Municipal Water District and SDCWA service boundaries and is groundwater dependent. Future development proposed in the alternative could interfere with groundwater recharge by increasing impervious surfaces associated with new residential and commercial buildings, roadways, parking lots, and sidewalks. Future development projects within the Alpine CPA would be required to comply with applicable regulations, including the County's Groundwater Ordinance and current General Plan policies, that address groundwater supplies and recharge.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. Due to the decreased density, impacts associated with groundwater supplies and recharge would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Due to the decreased density, impacts associated with groundwater supplies and recharge would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Issue 3: Result in Erosion or Siltation

Future development allowed under the alternative would result in fewer land disturbing activities in Subarea 5 than allowed by the current General Plan. These activities would alter drainage patterns in a manner that could result in substantial erosion or siltation on or off site. Future construction activities within the Alpine CPA would be required to comply with the NPDES permit program, which requires a SWPPP to be prepared and BMPs to be implemented for construction sites greater than 1 acre. Additionally, all land disturbance activities occurring within the Alpine CPA would be subject to the discharge prohibitions and additional requirements stated in the County WPO. Adherence to existing regulations would limit erosion by minimizing site disturbance to the maximum extent practicable and installing erosion control BMPs to prevent off-site sediment discharges. There are a number of federal, state, and local regulations in place to reduce on- and off-site erosion with which future development in the Alpine CPA is required to comply.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIRs in Subarea 5. However, the proposed decrease in density and intensity would result in similar land disturbance

activities compared to the prior EIRs. Therefore, impacts associated with erosion and siltation would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The proposed decrease in density and intensity would result in less land disturbance activities compared to the proposed project. Therefore, impacts associated with erosion and siltation would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 4: Result in Flooding

None of the subareas within the Alpine CPA are located within a County Dam Inundation Zone. Land-disturbing construction activities associated with the development of future land uses as designated by the alternative, such as grading and excavation, construction of new building foundations, roads, driveways, and trenches for utilities, would result in the localized alteration of drainage patterns. Temporary ponding and/or flooding could result from activities such as temporary alterations of the drainage system or the temporary creation of a sump condition. Such activities would have the potential to increase the rate or amount of surface runoff that may in turn result in flooding on or off site. The current General Plan policies include measures that require implementing the Flood Damage Prevention Ordinance to reduce flood losses in specified areas and the Grading, Clearing and Watercourses Ordinance to limit activities affecting watercourses. Implementation of the current General Plan policies and prior EIRs mitigation measures, and compliance with existing regulations, would reduce the impacts related to flooding on- or off-site.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIRs in Subarea 5. The proposed density and intensity in Subarea 5 would be reduced compared to the prior EIRs; however, the decrease would not measurably change expected land disturbance activities or the number of homes in areas subject to flooding. Therefore, impacts associated with flooding would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The proposed density and intensity would be reduced compared to the proposed project. Therefore, impacts associated with flooding would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 5: Exceed Capacity of Stormwater Systems

The Alpine CPA has a range of stormwater drainage facilities, some of which include curb and gutter connected with underground storm drains and roadside ditches. Future development within the Alpine CPA would include prior EIRs mitigation measures requiring compliance with the WPO and LID standards, which limit runoff that results in flooding; and the RPO to restrict development in floodplains/floodways. Additionally, mitigation measures require the implementation of the Flood Damage Prevention Ordinance, to reduce flood losses in specified areas, and implementation of the Grading, Clearing, and Watercourses Ordinance to limit activities affecting watercourses. Relevant current General Plan policies would reduce the potential for exceeding existing stormwater drainage facilities, by requiring

development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities, efficient irrigation systems, and stormwater filtration; require protection of water supply sources; and require development to minimize impervious surfaces

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIRs in Subarea 5. The proposed density and intensity in Subarea 5 would be slightly reduced compared to the prior EIRs; however, not to a degree to measurably reduce stormwater flows or affect capacity. Therefore, impacts associated with stormwater drainage facility capacity would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The proposed density and intensity would be reduced compared to the proposed project. Therefore, impacts associated with stormwater drainage facility capacity would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 6: Place Housing within a 100-year Flood Hazard Area

As shown in Figures 2.8-5a and 5b of this SEIR, a portion of Subarea 4 is located within a mapped County floodplain and adjacent to Subarea 2 (County of San Diego 2018). FEMA map floodplains, shown in Figures 2.8-7a and 7b of this SEIR, include a mapped floodplain adjacent to Subarea 2. As shown in Figures 2.8-6a and 6b of this SEIR, a portion of Subarea 4 is located within a mapped County floodway. The current General Plan provides policies that require development to be restricted in floodways and floodplains; documentation and annual review of areas prone to flooding; development management based on federal floodplain maps; allow new uses and development within the floodplain fringe only when environmental impacts and hazards are mitigated; and limit new or expanded uses in floodways to agricultural, recreational, and other such low-intensity uses. The current General Plan provides policies that require development to be restricted in floodways and floodplains; documentation and annual review of areas prone to flooding; development management based on federal floodplain maps; allow new uses and development within the floodplain fringe only when environmental impacts and hazards are mitigated; and limit new or expanded uses in floodways to agricultural, recreational, and other such low-intensity uses.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIRs in Subarea 5. The residential development proposed under this alternative within Subarea 5 would not be located within a mapped floodplain or flood hazard area. However, similar to the development analyzed in the prior EIRs, during flood events development in the other subareas could result in structural damage or loss, adverse effects on public health and safety, loss of public services (e.g., electricity or water service) or damage to infrastructure, or loss of the potential use on a property. Compliance with existing regulations; applicable current General Plan policies; and prior EIRs mitigation measures would reduce the impact associated with placement of housing within a 100-year flood hazard area to below a level of significance. Therefore, impacts associated with housing within flood hazard areas would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The residential development proposed under this alternative would not be located within a mapped floodplain or flood hazard area. However, similar to the developed allowed in the proposed project, during flood events development in the other subareas could result in structural damage or loss, adverse effects on public health and safety, loss of public services (e.g., electricity or water service) or damage to infrastructure, or loss of the potential use on a property. Compliance with existing regulations, applicable current General Plan policies, and prior EIRs mitigation measures would reduce the impact associated with placement of housing within a 100-year flood hazard area to below a level of significance. Therefore, impacts associated with housing within flood hazard areas would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 7: Impede or Redirect Flood Flows

Development along stream channels and floodplains can alter the capacity of a channel to convey water and increase the height of the water surface corresponding to a given discharge. Structures that encroach on a floodplain, such as bridges, can increase upstream flooding by narrowing the width of the channel and increasing the channel's resistance to flow. As shown in Figures 2.8-5a and 5b of this SEIR, a portion of Subarea 4 is located within a mapped County floodplain and adjacent to Subarea 2 (County of San Diego 2018). FEMA map floodplains, shown in Figures 2.8-7a and 7b of this SEIR, include a mapped floodplain adjacent to Subarea 2. As shown in Figures 2.8-6a and 6b of this SEIR, a portion of Subarea 4 is located within a mapped County floodway. A portion of Subarea 2 and the southwestern portion of Subarea 4 are located within a 100-year flood hazard area. The current General Plan provides policies that require development to be restricted in floodways and floodplains; documentation and annual review of areas prone to flooding; development management based on federal floodplain maps; allow new uses and development within the floodplain fringe only when environmental impacts and hazards are mitigated; and limit new or expanded uses in floodways to agricultural, recreational, and other such low-intensity uses.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIRs in Subarea 5. The reduced development proposed under this alternative within Subarea 5 would not be located within a mapped floodplain or flood hazard area. Therefore, impacts associated with placing structures within a flood hazard area would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The development proposed under this alternative would not be located within a mapped floodplain or flood hazard area. However, future development associated with implementation of the alternative could impede or redirect flood flows. Therefore, impacts associated with placing structures within a flood hazard area would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 8: Expose People to Dam Inundation and Flood Hazards

As shown in Figures 2.8-8a and 2b of this SEIR, approximately 43 acres within existing semi-rural residential land uses in the Alpine CPA are located within dam inundation areas but there are no dam

inundation zones within the Village Boundary, and none of the subareas are located within dam inundation areas. The current General Plan policies include measures that require implementing the Flood Damage Prevention Ordinance to reduce flood losses in specified areas and the Grading, Clearing and Watercourses Ordinance to limit activities affecting watercourses. Implementation of the current General Plan policies and prior EIRs mitigation measures, and compliance with existing regulations would reduce impacts related to flooding on- or off-site.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIRs in Subarea 5. The residential development proposed under this alternative within any of the subareas would not expose people or structures to a significant risk of loss, injury, or death involving flooding, as a result of the failure of a levee or dam, similar to the development analyzed in the prior EIRs. Therefore, impacts would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The residential development proposed under this alternative within any of the subareas would not expose people or structures to a significant risk of loss, injury, or death involving flooding, as a result of the failure of a levee or dam, similar to the proposed project. Therefore, impacts would be similar compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 9: Expose People to Seiche, Tsunami, and Mudflow Hazards

There is potential for mudflows to occur in some areas of the unincorporated County as a result of large amounts of precipitation in a relatively short time frame. Similar direct effects related to mudflow would occur with future development, where structures would be placed within areas subject to mudflow events. Additionally, areas within the Alpine CPA are susceptible to wildland fires and subsequent flash floods and debris flows during rainstorms. The current General Plan includes several policies within the Conservation and Open Space Element and Safety Element that would reduce the potential for the proposed project to expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche or mudflow. In addition, the prior EIRs identified several mitigation measures addressing impacts related to inundation by seiche or mudflow that would be applicable to future development in the Alpine CPA.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIRs in Subarea 5. The proposed density and intensity in Subarea 5 would be reduced compared to the prior EIRs. Implementation of the current General Plan policies and prior EIRs mitigation measures and compliance with existing regulations would reduce the impacts related to inundation by mudflow to a less than significant level. Therefore, impacts associated with exposing people to seiche, tsunami, and mudflow hazards would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to P0072oposed Project

Alternative 1 would allow 2,398 fewer dwelling units than the proposed project. The proposed decrease in density and intensity in Subarea 5 would be reduced compared to the proposed project. Therefore,

impacts associated with exposing people to seiche, tsunami, and mudflow hazards would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

4.5.1.9 Mineral Resources

The effects of Alternative 2 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-36.

Table 4-36 Mineral Resources Impacts Comparison

Issue	Prior EIRs	Alt. 2 Compared to Prior EIRs	Proposed Project	Alt. 2 Compared to Proposed Project
MIN-1 Mineral Resource Availability	SU	= SU	SU	▼ SU
MIN-2 Mineral Resource Recovery Sites Loss	SU	= SU	SU	▼ SU

SU- Significant and Unavoidable
 LS- Less than Significant
 ▼ Impacts are reduced
 ▲ Impacts are greater
 = Impacts are similar

Issue 1: Mineral Resource Availability

The locations of the existing mineral resources in the Alpine CPA are shown in Figures 2.9-1a and 1b of this SEIR. There are eight mineral deposits in the Alpine CPA, one of which is in Subarea 4 and three of which are in Subarea 7. There are four identified gold or silver deposits, one of which is in Subarea 1. There is one sand and gravel deposit, but it is not located within a subarea. There are no industrial or chemical minerals identified within the Alpine CPA. No metallic or gemstone mines are currently located within the Alpine CPA.

All of Subareas 1, 2, 4, 6, 7; the majority of Subarea 3; and a small portion of Subarea 5 are located on land classified as MRZ-3. None of the subareas are located on land classified as MRZ-2, or within 1,300 feet from MRZ-2 lands. Approximately 0.40 acre of the Alpine CPA is classified as MRZ-2, in the northwest portion of the Alpine CPA, north of Subarea 4. The majority of the Alpine CPA is in the uncategorized zone, including most of Subarea 5 and portions of Subarea 7. In addition, based on the USGS, there is record that granite has been identified within the Alpine CPA (USGS 1980). Granite is considered a valuable mineral resource because it can be mined for different valuable mineral materials. Two surface mines have been historically mapped in the Alpine CPA, the Turvey Pit and the Palo Verde Lake Pit. The Turvey Pit is an active surface mine located at the interchange of I-8 and Dunbar Lane (see Figures 2.9-4a and 4b). However, the Palo Verde Lake Pit is a closed mining operation that was permitted in 1985 for a 1- to 3-year restoration project for Palo Verde Lake.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIRs in Subarea 5. The level of density would be slightly reduced compared to the development analyzed in the prior EIRs. However, the new Mobility Element road (New Road 26) and development in the other subareas could make lands inaccessible to future mining that may have otherwise been available like the development

analyzed in the prior EIRs. Therefore, impacts on mineral resource availability under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density would be reduced compared to the development allowed by the proposed project. However, like the proposed project, the new Mobility Element road (New Road 26) and development 6 could make lands inaccessible to future mining that may have otherwise been available. Therefore, impacts on mineral resource availability under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 2: Mineral Resource Recovery Sites Loss

All of Subareas 1, 2, 4, 6, 7; the majority of Subarea 3; and a small portion of Subarea 5 are located on land classified as MRZ-3 (known mineral deposits that may qualify as mineral resources) and zones that are uncategorized. None of the subareas are located on land classified as MRZ-2, or within 1,300 feet from MRZ-2 lands. Approximately 0.40 acre of the Alpine CPA is classified as MRZ-2, in the northwest portion of the Alpine CPA, north of Subarea 4. The RL-40 land use designation change in Subarea 5 would allow for one dwelling unit per 40 acres, which would allow for future mineral resource recovery. Additionally, there are no existing, active resource recovery sites in Subarea 5.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIRs in Subarea 5. The level of density would be slightly reduced compared to the development analyzed in the prior EIRs. The new Mobility Element road (New Road 26) and development in the other subareas have the potential to allow incompatible land uses to be developed, which would preclude the extraction of mineral resource recovery sites in the Alpine CPA similar to the development proposed in the prior EIRs. Therefore, impacts on mineral resource recovery under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density would be reduced compared to the development allowed by the proposed project. The new Mobility Element road (New Road 26) and development in the other subareas have the potential to allow incompatible land uses to be developed, which would preclude the extraction of mineral resource recovery sites in the Alpine CPA similar to the development anticipated in the proposed project. Therefore, impacts on mineral resource recovery under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

4.5.1.10 Noise

The effects of Alternative 2 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-37.

Table 4-37 Noise Impacts Comparison

Issue	Prior EIRs	Alt. 2 Compared to Prior EIRs	Proposed Project	Alt. 2 Compared to Proposed Project
NOI-1 Excessive Noise Levels	LS	= LS	SU	▼ LS
NOI-2 Excessive Groundborne Vibration or Noise	LS	= LS	LS	▼ LS
NOI-3 Permanent Ambient Noise Level Increase	SU	= SU	SU	▼ SU
NOI-4 Temporary Noise Level Increase	LS	= LS	LS	▼ LS
NOI-5 Excessive Airport Noise Exposure	LS	= LS	LS	= LS

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

Bolded text – a change in impact conclusion

Issue 1: Excessive Noise Levels

The 2011 General Plan EIR included three noise measurements that give a snapshot of different types of noise levels currently experienced within the Alpine CPA: a measurement at Alpine Lutheran Church indicated a noise level of 52.6 A-weighted decibels dBA L_{eq} , and a measurement at the Alpine Branch Library indicated a noise level of 64.9 dBA L_{eq} . A third short-term noise measurement adjacent to I-8, just east of the Alpine CPA (between Willows Road and Japatul Valley Road), indicated a noise level of 70.1 dBA L_{eq} . Because development and traffic conditions have not changed much in the community since the 2011 General Plan EIR, these noise levels are still a reliable (perhaps slightly conservative) indication of the variety of existing ambient noise conditions experienced in the CPA. The primary source of noise affecting the Alpine CPA is traffic on I-8, which bisects the community from east to west. Lower noise levels are generated by local roadways, which have lower traffic volumes and lower traffic speeds. The 2011 General Plan EIR estimated that 3,264 acres within the Alpine CPA is exposed to noise levels of 60 dB CNEL or more, 1,052 acres is exposed to noise levels of 65 dB CNEL or more, 126 acres is exposed to noise levels of 70 dB CNEL or more, and 4 acres are exposed to noise levels of 75 dB CNEL or more. The Alpine CPA is not exposed to substantial noise from aircraft because it is well outside the existing noise contours (60 dB CNEL or more) and Airport Influence Areas of any public use airports or military airfields. No railroads are within or immediately adjacent to the Alpine CPA; therefore, rail noise does not contribute to existing noise levels.

Existing NSLU that could be affected by increased traffic noise associated with Subarea 1 are primarily residences; existing NSLU in the vicinity of Subarea 2 are primarily residences, as well as churches, Boulder Oaks Elementary School, and Joan MacQueen Middle School; existing NSLU in the vicinity of Subarea 3 are residences; existing NSLU in the vicinity of Subarea 4 are primarily residences, as well as a church and Los Coches Creek Middle School; existing NSLU in the vicinity of Subarea 5 are primarily residences; and existing NSLU in the vicinity of Subarea 6 are primarily residences, as well as a number of churches.

Future discretionary development projects would be subject to an environmental review process to identify potential noise and vibration sources, ensure compliance with the Noise Ordinance, and identify mitigation measures that would minimize impacts related to noise and vibration. In addition, any future projects in the Alpine CPA will be subject to federal, state, and local regulations, and must conform to the goals and policies established in the current General Plan.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The level of density in this alternative would be slightly reduced in one subarea compared to the development analyzed in the prior EIRs. However, the prior EIRs concluded that future development throughout Subareas 1 through 7 would have the potential to expose land uses near roadways to noise levels in excess of noise compatibility guidelines. Therefore, impacts on excessive noise levels under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would be less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density in this alternative would be substantially reduced compared to the allowable development under the proposed project. Therefore, the impacts on excessive noise levels would be reduced compared to the proposed project. Unlike the proposed project for which impacts were found to be significant and unavoidable, these impacts would be less than significant.

Issue 2: Excessive Groundborne Vibration or Noise

While future development under this alternative may require the use of construction equipment that could generate groundborne vibrations, the potential for these vibrations to affect vibration-sensitive land uses would be low because vibration levels would attenuate before reaching the nearest vibration-sensitive land uses. In addition, this alternative would not locate sensitive land uses in the vicinity of groundborne vibration-inducing land uses. Any future discretionary development projects would be subject to an environmental review process to identify potential noise and vibration sources, ensure compliance with the Noise Ordinance, and identify mitigation measures that would minimize impacts related to noise and vibration. In addition, any future projects in the Alpine CPA will be subject to federal, state, and local regulations, and must conform to the goals and policies established in the current General Plan.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The level of density in this alternative would be slightly reduced compared to the development analyzed in the prior EIRs; however, not to a degree that would result in measurably reduced groundborne vibration throughout Subareas 1 through 7. Therefore, impacts from excessive groundborne vibration or noise under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density in this alternative would be reduced compared to the allowable development under the proposed project. Therefore, the impacts from excessive groundborne vibration

or noise would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 3: Permanent Ambient Noise Levels

Future development and a new Mobility Element road (New Road 26) occurring under this alternative could contribute to permanent increases in ambient noise levels. Any future discretionary development projects would be subject to an environmental review process to identify potential noise and vibration sources, ensure compliance with the Noise Ordinance, and identify mitigation measures that would minimize impacts related to permanent ambient noise levels. In addition, any future projects in the Alpine CPA will be subject to federal, state, and local regulations, and must conform to the goals and policies established in the current General Plan.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The level of density in this alternative would be slightly reduced compared to the development analyzed in the prior EIRs. However, the alternative proposes a new Mobility Element road (New Road 26) and traffic on this new connection would represent a new noise source with associated noise increases at adjacent NSLU. Therefore, impacts to permanent ambient noise levels under this alternative would be similar. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density in this alternative would be reduced compared to the allowable development under the proposed project. However, like the proposed project, the alternative proposes a new Mobility Element road (New Road 26) and traffic on this new connection would represent a new noise source with associated noise increases at adjacent NSLU. Therefore, the impacts to permanent ambient noise levels would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 4: Temporary Noise Level Increase

Future development occurring under these land uses would generate noise from construction activities, which could exceed the County's noise standards. Implementation of current General Plan policies, prior EIRs mitigation measures, and compliance with regulations would reduce this impact. In addition, future development occurring under this alternative would create potential sources of nuisance noise in the form of amplified music, barking dogs, landscape maintenance, etc. However, given the very low-density nature of the land uses and the size of the parcels (one dwelling unit per 40 acres), the potential for nuisance noise to exceed the County's noise standards is low.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The level of density and intensity in this alternative would be slightly reduced compared to the development analyzed in the prior EIRs, however not to a degree that would result in measurably less temporary noise level increases. Therefore, impacts to temporary increases in noise levels under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density in this alternative would be reduced compared to the allowable development under the proposed project. Therefore, the impacts to temporary increases in noise levels would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 5: Excessive Airport Noise Exposure

The Alpine CPA is not currently affected by any substantial noise from airstrips located inside or outside of the Alpine CPA. None of the land use changes occurring under this alternative would be within the vicinity of a USFS facility (airstrip) called On the Rocks Airport in the Alpine CPA nor result in excessive noise exposure from a private airstrip. Implementation of the current General Plan policies and compliance with the 1990 California Airport Noise Standards would reduce potential impacts.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The level of density in this alternative would be similar in Subarea 7 compared to the development analyzed in the prior EIRs. Therefore, impacts to excessive airport noise exposure under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density in this alternative would be similar in Subarea 7 compared to the development analyzed in the proposed project. Therefore, the impacts to excessive airport noise exposure would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

4.5.1.11 Public Services

The effects of Alternative 2 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-38.

Table 4-38 Public Services Impacts Comparison

Issue	Prior EIRs	Alt. 2 Compared to Prior EIRs	Proposed Project	Alt. 2 Compared to Proposed Project
PS-1 Fire Protection Services	LS	= LS	SU	▼ LS
PS-2 Police Protection Services	LS	= LS	LS	▼ LS
PS-3 School Services	SU	= LS	LS	▼ LS
PS-4 Other Public Services (Library Facilities)	LS	= LS	SU	▼ LS

SU- Significant and Unavoidable
 LS- Less than Significant
 ▼ Impacts are reduced
 ▲ Impacts are greater
 = Impacts are similar
Bolded text – a change in impact conclusion

Issue 1: Fire Protection Services

As shown in Figures 2.11-1a and 2b of this SEIR, fire protection services are provided by several agencies/fire protection districts in the Alpine CPA. The Alpine FPD service area covers the western, central, and the Village portions of the CPA. The Lakeside FPD service area covers a small section in the western portion of the CPA north of I-8. CSA 135 of the County Fire Authority provides fire protection service to the majority of the CPA, including properties close to the CNF. The USFS is responsible for fire protection and prevention on federal lands (Federal Responsibility Areas) and private lands within the boundaries of the CNF. USFS Alpine Forest Station 47, located between Subareas 3 and 6, provides fire protection during fire season (late summer/fall). Tribal reservation fire departments also provide mutual fire service assistance to unincorporated County areas that are near or bordering the reservation community area. The Viejas Reservation Fire Department provides fire protection service to their properties within the Alpine CPA. As shown in Table 2.11-3 of this SEIR, fire protection districts are currently not meeting travel time standards for existing land use designations within Subareas 4, 5, and 7.

This alternative would result in approximately 3,680 allowable dwelling units in the seven subareas, which is 385 fewer units than the current General Plan and 2,398 fewer units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout Subareas 1 through 7 of approximately 34,844, which is 1,074 fewer residents than the current General Plan and 6,691 fewer residents than the proposed project. Alternative 2 would revert areas within former FCI study areas to their former land use designation of RL-40 (one dwelling unit per 40 gross acres) in Subarea 5. No land use changes to other subareas would be proposed with this alternative when compared to the current General Plan. One new Mobility Element road (New Road 26) is proposed in this alternative.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIRs; this reduction in units would occur in Subarea 5. The reduced level of density and intensity proposed in this subarea would slightly decrease the demand for fire protection services compared to the development analyzed in the prior EIRs, however not to a degree that would substantially reduce demand for fire protection compared to the analysis in the prior EIRs. Therefore, impacts on fire protection services under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The reduced level of density and intensity proposed in this alternative would decrease the demand for fire protection services compared to the development allowed by the proposed project. Therefore, impacts on fire protection services under this alternative would be reduced compared to the proposed project. Unlike the proposed project for which impacts were found to be significant and unavoidable, these impacts would be less than significant.

Issue 2: Police Protection Services

Within the Alpine CPA, police protection services are provided by the SDSA Alpine Station, Campo, Lakeside, and Pine Valley Substations, as shown in Figures 2.11-4a and 4b of this SEIR. The Alpine Station provides service to all seven of the subareas. The Alpine Station currently provides 27 sworn staff and four professional staff members and serves approximately 25,000 people (SDSA 2020). The existing

number of patrol officers currently meets the SDSD goal. This alternative would result in approximately 3,680 allowable dwelling units in the seven subareas, which is 385 fewer units than the current General Plan and 2,398 fewer units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout Subareas 1 through 7 of approximately 34,844, which is 1,074 fewer residents than the current General Plan and 6,691 fewer residents than the proposed project. Alternative 2 would revert areas within former FCI study areas to their former land use designation of RL-40 (one dwelling unit per 40 gross acres) in Subarea 5. No land use changes to other subareas would be proposed with this alternative when compared to the current General Plan. One new Mobility Element road (New Road 26) is proposed in this alternative.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIRs; this reduction in units would occur in Subarea 5. The reduced level of density and intensity proposed in this subarea would slightly decrease the demand for police protection services in Subarea 5 but not to a degree to substantially affect the demand for police protection services throughout Subareas 1 through 7 compared to the analysis in the prior EIRs. Therefore, impacts on police protection services under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The reduced level of density and intensity proposed in this alternative would decrease the demand for police protection services compared to the development allowed by the proposed project. Therefore, impacts on police protection services under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 3: School Services

The service boundaries of five public elementary school districts (Alpine, Cajon Valley, Dehesa, Jamul-Dulzura, and Lakeside) fall within the Alpine CPA. Elementary school districts are shown in Figures 2.12-5a and 5b of this SEIR. The Alpine Union School District provides school services to Subareas 1, 2, 3, 5, 6; Subarea 4 is within the Cajon Valley Union School District and Lakeside Union School District. The Dehesa Union School District serves Subareas 2 and 7. The Alpine CPA is entirely within the boundaries of the Grossmont Union High School District for high school students. Subarea 7 is located within the Dehesa, Jamul-Dulzura, and Lakeside elementary school district boundaries. Increased density would result in student population growth, which could require new or expanded school facilities, the construction of which would potentially have adverse environmental impacts. The student enrollment for school districts serving the Alpine CPA in 201819 reflects a total enrollment of 215,620 students, as shown in Table 2.11-4 of this SEIR. The number of potential students that would be living within the district boundaries in the Alpine CPA for Alternative 2, based on housing types and number of potential dwelling units, would total 4,141 students. The potential number of students associated with the proposed project would be 7,014, as shown in Table 2.11-6 of this SEIR.

This alternative would result in approximately 3,680 allowable dwelling units in the seven subareas, which is 385 fewer units than the current General Plan and 2,398 fewer units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout Subareas 1 through 7 of approximately 34,844, which is 1,074 fewer residents than the current General Plan and 6,691 fewer residents than the proposed project. Alternative 2 would revert areas within former FCI study

areas to their former land use designation of RL-40 (one dwelling unit per 40 gross acres) in Subarea 5. No land use changes to other subareas would be proposed with this alternative when compared to the current General Plan. One new Mobility Element road (New Road 26) is proposed in this alternative.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIRs in Subarea 5. The prior EIRs concluded that impacts would be significant and unavoidable even with implementation of mitigation measures and current General Plan policies, because projects proposing the construction or expansion of school facilities would be approved by the individual school districts and would not be subject to discretionary approval or oversight by the County.

The reduced level of density proposed in Subarea 5 would decrease the demand for school services in Subarea 5, however not to a degree to substantially affect the demand for school services throughout Subareas 1 through 7 compared to the analysis in the prior EIRs. Implementation of the current General Plan policies and prior EIRs mitigation measures, in addition to implementation of existing regulations such as SB 50, would reduce the impacts associated with the provision of new or physically altered school facilities to a less than significant level because payment of the SB 50 statutory fee would mitigate the impact. Therefore, impacts on school services under this alternative would be similar compared to the prior EIRs. Unlike the prior EIRs for which impacts were identified as significant and unavoidable, these impacts would be less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The reduced level of density and population proposed in this alternative would decrease the demand for school services compared to the development allowed by the proposed project. Implementation of the current General Plan policies and prior EIRs mitigation measures, in addition to implementation of existing regulations such as SB 50, would reduce the impacts associated with the provision of new or physically altered school facilities to a less than significant level because payment of the SB 50 statutory fee would mitigate the impact. Therefore, impacts on school services under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 4: Other Public Services (Library Facilities)

Library service areas within the Alpine CPA include Alpine, Campo, Crest, Descanso, East Bookmobile, El Cajon, Lakeside, Pine Valley, and Rancho San Diego, as shown in Figures 2.12-7a and 7b. All subareas, except for Subarea 4 and parts of Subarea 7, fall within the Alpine Branch's library service area. Subarea 4 falls within the Lakeside library service area. The closest library to the seven subareas is the recently constructed Alpine Branch Library, a 12,700-square-foot facility that opened in August 2016, located at 1752 Alpine Boulevard. The Alpine Branch, which is approximately 12,700 square feet, serves the Alpine CPA (SDCL 2016). The current facility meets the San Diego County Library (SDCL) service goal and is considered adequate to serve the community. Alpine CPA has a surplus of approximately 4,028 square feet in library facility service space based on the SDCL service goal.

This alternative would result in approximately 3,680 allowable dwelling units in the seven subareas, which is 385 fewer units than the current General Plan and 2,398 fewer units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout Subareas 1 through 7 of approximately 34,844, which is 1,074 fewer residents than the current General Plan and 6,691 fewer residents than the proposed project. Alternative 2 would revert areas within former FCI study

areas to their former land use designation of RL-40 (one dwelling unit per 40 gross acres) in Subarea 5. No land use changes to other subareas would be proposed with this alternative when compared to the current General Plan. One new Mobility Element road (New Road 26) is proposed in this alternative.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units than analyzed in the prior EIRs in Subarea 5. The reduced level of density and population proposed in this subarea would slightly decrease the demand for other public services (library facilities) compared to the development analyzed in the prior EIRs but not to a degree to substantially affect the demand for libraries throughout Subareas 1 through 7 nor necessitating development of additional library facilities. Therefore, impacts on other public services (library facilities) under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The reduced level of density and population proposed in this alternative would decrease the demand for other public services (library facilities) compared to the development allowed by the proposed project, not necessitating development of additional library facilities. Therefore, impacts on other public services (library facilities) under this alternative would be reduced compared to the proposed project. Unlike the proposed project for which impacts were found to be significant and unavoidable, these impacts would be less than significant.

4.5.1.12 Recreation

The effects of Alternative 2 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-39.

Table 4-39 Recreation Impacts Comparison

Issue	Prior EIRs	Alt. 2 Compared to Prior EIRs	Proposed Project	Alt. 2 Compared to Proposed Project
REC-1 Parks and Recreational Facilities	LS	= LS	LS	▼ LS
REC-2 New Recreational Facilities	LS	= LS	LS	▼ LS

SU- Significant and Unavoidable
 LS- Less than Significant
 ▼ Impacts are reduced
 ▲ Impacts are greater
 = Impacts are similar

Issue 1: Parks and Recreational Facilities

The Alpine CPA contains several recreational facilities including parks, trails, preserves, reservoirs, and other amenities that provide valuable recreational opportunities to the community while preserving the natural and cultural resources within it. The County of San Diego’s DPR operates several trails within the Alpine CPA. In addition, DPR recently purchased 98 acres of parkland (2480 South Grade Road) of which 24 acres will be developed as active recreation. The balance of acreage will remain as open space/preserve lands. However, there are other recreational facilities managed by non-County entities

available for public use within the Alpine CPA. Most of the community trails are south of the Village Boundary near or adjacent to Subareas 2 and 6 (see Figures 2.12-2a and 2b). One regional trail, the California Riding and Hiking Trail, connects the northeastern portion of the Alpine CPA to the southwestern border of the CPA near the Loveland Reservoir through Subarea 5. The CNF extends throughout the northwest and eastern portions of the Alpine CPA and portions of the forest lie adjacent to Subarea 3 and extend into Subarea 5. The County of San Diego does not own any reservoirs or forests within the Alpine CPA. However, the County has recently purchased 98 acres south of Subarea 2, which will become available to residents and visitors of the Alpine CPA upon its development. The application of existing federal, state, and local regulations in combination with the adopted current General Plan policies and prior EIRs mitigation measures would mitigate impacts to recreational facilities.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The level of density proposed in this subarea would be slightly reduced compared to the development analyzed in the prior EIRs but not to a degree to substantially affect park and recreational facilities demand. Therefore, impacts on parks and recreational facilities under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density proposed in this alternative would be reduced compared to the allowable development under the proposed project. Therefore, the impacts on parks and recreational facilities would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 2: New Recreational Facilities

The ratio of existing local parks to the population of the Alpine CPA is 1.44 acres of parkland per 1,000 area residents, which does not meet the County's minimum LOS standard of 3 acres of local parkland per 1,000 residents. The ratio of existing regional parks to the population of the Alpine CPA is 0.0 acres of parkland per 1,000 residents, which also does not meet the County's minimum LOS standard of 10 acres of regional parkland per 1,000 residents. A deficit of parkland does not automatically create a significant impact on the environment; however, it does indicate that the future construction or expansion of recreational facilities may be likely. Future development projects, including the construction or expansion of recreational facilities, will comply with local regulations protecting environmental resources, such as the Zoning Ordinance, the Noise Ordinance, the MSCP, the HLP Ordinance, and other relevant policies. The application of existing regulations in combination with the adopted current General Plan policies and prior EIRs mitigation measures would mitigate impacts to recreational facilities.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The level of density proposed in this alternative would be reduced in this subarea compared to the development analyzed in the prior EIRs; but not to a degree to substantially affect park and recreational facilities construction. Therefore, impacts associated with construction of new recreational facilities under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density proposed in this alternative would be reduced compared to the allowable development under the proposed project. Therefore, impacts associated with construction of new recreational facilities would be reduced compared to the proposed project. Like the proposed project, these impacts remain less than significant.

4.5.1.13 Transportation and Traffic

The effects of Alternative 2 compared to the proposed project are summarized below by issue area and in Table 4-40. Only the 2011 General Plan EIR will be used for analysis of transportation and traffic due to the outcome of litigation of the FCI GPA.

Table 4-40 Transportation and Traffic Impacts Comparison

Issue	Prior EIR	Alt. 2 Compared to Prior EIR	Proposed Project	Alt. 2 Compared to Proposed Project
TRA-1 Conflict with a Program, Plan, Ordinance or Policy Addressing the Circulation System	SU	= SU	SU	▲ SU
TRA-2 Exceed Threshold for Vehicle Miles Traveled	N/A ¹	N/A / SU	SU	▲ SU
TRA-3 Substantially Increase Hazards Due to a Design Feature	SU	= SU	SU	▼ SU
TRA-4 Result in Inadequate Emergency Access	LS	= LS	LS	▼ LS

¹The 2011 General Plan EIR analyzed LOS not VMT, as SB 743 did not have an effective date until July 1, 2020.

N/A- Not applicable

SU- Significant and Unavoidable

LS- Less than Significant

▼Impacts are reduced

▲Impacts are greater

= Impacts are similar

Issue 1: Conflict with a Program, Plan, Ordinance or Policy Addressing the Circulation System

This alternative would result in approximately 3,680 allowable dwelling units in the seven subareas, which is 385 fewer units than the current General Plan and 2,398 fewer units than the proposed project throughout Subareas 1 through 7. Subareas 1 through 7 are located near existing transportation infrastructure including I-8 and Alpine Boulevard. Two bus routes (838 and 888) service the Alpine CPA. Route 838 provides access along Alpine Boulevard and between Willows Road and Viejas Casino (along Subareas 6 and 7), and route 888 travels from Jacumba/Campo to El Cajon and also provides access along Alpine Boulevard (Subarea 6). An on-demand bus service (MTS Access) provides service to the public with physical, cognitive, and visual disabilities. Many roadways and intersections in the Alpine CPA do not currently have pedestrian or bicycle facilities. Because this is a programmatic-level analysis, it is assumed that the Mobility Element will be fully built out, and all Mobility Element roadways and intersections will

be designed to County standards and able to accommodate the appropriate bicycle and pedestrian demand.

The alternative proposes changes to the existing ME Network including the deletion of the following roadways: West Willows Road (existing ME ID 12), and New Roads 14, 18, 23, and 24. In addition, the alternative would result in changes to the roadway capacity on several roadways and would add one new roadway, New Road 26, in Subarea 5. The road would be a minor collector road running from Alpine Boulevard to Via Dieguenos via Viejas Creek Trail (see Figures 4-4a and 4b). The new road would provide a secondary access to Palo Verde Estates, which currently has one way in and one way out. No other new or expanded Mobility Element roads would be constructed under this alternative as the proposed density does not necessitate any additional new or expanded roadways.

Transportation facilities proposed under the Alpine CPA would be required to be built in compliance with the existing County of San Diego Public Road Standards (County of San Diego 2012). In addition, all new Alpine Community Plan Mobility Element roadways or roadway improvements would be required to be designed to accommodate the multi-modal facilities planned within the County of San Diego's Active Transportation Plan, and in accordance with the relevant policies in the County's General Plan Mobility Element. All new roadway facilities or improvements will be designed to limit conflicts with any transit routes or services within the community. Land use developments within the community will be required to provide adequate pedestrian and bicycle access and on-site facilities based on their associated land use needs and features.

SB 743 mandated a change in the way public agencies evaluate transportation impacts of projects under CEQA, focusing on VMT rather than LOS and other delay-based metrics. Therefore, a VMT analysis was prepared for the proposed project instead of an LOS analysis for the purposes of the transportation impact. The VMT generated for the Alpine CPA existing conditions (i.e., base year 2012), current General Plan, proposed project, and alternatives were derived from the SANDAG Series 13 model, as documented in Appendix G. Alpine is anticipated to have an average VMT/Capita of 25.03 miles and an average VMT/Employee of 33.71 miles under this alternative, compared to the current General Plan resulting in VMT/Capita of 25.62 miles and an average VMT/Employee of 33.97 miles and the proposed project resulting in VMT/Capita of 24.41 miles and an average VMT/Employee of 31.79 miles.

Alternative Compared to Prior EIR

Alternative 2 would allow for 385 fewer dwelling units in Subarea 5 than analyzed in the prior EIR. The prior EIR concluded that the 2011 General Plan had the potential to result in a potentially significant impact on traffic and LOS levels, and specific implementation programs were identified as mitigation. Current regulation requires the use of VMT for the metric to measure traffic impacts, as described in Section 2.13 of this SEIR. Therefore, this alternative is analyzed for consistency with the new VMT policies and plans. As documented in Appendix G, the alternative would exceed the residential, employee, and retail VMT thresholds based on SANDAG's model results; therefore, the alternative would not be consistent with VMT policies. Implementation of the General Plan policies and compliance with existing regulations would reduce impacts related to the circulation systems, but not to a level below significant. Therefore, impacts associated with program, plan, ordinance, or policy addressing circulation systems under this alternative would be similar compared to the prior EIR. Like the prior EIR, these impacts would be significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. As documented in Appendix G, the total VMT for the alternative is less than the proposed project; however, the VMT per capita and employee is greater. Similar to the proposed project, the alternative would exceed the residential, employee, and retail VMT thresholds; therefore, the alternative would not be consistent with VMT policies. Implementation of the General Plan policies and compliance with existing regulations would reduce impacts related to the circulation systems, but not to a level below significant. Therefore, impacts associated with program, plan, ordinance, or policy addressing circulation systems under this alternative would be greater compared to the proposed project. Like the proposed project, these impacts would be significant and unavoidable.

Issue 2: Exceed Threshold for Vehicle Miles Traveled

This alternative would result in approximately 3,680 allowable dwelling units in the seven subareas, which is 385 fewer units than the current General Plan and 2,398 fewer units than the proposed project throughout Subareas 1 through 7. The prior EIR concluded that the General Plan would result in a potentially significant impact on unincorporated traffic and LOS levels. The prior EIR provided that the 2011 GP buildout conditions for the year 2030 would result in a total VMT of 361,102 for the Alpine CPU. However, SB 743 was enacted on September 27, 2013, with an effective date of July 1, 2020, and therefore a significance analysis was not prepared nor required for the prior EIR. SB 743 mandated a change in the way public agencies evaluate transportation impacts of projects under CEQA, focusing on VMT rather than LOS and other delay-based metrics. Therefore, a VMT analysis was prepared for the proposed project instead of an LOS analysis for the purposes of the transportation impact. The VMT generated for the Alpine CPA existing conditions (i.e., base year 2012), current General Plan, proposed project, and alternatives were derived from the SANDAG Series 13 model, as documented in Appendix G. Alpine is anticipated to have an average VMT/Capita of 25.03 miles and an average VMT/Employee of 33.71 miles under this alternative, compared to the current General Plan resulting in VMT/Capita of 25.62 miles and an average VMT/Employee of 33.97 miles and the proposed project resulting in VMT/Capita of 24.41 miles and an average VMT/Employee of 31.79 miles.

The alternative proposes changes to the existing ME Network including the deletion of the following roadways: West Willows Road (existing ME ID 12), and New Roads 14, 18, 23, and 24. In addition, the project would result in changes to the roadway capacity on several roadways, and would add one new roadway, New Road 26, in Subarea 5. The road would be a minor collector road running from Alpine Boulevard to Via Dieguenos via Viejas Creek Trail (see Figures 4-4a and 4b). The new road would provide a secondary access to Palo Verde Estates, which currently has one way in and one way out. No other new or expanded Mobility Element roads would be constructed under this alternative as the proposed density does not necessitate any additional new or expanded roadways.

Alternative Compared to Prior EIR

No impact conclusion was determined for this issue in the prior EIR; therefore, no impact comparison can be made. However, for informational purposes, Alternative 2 would allow for 385 fewer dwelling units in Subarea 5 than analyzed in the prior EIR. The level of density and population in these subareas would be similar and would result in similar length trips and opportunities to choose an alternate mode travel and, therefore, resulting in similar VMT as compared the current General Plan. As documented in Appendix G, the total VMT is greater while the VMT per capita and VMT per employee for the alternative is reduced compared to the current General Plan.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. As documented in Appendix G, the total VMT for the alternative is less than the proposed project; however, the VMT per capita and employee is greater. Similar to the proposed project, the alternative would exceed the residential, employee, and retail VMT thresholds. Like the proposed project, the proposed ME Network changes have the potential to induce travel through the proposed new roadway link and provision of additional capacity. Implementation of the General Plan policies and compliance with existing regulations would reduce impacts related to the circulation systems, but not to a level below significant. Therefore, impacts associated with exceeding VMT thresholds under this alternative would be greater compared to the proposed project. Like the proposed project, these impacts would be significant and unavoidable.

Issue 3: Substantially Increase Hazards Due to a Design Feature

This alternative would result in approximately 3,680 allowable dwelling units in the seven subareas, which is 385 fewer units than the current General Plan and 2,398 fewer units than the proposed project throughout Subareas 1 through 7. The alternative proposes changes to the ME Network roadway segments to decrease capacity along Chocolate Summit Drive and Tavern Road; increase the capacity along New Road 11, North/East Victoria Drive, and Viejas View Place; and add one additional new roadway, new Road 26, in Subarea 5. The new roadway would be designed and constructed in accordance with the County DPW Public Road Standards (2012), and per DPW's review procedures, new roadway plans would be reviewed by the County engineer. Design standards and design review requirements would ensure proposed roadways do not contain any hazardous features such as sharp curves or dangerous intersections.

The General Plan includes several policies within the Mobility and Land Use Elements that require development to design and construct roads that are compatible with the local terrain and the uses, scale, and pattern of the surrounding development, as defined in Section 2.13 of this SEIR. Additionally, the prior EIR identified mitigation measures Tra-1.3, Tra-1.4, Tra-1.6, and Tra-3.1, which included implementation of County Public Road Standards during review of new development projects, implementation of County Guidelines for Determining Significance for Transportation and Traffic to evaluate adverse environmental effects of projects, development of project review procedures to require large commercial and office development to use Transportation Demand Programs, and coordination with SANDAG to obtain funding for operational improvements to state highways and freeways.

Alternative Compared to Prior EIR

Alternative 2 would allow for 385 fewer dwelling units in Subarea 5 than analyzed in the prior EIR. The alternative would result in similar potential impacts related to lower-density development; causing similar roadway hazards along rural roads due to incompatible uses compared to the prior EIR. In addition, the density would result in a similar risk to pedestrians and bicyclists by increasing and/or redistributing traffic patterns. General Plan policies and prior EIR mitigation measures identified in Section 2.13 of this SEIR would reduce impacts on hazards due to incompatible uses. However, like the proposed project, some of the transportation facilities in the unincorporated County are within the jurisdiction of another agency, such as Caltrans, and the County cannot ensure design hazards are mitigated in those locations. Therefore, impacts related to increased hazards due to incompatible uses would be similar compared to the prior EIR. Like the prior EIR, these impacts would be significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The alternative would result in reduced potential impacts related to lower-density development; causing a decrease in roadway hazards along rural roads due to incompatible uses compared to the proposed project. In addition, the decreased density would result in a decreased risk to pedestrians and bicyclists by decreasing and/or redistributing traffic patterns. General Plan policies and prior EIR mitigation measures identified in Section 2.13 of this SEIR would reduce impacts on hazards due to incompatible uses. However, like the proposed project, some of the transportation facilities in the unincorporated County are within the jurisdiction of another agency, such as Caltrans, and the County cannot ensure design hazards are mitigated in those locations. Therefore, impacts related to increased hazards due to incompatible uses would be reduced compared to the proposed project. Like the proposed project, these impacts would be significant and unavoidable.

Issue 4: Result in Inadequate Emergency Access

This alternative would result in approximately 3,680 allowable dwelling units in the seven subareas, which is 385 fewer units than the current General Plan and 2,398 fewer units than the proposed project throughout Subareas 1 through 7. Inadequate emergency access and egress can occur as a result of an incomplete or not fully interconnected roadway network, such as inadequate roadway widths, turning radii, dead end or gated roads, one-way roads, single ingress and egress routes, or other factors. In addition to Mobility Element roads, a comprehensive network includes regional freeways and highways and local public, private, and fire access roads. Private roads also have the potential to impair emergency access. Private roads are often unpaved and poorly maintained, which poses risks to public safety, especially in high wildfire hazard areas. Dirt roads, or roads with potholes, may cause damage to fire apparatus vehicles and/or impede an emergency vehicle from accessing a site. Dirt roads pose additional safety concerns as dust can obstruct the view of evacuees during a firestorm, which can cause vehicles to drive off the road or into the fire. While the Alpine CPU does not propose private roads, development that includes private roads would be required to comply with the County's Standards for Private Roads (County of San Diego n.d.), which establish minimum design and construction requirements, and include provisions related to emergency access. Proposed New Road 26 would be constructed per the County's Public Road Standards (2012), which would ensure that roadways meet the design requirements to accommodate emergency access and vehicles.

Alternative Compared to Prior EIR

Alternative 2 would allow for 385 fewer dwelling units in Subarea 5 than analyzed in the prior EIR and proposes changes to the Mobility Element roadways. The alternative would decrease development potential and, subsequently, population density in one of the seven subareas compared to the current General Plan. Additionally, implementation of the current General Plan policies, compliance with existing regulations, and prior EIR mitigation measures would reduce impacts on emergency access to less than significant. Therefore, potential significant impacts associated with inadequate emergency access would be similar compared to the prior EIR. Like the prior EIR, these impacts would be less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Similar to the proposed project, this alternative proposes changes to the Mobility Element roadways. The alternative would decrease development potential and, subsequently, population density in three of the seven subareas compared to the proposed project. Additionally, implementation of the

current General Plan policies, compliance with existing regulations, and prior EIR mitigation measures would reduce impacts on emergency access to less than significant. Therefore, potential significant impacts associated with inadequate emergency access would be reduced compared to the proposed project. Like the proposed project, these impacts would be less than significant.

4.5.1.14 Utilities and Service Systems

The effects of Alternative 2 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 41.

Table 4-41 Utilities and Service Systems Impacts Comparison

Issue	Prior EIRs	Alt. 2 Compared to Prior EIRs	Proposed Project	Alt. 2 Compared to Proposed Project
UTIL-1 Expanded Utility Facilities	LS	= SU	SU	▼ SU
UTIL-2 Adequate Water Supply	SU	= SU	SU	▼ SU
UTIL-3 Wastewater Treatment Capacity	LS	= LS	LS	▼ LS
UTIL-4 Landfill Capacity	SU	= LS	LS	▼ LS
UTIL-5 Solid Waste Regulations	LS	= LS	LS	▼ LS

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

Bolded text – a change in impact conclusion

Issue 1: Expanded Utility Facilities

This alternative would result in 385 fewer units than allowed under the current General Plan and 2,398 fewer units than allowed by the proposed project. Environmental review of utility infrastructure projects would be conducted by the utility providers and agencies directly responsible for the approval and construction of new or expanded facilities. Any mitigation measures needed to avoid or reduce significant environmental impacts associated with the construction or expansion of these facilities would be implemented by these utility providers and agencies. The construction of any new septic systems to service future development would require the installation of septic tanks and leach lines. Future development would be required to incorporate such design elements as storm drains, ditches, swales, or other means of conveying runoff. However, any runoff would be required to be treated prior to being discharged from the site in accordance with County WPO and Regional MS4 requirements. In addition, redevelopment of currently developed areas could require the relocation of existing storm drains. The Alpine CPA is within the service boundary of SDG&E, which provides electricity and natural gas throughout the County of San Diego.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The alternative would result in slightly less demand for utilities but not to a degree to substantially affect demand for utilities compared to the prior EIRs. Additionally, future development under this alternative would not be intensified compared to the prior EIRs. However, it cannot be guaranteed that impacts associated with the relocation or construction of new or expanded utilities would be reduced to less than significant. Therefore, potential significant impacts associated with the relocation or construction of new or expanded water, wastewater, stormwater, electrical or natural gas facilities would be similar compared to the prior EIRs. Unlike the prior EIRs for which impacts were found to be less than significant, these impacts would be significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The alternative would result in less demand for utilities through a reduction in the number of housing units within these subareas requiring water and wastewater service connections and new or expanded electrical and natural gas transmission lines compared to the proposed project. Additionally, future development under this alternative would not be intensified compared to the proposed project. However, it cannot be guaranteed that impacts associated with the relocation or construction of new or expanded utilities would be reduced to less than significant. Therefore, potential significant impacts associated with the relocation or construction of new or expanded water, wastewater, stormwater, electrical or natural gas facilities would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 2: Adequate Water Supply

Within the Alpine CPA, potable water is primarily obtained by importing water from water districts or pumping water from local groundwater basins. Subareas 1, 2, 3, 4, 6, and 7 as well as a small portion of Subarea 5 are within the SDCWA service boundary. As shown in Figures 2.14-2a and 2b in this SEIR, a majority of Subarea 5 is outside of the Padre Dam Municipal Water District service boundary. Future development within the Padre Dam Municipal Water District service boundary would be required to obtain will serve letters from the water district prior to getting approved. Additionally, future projects that meet the definition of a water demand project, as defined in State CEQA Guidelines Section 15155, would be required to obtain a water supply assessment from the governing body of a public water system (i.e., water district) that demonstrates available water supplies are available.

Groundwater-dependent users (e.g., residences, commercial uses) are either served by on-site private wells or groundwater provided by a small water system such as a small water company or water district. However, no groundwater-dependent water districts serve the Alpine CPA, which means that all development outside of the SDCWA boundary relies on on-site private wells for groundwater.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The alternative would result in slightly reduced density and potential housing units at buildout but not to a degree to substantially affect demand for water supply from what was anticipated in the prior EIRs. Implementation of the current General Plan policies and the prior EIRs mitigation measures would reduce the impacts on water supplies, but not below a level of significance due to the uncertainty surrounding the availability of long-term water supplies to serve future development associated with the alternative.

Therefore, impacts on water supplies would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The alternative would result in reduced density necessitating less potable water from the district compared to the proposed project. Implementation of the current General Plan policies and the prior EIRs mitigation measures would reduce the impacts on water supplies, but not below a level of significance due to the uncertainty surrounding the availability of long-term water supplies to serve future development associated with the alternative. Therefore, impacts on water supplies would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 3: Wastewater Treatment Capacity

The Alpine CPA is within the regulatory boundaries of the San Diego Regional Water Quality Control Board, which regulates wastewater discharge in the majority of the eastern, central, and western unincorporated County. The Alpine CPA is served by the Alpine and Lakeside Sanitation Districts; however, these districts only serve a small portion of the community. Within the subareas, the San Diego County Sanitation District serves all or a portion of Subareas 1, 2, 3, 4, 6, and 7. Proposed project changes outside of the service boundaries, such as in portions of Subareas 4 and 7, or in Subarea 5, for this sanitation district would rely on septic systems for wastewater, as shown in Figures 2.14-1a and 1b of this SEIR.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The alternative would result in slightly reduced density and potential housing units at buildout but not to a degree to substantially affect wastewater treatment capacity compared to the development analyzed in the prior EIRs. Therefore, impacts on wastewater treatment capacities would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Because the number of potential housing units would be reduced under the alternative, thereby decreasing the amount of wastewater requiring treatment, potential impacts on wastewater treatment capacities would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 4: Landfill Capacity

Permitted capacity of the region's landfills is available through 2059 per the 2018 Integrated Waste Management Plan Five-Year Review Report. Numerous federal, state, and local regulations exist to ensure adequate solid waste facilities are available. Based on the disposal projections in the Five-Year Review Report, as well as recycling requirements and program requirements, the County has sufficient landfill capacity to accommodate disposal for the next 15 years, and it was determined that no revisions to the Countywide Siting Element of the County's Integrated Waste Management Plan were required. The current General Plan includes several policies within its Land Use Element that would further reduce the potential for proposed land uses and development associated with the Alpine CPU to generate solid waste

in excess of standards or capacity by requiring new infrastructure, facilities and services prior to development, diversion of solid waste from landfills, siting new solid waste management facilities in a manner that minimizes environmental impacts, and encouraging composting. In addition, future development associated with the proposed project would be required to demonstrate compliance with federal, state, and local regulations, including AB 341 and the County's Integrated Waste Management Plan.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The level of density and waste disposal demand in this subarea would be reduced compared to the development analyzed in the prior EIRs but not to a degree that would substantially affect landfill capacity. Additionally, the permitted capacity of the region's landfills is now shown as available to meet planned growth through 2059. Therefore, impacts on landfill capacity under this alternative would be similar compared to the prior EIRs. Unlike the prior EIRs for which impacts were determined to be significant and unavoidable, these impacts would be less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project in the subareas. The level of density and waste disposal demand in this alternative would be reduced compared to the development allowed in the proposed project. Additionally, the permitted capacity of the region's landfills is now shown as available to meet planned growth through 2059. Therefore, impacts on landfill capacity under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 5: Solid Waste Regulations

This alternative would result in a reduction of 385 dwelling units in Subarea 5 as compared to the current General Plan. Future development within the Alpine CPA would be required to comply with all applicable federal, state, and local management and reduction statutes and regulations related to solid waste. Specifically, state and local regulations are in place that require waste diversion and recycling to reduce waste disposal, such as those described in AB 75, SB 1016, AB 341, AB 1826, and County Ordinance 68.571.

Alternative Compared to Prior EIRs

Alternative 2 would allow for 385 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. Buildout of the alternative would decrease solid waste generation in this subarea from what was anticipated in the current General Plan but not to a degree that would substantially affect compliance with solid waste regulations. Additionally, future development would be required to comply with all applicable federal, state, and local management and reduction statutes and regulations related to solid waste. Therefore, impacts associated with solid waste regulations under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 2 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Buildout of the alternative would decrease solid waste generation from what was anticipated in the proposed project and future development would be required to comply with all applicable federal, state, and local management and reduction statutes and regulations related to solid waste. Therefore,

impacts associated with solid waste regulations under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

4.5.2 Fulfillment of Project Objectives

As shown in Table 4-42, this alternative modestly meets most project objectives but does not perform as well as the proposed project for Objectives 2, 4, 6, 8, and 9. This alternative performs better than the proposed project for Objective 3 related to community character and natural setting.

Table 4-42 Alternative 2 Objectives Summary

Alpine CPU Objectives	Alt. 2- Former FCI Lands in Eastern Alpine	Objective Fulfillment Rationale
1. Refine the policies and land use framework established by the General Plan to encompass the community’s vision for Alpine.	●	This alternative would result in refinement to the General Plan policies and framework to encompass the community’s vision.
2. Provide community-specific policies and establish development guidance in pursuit of the County’s greenhouse gas emission reduction targets.	●	This alternative was developed in light of the County’s targets for greenhouse gas emissions. It increases total VMT compared to the current General Plan, increases VMT compared to existing conditions, has slightly less total VMT than the proposed project but slightly higher (worse) VMT per capita and per employee than the proposed project.
3. Ensure new development is planned and designed in a manner that protects Alpine’s natural setting and unique community character.	●	This alternative would protect Alpine’s natural setting and community character by maintaining the allowed development in the current General Plan, while re-designating former FCI Lands in Subarea 5 to Rural Lands (RL-40).
4. Require new development and encourage existing development to minimize impacts to public safety and provide adequate defensibility from wildfires.	●	The reduced density and intensity of development would minimize the impacts to public safety and allow for increased defensibility from wildfire, while New Road 26 would allow for improved access for evacuation and emergency vehicles.
5. Promote sustainability by focusing growth where services and infrastructure exist or can be reasonably built.	●	Growth would be less dense and intense in this alternative, but would still be largely focused within and around the Village boundary where infrastructure and services exist.
6. Encourage compact, mixed use development to support a vital Village core and advance the County’s goals to reduce Vehicle Miles Travelled (VMT).	●	This alternative would reduce the amount of development in the Village boundary, which would not support more compact mixed use development in the Village core. It increases total VMT compared to the current General Plan, increases VMT compared to existing conditions, and has slightly less total VMT than the proposed

Alpine CPU Objectives	Alt. 2- Former FCI Lands in Eastern Alpine	Objective Fulfillment Rationale
		project but slightly higher (worse) VMT per capita and per employee than the proposed project.
7. Minimize the impacts from development on sensitive natural resources—such as Alpine Creek, Viejas Mountain, and Cleveland National Forest for the benefit of the community.	●	This alternative would reduce density in eastern Alpine, which would minimize impacts from development on sensitive resources. Impacts to sensitive resources would still remain.
8. Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns.	●	No significant changes to current General Plan mobility network are proposed. New Road 26 would allow for improved access for evacuation and emergency vehicles. It increases total VMT compared to the current General Plan, increases VMT compared to existing conditions, has slightly less total VMT than the proposed project but slightly higher (worse) VMT per capita and per employee than the proposed project.
9. Reinforce the vitality, local economy, and character of Alpine while balancing housing, employment, and recreational opportunities	●	Density and intensity would be similar to what is allowed in the current General Plan, while re-designating former FCI Lands in Subarea 5 to Rural Lands (RL-40), which would still support a balance of land uses. It would not result in additional and more flexible housing than the proposed project, but would provide for a similar level of employment and recreational opportunities as the proposed project.

Fulfillment of Objectives Ratings:
 From “Fully Meets” ● to “Does Not Meet” ○
 ●●●○○

4.6 Analysis of the Low Alternative (Alternative 3)

This alternative would re-designate residential land uses in Subarea 5 only to create a gradual increase in residential density near Alpine Boulevard while maintaining a residential buffer for the CNF. The current Land Use and zoning for the Alpine CPA in the other subareas would remain the same as the current General Plan land use designations and zoning. Under the current General Plan, 460 dwelling units could be built while the alternative proposes 31 less for a total of 429 future dwelling units in Subarea 5.

Under Alternative 3, several parcels within Subarea 5 would be re-designated from an existing SR-4 designation, which allows for up to one dwelling unit per 4, 8, or 16 acres depending on slope, to the lower-density RL-20 designation, which allows for one dwelling unit per 20 acres. In addition, an area within the northeastern portion of this subarea, abutting the I-8 corridor, would be re-designated from SR-4 to SR-1 and General Commercial uses (see Figure 4-5). This alternative was proposed by the community as an option for eastern Alpine during the FCI environmental review process.

One new roadway is proposed in Subarea 5 (New Road 26), which is a minor collector road from Alpine Boulevard to Via Dieguenos via Viejas Creek Trail (see Figures 4-6a and 6b). The new road would provide a secondary access to Palo Verde Estates, which currently only has one way in and one way out. Table 4-43 shows a comparison of the total number of allowable dwelling units within Subareas 1 through 7 between Alternative 3 and the current General Plan and proposed project. Alternative 3 would result in 31 fewer units in Subarea 5 than analyzed in the current General Plan and 2,044 fewer units than the proposed project.

Table 4-43 Allowable Dwelling Units (Subareas 1–7)

	Total	Difference Alternative 3
Alternative 3	4,034	-
Current General Plan	4,065	(31)
Proposed Project	6,078	(2,044)

4.6.1 Comparison of the Effects of Alternative 3 to the Prior EIRs and Proposed Project

4.6.1.1 Aesthetics and Visual Resources

The effects of Alternative 3 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-44.

Table 4-44 Aesthetics Impacts Comparison

Issue	Prior EIRs	Alt. 3 Compared to Prior EIRs	Proposed Project	Alt. 3 Compared to Proposed Project
AES-1 Scenic Vistas	LS	= LS	LS	▼ LS
AES-2 Scenic Resources	LS	= LS	LS	▼ LS
AES-3 Visual Character or Quality	SU	= SU	SU	▼ SU
AES-4 New Light or Glare	SU	= SU	SU	▼ SU

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

Issue 1: Scenic Vistas

Future development occurring under this alternative could include up to 429 single-family homes within Subarea 5, compared to 460 dwelling units allowed in the current General Plan. No land use changes to any other subareas would be proposed with this alternative when compared to the current General Plan. This alternative would result in fewer dwelling units in Subareas 1 through 6 when compared to the proposed project, and the same number of units in Subarea 7. The reduced density and intensity that would occur under this alternative and the low-profile nature of the development would not result in the substantial obstruction or detracting from the scenic vistas available in the vicinity of Subarea 5.

Consistent with the prior EIRs and the proposed project, development allowed throughout Subareas 1 through 7 under this alternative would incorporate existing regulations and prior EIRs mitigation measures to mitigate potential impacts to scenic vistas.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The density and intensity and low-profile nature of development proposed in this alternative would be similar to scenic vistas compared to the development analyzed in the prior EIRs. Therefore, impacts on scenic vistas under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The reduced density and intensity and low-profile nature of development proposed in this alternative would be less disruptive to scenic vistas compared to the development allowed by the proposed project. Therefore, the impacts on scenic vistas would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 2: Scenic Resources

The existing Alpine Community Plan identifies three scenic view corridors from I-8: (1) views toward El Capitan Reservoir, (2) east and west views of Viejas Mountain, and (3) south views along Sweetwater River (see Figures 2.1-2a and 2.1-2b of this SEIR). I-8 is the only State-Eligible scenic highway and highway designated on the 2007 County Scenic Highway System Priority List in the vicinity of the land use designation changes that would occur under this alternative. There are no other eligible or designated State Scenic Highways in the vicinity of the Alpine CPA, and other designated County highways on the Priority List in the area do not include views of the seven subareas where land use designation changes would occur, largely due to intervening topography and vegetation. This alternative would involve land use designation changes within viewsheds available from I-8, an eligible State Scenic Highway. The segment of I-8 in Subarea 5 is at a lower elevation than the land to the north of the freeway and there is a bluff that abuts the freeway. Similarly, bluffs or intervening vegetation obscures much of the southern viewshed available from the east and westbound lanes of I-8 as they travel through the subareas with only brief glimpses of broader viewsheds available along these portions of I-8 (such as before the Alpine Boulevard/Willows Road exit). Therefore, views of this area are obscured and the very low-density development that would occur from implementation of this alternative would not be visible from I-8. Future development would require implementation of current General Plan and Alpine CPU policies and the prior EIRs mitigation measures related to scenic resources. There are also numerous regulations in place that will continue to apply to subsequent projects that are discretionary, including the County's Guidelines for Determining Significance – Visual Resources, and scenic designators.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The density and low-profile nature of development proposed in the alternative would be similar regarding scenic vistas compared to the development analyzed in the prior EIRs. Therefore, impacts on scenic resources under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and low-profile nature of development proposed in the alternative would be reduced compared to the allowable development under the proposed project. Therefore, the impacts on scenic resources would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 3: Visual Character or Quality

The Alpine CPA is defined by its small-town character currently consisting largely of semi-rural residential uses. Architecture tends to be low profile with most structures remaining within one- to two-story height limits and containing varying, but relatively traditional styles. Under Alternative 3, uniform lot and structure sizes, greater lot coverage, consistent setbacks and massing, and similar architectural styles would become more common. Future development occurring under this alternative could involve up to 429 single-family homes within Subarea 5, compared to 460 dwelling units allowed in the current General Plan. No land use changes to any other subareas would be proposed with this alternative when compared to the current General Plan. This alternative would result in fewer dwelling units in Subareas 1 through 6 when compared to the proposed project, and the same number of units in Subarea 7. Additionally, current General Plan policies and the prior EIRs mitigation measures would reduce direct impacts on visual character and quality.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The density and low-profile nature of development proposed in the alternative would be similar compared to the development analyzed in the prior EIRs. Therefore, impacts on visual character or quality under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density would be reduced in the proposed alternative compared to the allowable development under the proposed project. Therefore, the impacts on visual character or quality would be reduced compared to the proposed project. Like the proposed project, these impacts would be significant and unavoidable.

Issue 4: New Light or Glare

Under existing conditions, the Alpine CPA, which has a concentration of commercial uses along Alpine Boulevard, has a greater lighting footprint in that part of the Alpine CPA and a lesser lighting footprint in the surrounding rural uses. Development occurring under this alternative would be required to comply with the lighting standards of the County of San Diego Zoning Ordinance, which would reduce light pollution and light trespass. Current General Plan policies and the prior EIRs mitigation measures, in combination with other applicable regulations including the Light Pollution Code and the San Diego County Zoning Ordinance, would lessen impacts on nighttime views.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The density associated with development proposed in this alternative would be similar compared to the development analyzed in the prior EIRs. Therefore, impacts on new sources of light or glare under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density associated with development proposed in this alternative would be reduced compared to the allowable development under the proposed project. Therefore, the potential impacts on new sources of light or glare would be reduced compared to the proposed project. Like the proposed project, these impacts would be significant and unavoidable.

4.6.1.2 Agriculture and Forestry Resources

The effects of Alternative 3 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-45.

Table 4-45 Agriculture and Forestry Impacts Comparison

Issue	Prior EIRs	Alt. 3 Compared to Prior EIRs	Proposed Project	Alt. 3 Compared to Proposed Project
AG-1 Direct Conversion of Agricultural Resources	SU	= SU	SU	▼ SU
AG-2 Conflict with Agricultural Zoning or Williamson Act Contract	LS	= LS	LS	▼ LS
AG-3 Indirect Conversion of Agricultural Resources	SU	= SU	SU	▼ SU
AG-4 Direct and Indirect Conversion of Forestry Resources	SU ¹	= SU	SU	▼ SU

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

¹ This issue was not included in the State CEQA Guidelines at the time of the 2011 General Plan EIR; therefore this issue impact conclusion is from the 2016 FCI EIR.

Issue 1: Direct Conversion of Agricultural Resources

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. Only Subareas 5 and 7 contain lands designated as Agricultural Preserve and lands under Williamson Act Contract. Most zones allow for agricultural uses, but there are two specific agricultural zones: A70 and 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.

Section 5.2.2.5 above describes all of the land use designations proposed for Subareas 1 through 5 in this alternative. All Village Residential 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. The proposed Mobility Element road (New Road 26) 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. There are also regulations in place that would continue to apply to subsequent discretionary projects, including the current General Plan, the Agricultural Guidelines, agricultural designators, and conformance to the Williamson Act.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The level of density in areas identified with important agricultural resources or existing agricultural use would be similar compared to the development analyzed in the prior EIRs. However, the proposed Mobility Element road (New Road 26) in Subarea 5 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. Therefore, impacts on direct conversion of agricultural resources under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density would be reduced compared to the development allowed by the proposed project. However, the proposed Mobility Element road (New Road 26) in Subarea 5 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. Therefore, impacts on direct conversion of agricultural resources under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 2: Conflict with Agricultural Zoning or Williamson Act Contract

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 5b depict the agricultural zoning within the Alpine CPA subareas. Future development occurring under this alternative would involve up to 429 single-family homes within Subarea 5, compared to 460 dwelling units allowed in the current General Plan. No land use changes to any other subareas would be proposed with this alternative when compared to the current General Plan. 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 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. Approximately 2 acres of land within the eastern portion of Subarea 5 is 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. There are also regulations in place that would continue to apply to subsequent discretionary projects, including the current General Plan, the Agricultural Guidelines, agricultural designators, and conformance to the Williamson Act.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. Although the overall density would be reduced within Subarea 5, this alternative would allow for the same density in the other subareas, and a new Mobility Element road in areas where agricultural resources are present. As such, this alternative could result in incompatible densities for land zoned for agriculture. The application of existing regulations, in combination with the current General Plan and Alpine CPU policies and mitigation measures identified in Section 2.2 in this SEIR, would reduce direct and cumulative impacts to the conflict with agricultural zoning and Williamson Act Contract. Therefore, impacts to a conflict with agricultural zoning or Williamson Act Contracts under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity would be reduced for land zoned for agriculture areas compared to the proposed project. Therefore, impacts to a conflict with agricultural zoning or Williamson Act Contracts under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 3: 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. 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. Future development occurring under this alternative would involve up to 429 single-family homes within Subarea 5, compared to 460 dwelling units allowed in the current General Plan. No land use changes to any other subareas would be proposed with this alternative when compared to the current General Plan. 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. The land use designation changes in Subarea 5 would not allow for higher land use densities and would not result in indirect impacts on agricultural resources by subdividing land, which reduces the viability of the land for these uses. However, the proposed Mobility Element road (New Road 26) in Subarea 5 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.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The level of density would be similar in land zoned for agriculture areas compared to the prior EIRs. The proposed Mobility Element road (New Road 26) in Subarea 5 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. Therefore, impacts to indirect conversion of agricultural resources under this alternative would be similar and remain significant and unavoidable compared to the prior EIRs.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,398 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density would be reduced in land zoned for agriculture areas compared to the proposed project. However, like the proposed project, the proposed Mobility Element road (New Road 26) in Subarea 5 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. Therefore, impacts to indirect conversion of agricultural resources under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 4: Direct and Indirect Conversion of Forestry Resources

The Alpine CPA also includes areas within the 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. The Alpine CPA does not contain any “timberland” as defined by PRC Section 4526.

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. This alternative 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 (New Road 26) 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.

Alternative Compared to Prior EIRs

This issue was not included in the State CEQA Guidelines at the time of the 2011 General Plan EIR; therefore, it was not evaluated at that time. However, the 2016 FCI EIR did contain an analysis of these resources. Therefore, this alternative is compared to the 2016 FCI EIR, which was an SEIR to the 2011 General Plan EIR.

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. In subareas where development could occur, a few locations have the potential to support forestry resources and are located within the CNF under this alternative compared to the prior EIRs. Future development within the FCI lands may result in land uses that are incompatible with adjacent or nearby CNF lands. Therefore, impacts to the direct or indirect conversion of forestry resources under this alternative would

be similar compared to the prior EIRs. Like the prior EIRs, these impacts would be significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. While the majority of subareas would have reduced density, a few locations that have the potential to support forestry resources and are located within the CNF would increase the density under this alternative compared to the proposed project. Future development within the FCI lands may result in land uses that are incompatible with adjacent or nearby CNF lands. Therefore, impacts to the direct or indirect conversion of forestry resources under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

4.6.1.3 Air Quality

A comparison of the effects of Alternative 3 to the prior EIRs and proposed project are summarized below by issue area and in Table 4-46. Consistent with the analysis provided in Section 2.3 of this SEIR, only the 2011 General Plan is used for the air quality analysis due to the outcome of litigation of the FCI GPA.

Table 4-46 Air Quality Impacts Comparison

Issue	Prior EIR	Alt. 3 Compared to Prior EIR	Proposed Project	Alt. 3 Compared to Proposed Project
AQ-1 Conformance with Applicable Plans	LS	= LS	SU	▼ LS
AQ-2 Cumulatively Considerable Net Increase of Criteria Air Pollutants	SU	▼ SU	SU	▼ SU
AQ-3 Sensitive Receptor Exposure to Substantial Pollutant Concentrations	SU	▼ SU	SU	▼ SU
AQ-4 Other Emissions	LS	= LS	LS	= LS

SU- Significant and Unavoidable
 LS- Less than Significant
 ▼ Impacts are reduced
 ▲ Impacts are greater
 = Impacts are similar

Issue 1: Conformance with Applicable Plans

The RAQS and SIP are the relevant air quality plans for demonstrating attainment with the federal and state ambient air quality strategies. The RAQS and SIP provide attainment plans based on anticipated regional growth based, in part, on the planned growth identified in regional and local land use plans. Regional growth in the unincorporated County was estimated based on identified growth in the County’s General Plan. Therefore, projects that would result in increases in population or employment growth beyond that projected in regional or local plans could result in increases in VMT above that forecasted in the attainment plans. Future development occurring under this alternative would not substantially change the projected growth from the General Plan. This alternative would allow for fewer dwelling units and marginally higher non-residential acreage than what is identified in the General Plan. This

alternative would increase annual VMT above what was anticipated in the prior EIR. As described in Table 4-47, this alternative would generate greater emissions of all criteria air pollutants except volatile organic compounds (VOC) and fine particulate matter (PM_{2.5}). However, this increase in emissions would not be substantial for any criteria air pollutant because emissions would be below the County's SLTs. Thus, growth would be similar to the General Plan and would not result in a substantial change to criteria air pollutant emissions at buildout are considered to be consistent with these growth projections. Because this alternative would result in similar growth (i.e., no substantial change in criteria pollutant emissions generated at buildout) to what was assumed in the RAQS and SIP, the alternative would not conflict with the region's attainment plans.

Alternative Compared to the Prior EIR

Alternative 3 would allow for fewer dwelling units and marginally higher non-residential development, result in an increase in anticipated population than assumed in the prior EIR. The prior EIR identified a less than significant impact related to conformance with applicable air quality plans. This alternative would allow for similar development to the allowable General Plan growth forecasts and would have been considered in the growth projections included in the RAQS. Further, as described below in Issue 2, the net change in criteria air pollutant emissions between this alternative and the allowable General Plan buildout would not exceed the County's SLTs. Therefore, this impact would be similar to the prior EIR. Like the prior EIR, this impact would be less than significant.

Alternative Compared to Proposed Project

Alternative 3 would allow for fewer dwelling units and less non-residential acreage than the proposed project. The analysis for the proposed project identified a significant and unavoidable impact related to conformance with applicable plans because the project proposes growth that was not considered in the General Plan and, thus, not included in the regional growth projections used to develop the RAQS and SIP. Future allowable development under this alternative would be greater than the projected General Plan growth. As noted in Table 4-48, this alternative would result in increased emissions of most criteria air pollutants compared to the allowable buildout of the prior EIR; however, this net increase in emissions of criteria pollutants would not be greater than the County's SLTs for any pollutant. Thus, this growth would have been included in the regional growth projections used to develop the RAQS and SIP as it would not result in a substantial increase in future criteria air pollutant emissions. As described in Section 2.3 in this SEIR, the proposed project would allow for future growth that would not have been accounted for in the RAQS and SIP. Therefore, this impact would be reduced compared to the proposed project. Unlike the proposed project, which identified a significant and unavoidable impact because it would allow for higher growth than the General Plan, this impact would be less than significant.

Issue 2: Cumulatively Considerable Net Increase in Pollutants

Future development occurring under this alternative would result in emissions of criteria air pollutants from construction- and operational-related activities. Because the timing and intensity of construction activities are dependent on market conditions and unknown at this time, emissions from construction activities from future developments may result in exceedances of the County SLTs.

A quantitative analysis for operational emissions of criteria air pollutants and precursors was conducted for this alternative consistent with the analysis methodology presented in Section 2.3.2.2 in this SEIR. Potential impacts from operation of this alternative were determined based on the potential increase in

Table 4-47 Modeled Maximum Daily Emissions of Criteria Air Pollutants and Precursors (lb/day) Associated with the General Plan and Alternative 3 Buildout

Source	lb/day					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
General Plan Buildout of Alpine CPA						
Natural Gas Usage	8	72	40	<1	6	6
Architectural Coating	66	<1	<1	<1	<1	<1
Consumer Products	439	<1	<1	<1	<1	<1
Hearth	16,267	318	20,079	36	2,815	2,815
Landscaping	27	10	878	<1	5	5
Mobile	222	505	2,562	8	169	70
Total	17,028	905	23,559	45	2,995	2,896
Alternative 3						
Natural Gas Usage	8	72	40	<1	6	6
Architectural Coating	66	<1	<1	<1	<1	<1
Consumer Products	439	<1	<1	<1	<1	<1
Hearth	16,219	317	20,021	36	2,807	2,807
Landscaping	27	10	875	<1	5	5
Mobile	242	550	2,788	9	184	76
Total	17,000	949	23,724	46	3,002	2,894
Exceed Screening Level Threshold?	Yes	Yes	Yes	No	Yes	Yes
Net Change from General Plan	-28	+44	+165	+1	+7	-2
Net Change from Existing Conditions ¹	+6,299	+29	+7,848	+15	+1,143	+1,097
Screening Level Threshold	75	250	550	250	100	55

Source: Appendix D.

Notes: CO = carbon dioxide; CPA = community plan area; lb/day = pounds per day; NO_x = nitrous oxide; PM_{2.5} = fine particulate matter; PM₁₀ = respirable particulate matter; SO_x = sulfur oxides; VOC = volatile organic compounds

¹ Detailed emissions estimates for existing conditions are presented in Chapter 2.3, *Air Quality*.

Totals may not add exactly due to rounding.

Emissions from industrial sources were modeled in separate CalEEMod files to reflect no increase in industrial uses beyond existing conditions. Details are shown in Appendix D.

Table 4-48 Modeled Maximum Daily Emissions of Criteria Air Pollutants and Precursors (lb/day) Associated with the Proposed Project and Alternative 3 Buildout

lb/day						
Source	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Proposed Project						
Natural Gas Usage	9	76	42	0	6	6
Architectural Coating	74	0	0	0	0	0
Consumer Products	488	0	0	0	0	0
Hearth	19,347	378	23,882	43	3,348	3,348
Landscaping	32	12	1,043	0	6	6
Mobile	257	586	2,970	10	196	81
Total	20,207	1,052	27,937	53	3,556	3,441
Alternative 3						
Natural Gas Usage	8	72	40	0	6	6
Architectural Coating	66	0	0	0	0	0
Consumer Products	439	0	0	0	0	0
Hearth	16,219	317	20,021	36	2,807	2,807
Landscaping	27	10	875	0	5	5
Mobile	242	550	2,788	9	184	76
Total	17,000	949	23,724	46	3,002	2,894
Exceed Screening Level Threshold?	No	No	No	No	No	No
Net Change from Proposed Project	-3,207	-103	-4,213	-8	-555	-548
Net Change from Existing Conditions ¹	+6,299	+29	+7,848	+15	+1,143	+1,097
Screening Level Threshold	75	250	550	250	100	55

Source: Appendix D.

Notes: CO = carbon dioxide; CPA = community plan area; lb/day = pounds per day; NO_x = nitrous oxide; PM_{2.5} = fine particulate matter; PM₁₀ = respirable particulate matter; SO_x = sulfur oxides; VOC = volatile organic compounds

¹ Detailed emissions estimates for existing conditions are presented in Chapter 2.3, *Air Quality*.

Totals may not add exactly due to rounding.

Emissions from industrial sources were modeled in separate CalEEMod files to reflect no increase in industrial uses beyond existing conditions. Details are shown in Appendix D.

emissions of criteria air pollutants beyond what is currently allowed in the General Plan. Table 4-47 summarizes the maximum daily operational emissions of criteria air pollutants and precursors that would be generated by buildout of the allowed uses under this alternative and the General Plan, and a comparison of the net change in emissions to the County's SLTs.

Alternative Compared to the Prior EIR

Section 2.3.3.3 of this SEIR identifies that construction emissions from the development of one-quarter of the proposed project over a 2-year period would result in potentially significant impacts related to emissions of criteria air pollutants (see Table 2.3-8 of this SEIR for a summary of construction emissions associated with one-quarter buildout of the proposed project). This construction analysis was conducted to reflect a substantial amount of development that occurred in a short timeframe and includes a significant amount of simultaneous construction activity. This analysis is considered conservative and representative of the maximum amount of construction in the Alpine CPA that could be occurring simultaneously. Because this reflects potential maximum, simultaneous construction activities, it is assumed that construction emissions of criteria air pollutants associated with this alternative would be similar to the level of emissions identified in the analysis for the proposed project.

As shown in Table 4-47, operational activities would result in a net decrease in VOC and PM_{2.5} emissions and a net increase in NO_x, CO, sulfur oxide (SO_x), and respirable particulate matter (PM₁₀) compared to the prior EIR. Alternative 3 would allow for fewer dwelling units and marginally higher non-residential acreage compared to the General Plan. The alternative would not result in a net increase in estimated daily criteria air pollutant emissions that would exceed the County's SLTs. Therefore, the development under Alternative 3 would not be substantially greater than the allowable development identified in the prior EIR. This alternative would result in an increase in net emissions above existing conditions in the Alpine CPA, but would generate relatively similar emissions to the anticipated buildout under the prior EIR. Therefore, this impact would be similar to the impact identified for the prior EIR. With the exception of SO_x, it would still result in the generation of criteria air pollutants beyond existing conditions in excess of the County's SLTs. Like the prior EIR, this impact would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 3 would allow fewer dwelling units and less non-residential acreage than the proposed project. The proposed project identified a significant and unavoidable impact related to the net increase in criteria air pollutant emissions because it would result in a net increase in emissions from the General Plan when compared to the County's SLTs. As shown in Table 4-48, this alternative would generate fewer daily emissions of criteria air pollutants than the proposed project. Therefore, this impact would be reduced compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

Issue 3: Sensitive Receptor Exposure to Substantial Pollutant Concentrations

Implementation of Alternative 3 would result in exposure of sensitive receptors to construction-related TACs. However, given that future development on this alternative would occur incrementally between 2020 and 2050 and in various areas throughout the Alpine CPA, it is unlikely that any one sensitive receptor would be exposed to construction-related TACs for extended periods of time. Therefore, construction activity as a result of the allowable Alternative 3 buildout would not result in the exposure of existing or new sensitive receptors to substantial increases in TAC emissions.

This alternative would also result in VMT growth above existing conditions along local roadways within the County as a result of allowable future development. This increase in vehicle and truck traffic greater

than existing conditions may exacerbate health risks to existing and future sensitive uses located in proximity to roadways with high traffic volumes. The primary TAC of concern related to on-road vehicle emissions is diesel PM. All new development undergoing discretionary review would be required to evaluate TAC exposure and incorporate available reduction measures in accordance with the SDAPCD requirements, if necessary. However, the level at which future sensitive receptors could be exposed to harmful pollutant emissions exacerbated by development associated with Alternative 3 is unknown.

Alternative Compared to the Prior EIR

Alternative 3 would allow for fewer dwelling units and marginally higher non-residential acreage than assumed in the prior EIR. The prior EIR identified a significant and unavoidable impact related to exposure of sensitive receptors to substantial pollutant concentrations. As shown in Table 4-47, this alternative would result in an increase in the daily generation of some criteria pollutants (NO_x, CO, SO_x, and PM₁₀) and the decrease in daily emissions of others (VOC and PM_{2.5}). However, this alternative would not substantially increase emissions of any criteria air pollutant to the extent that the net change between the alternative and allowable General Plan buildout would be greater than the County's SLTs. The resulting emissions of criteria air pollutants would be relatively similar to those estimated for the allowable General Plan buildout. This change in criteria air pollutant emissions would not be substantial and the alternative would be consistent with the prior EIR.

The alternative would result in similar emissions of criteria air pollutants compared to the prior EIR. Impacts to sensitive receptors (including health risks related to criteria air pollutants, diesel PM, and CO hotspots) during operations would be consistent with those impacts identified in the prior EIR because the alternative would not result in a substantial net change in allowable development. Therefore, this impact would be similar to the prior EIR. Like the prior EIR, this impact would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 3 would allow for fewer dwelling units and less non-residential acreage than allowed under the proposed project. The proposed project identified a significant and unavoidable impact related to exposure of sensitive receptors to substantial pollutant concentrations because of the unknown level to which future operational emissions from on-road vehicles would exacerbate existing exposure of sensitive receptors to TACs (specifically diesel PM). Future allowable development under this alternative would be less than the proposed project, resulting in reduced population, employment, and VMT.

As shown in Table 4-48, this alternative would result in lower emissions for all criteria air pollutants compared to the proposed project. Impacts to sensitive receptors (including health risks related to criteria air pollutants, diesel PM, and CO hotspots) during operation would be reduced because this alternative would reduce criteria air pollutant emissions and lower VMT. Therefore, this impact would be reduced compared to the proposed project. Like the proposed project, this impact would be significant and unavoidable.

Issue 4: Other Emissions (Odors)

Alternative 3 would generate odors during construction activities. These odors would be temporary and would occur at various locations within the Alpine CPA. This alternative does not propose any land uses that would typically be considered odor-generating (e.g., wastewater treatment facility, confined animal facility, or organic agricultural operations). Should any odor-generating uses be developed in the Alpine CPA, they would be required to comply with relevant SDAPCD and County regulations for managing and mitigating odors, described in Section 2.3.2.3 of this SEIR.

Alternative Compared to the Prior EIR

Alternative 3 would allow for the development of similar land use types assumed in the prior EIR. The development allowed under the General Plan would result in temporary odors generated during construction activities. However, these odors would not be of concern because they are temporary and would occur at various locations throughout the Alpine CPA. These potential odors would not be generated in a single location for an extended period, and thus would not expose any one sensitive receptor to significant odor emissions. The prior EIR did not identify any operational uses typically considered to be odor-generating. Further, any odor-generating uses proposed in the Alpine CPA would be required to comply with relevant SDAPCD and County regulations for managing and mitigating odors. Therefore, this impact would be similar to the prior EIR. Like the prior EIR, this impact would remain less than significant.

Alternative Compared to Proposed Project

Alternative 3 would allow for the development of similar land use types assumed in the proposed project. Development allowed under the proposed project would result in temporary odors generated during construction activities. However, these odors would not be of concern because they are temporary and would occur at various locations throughout the Alpine CPA. These potential odors would not be generated in a single location for an extended period, and thus would not expose any one sensitive receptor to significant odor emissions. The proposed project did not identify any operational uses typically considered to be odor-generating. Further, any odor-generating uses proposed in the Alpine CPA would be required to comply with relevant SDAPCD and County regulations for managing and mitigating odors. Therefore, this impact would be similar to the proposed project. Like the proposed project, this impact would remain less than significant.

4.6.1.4 Biological Resources

The effects of Alternative 3 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-49.

Issue 1: Special-Status Plant and Wildlife Species

Table 2.4-8 in this SEIR documents the estimated total area of impacts to special-status plants in the Alpine CPA. USFWS-designated critical habitat for three species occurs within the Alpine CPA. Future development would potentially result in the direct loss of critical habitat for the coastal California gnatcatcher and the arroyo toad. All potential impacts to critical habitat for the coastal California gnatcatcher would occur within Subarea 4. Critical habitat for the coastal California gnatcatcher, arroyo toad, and San Diego thornmint is present within Subarea 7. Potential impacts on critical habitat would require site-specific analysis and project-level details during discretionary review of future projects.

Future development occurring under this alternative would involve up to 429 single-family homes within Subarea 5, compared to 460 dwelling units allowed in the current General Plan. No land use changes to any other subareas would be proposed with this alternative when compared to the current General Plan. Subarea 5 is dominated by natural, undeveloped open space, some of which is located within the CNF. Subarea 5 contains several vegetation communities, including areas mapped as chaparral, other woodlands, riparian forest, urban-disturbed habitat, agriculture, and eucalyptus woodland. These vegetation communities provide habitat for several special-status plant and wildlife species, as identified in Section 2.4. Future development occurring under this alternative would involve up to 429 homes within

Table 4-49 Biological Resources Impacts Comparison

Issue	Prior EIRs	Alt. 3 Compared to Prior EIRs	Proposed Project	Alt. 3 Compared to Proposed Project
BIO-1 Special-Status Plant and Wildlife Species	SU	= SU	SU	▼ SU
BIO-2 Riparian Habitat and Other Sensitive Natural Communities	SU	= SU	SU	▼ SU
BIO-3 Federally Protected Wetlands	LS	= LS	LS	▼ LS
BIO-4 Wildlife Movement Corridors and Nursery Sites	SU	= SU	SU	▼ SU
BIO-5 Conflict with Local Policies and Ordinances	LS	= LS	LS	▼ LS
BIO-6 Habitat Conservation Plans	LS	= LS	LS	▼ LS

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

Subarea 5. However, the level of density and intensity that would occur under this alternative would not result in increased land area that could be developed in Subarea 5. Site-specific analysis of impacts on biological resources, including biological resource surveys if deemed required by the County, would be required for future discretionary projects that could impact vegetation communities and special-status plant and wildlife species.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The density and intensity of development proposed in this alternative would be similar compared to the development analyzed in the prior EIRs. Implementation of the same current General Plan policies and mitigation measures identified in Section 2.4 of this SEIR would reduce impacts on special-status species and sensitive habitat, but not below a level of significance because it cannot be ensured that impacts from future development could be mitigated. Therefore, this impact would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be reduced compared to the development allowed by the proposed project. Implementation of the same current General Plan policies and mitigation measures identified in Section 2.4 of this SEIR would reduce impacts on special-status species and sensitive habitat, but not below a level of significance because it cannot be ensured that impacts from future development could be mitigated. Therefore, this impact would be reduced compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

Issue 2: Riparian Habitat and Other Sensitive Natural Communities

The Alpine CPA includes three riparian communities: Southern Cottonwood-Willow Riparian Forest, Southern Coast Live Oak riparian Forest, and Southern Riparian Forest. All subareas except Subarea 1 contain riparian habitat. Site-specific analysis of impacts on riparian habitat, including biological resource surveys if deemed required by the County, would be required for future discretionary projects that could impact riparian habitat.

Future development occurring under this alternative would involve up to 429 single-family homes within Subarea 5, compared to 460 dwelling units allowed in the current General Plan. No land use changes to any other subareas would be proposed with this alternative when compared to the current General Plan. Subarea 5 is dominated by natural, undeveloped open space, some of which is located within the CNF. Subarea 5 contains areas mapped as Southern Riparian Forest, Southern Coast Live Oak Riparian Forest, and Southern Cottonwood-Willow Riparian Forest. Other sensitive vegetation communities within Subarea 5 include chaparral and other woodlands.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The density and intensity of development proposed in this alternative would be similar compared to the development analyzed in the prior EIRs. Implementation of current General Plan policies and mitigation measures identified in Section 2.4 of this SEIR, in addition to compliance with applicable regulations, would reduce impacts to riparian habitat and other sensitive natural communities but not below a level of significance because it cannot be ensured that impacts from future development could be mitigated. Therefore, this impact would be similar compared to the prior EIRs. Like the prior EIRs, this impact would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Specifically, the level of density and intensity of development proposed in this alternative would be the reduced compared to the development analyzed in the proposed project in Subarea 5. However, any development of the land uses under the alternative could still result in significant impacts requiring mitigation. Implementation of the same current General Plan policies and mitigation measures identified in Section 2.4 of this SEIR would reduce this alternative's impacts to riparian habitat and other sensitive natural communities but not below a level of significance because it cannot be ensured that impacts from future development could be mitigated. Therefore, this impact would be reduced compared to the proposed project. Like the proposed project, impacts would remain significant and unavoidable.

Issue 3: Federally Protected Wetlands

Table 2.4-11 in this SEIR summarizes the wetland types within the seven subareas, as well as the estimated acreages of impacts under the current General Plan and proposed project. Within the seven subareas, federally protected wetlands are present within Subareas 2, 4, 5, and 7. Additionally, County RPO wetlands are present within Subareas 2 through 7. As such, with the exception of Subarea 1, development within all subareas could result in the loss of federally protected and/or County RPO wetlands. Subarea 5 is dominated by natural, undeveloped open space, some of which is located within the CNF. Subarea 5 contains areas mapped as USFWS National Wetlands Inventory and Estimated RPO Wetlands (see Figures 2.4-3a and 3b of this SEIR). Future development occurring under this alternative would involve up to 429 single-family homes within Subarea 5, compared to 460 dwelling units allowed

in the current General Plan. No land use changes to any other subareas would be proposed with this alternative when compared to the current General Plan. Subsequent discretionary projects proposed for development within the Alpine CPA would be analyzed through the CEQA process for potential impacts related to federally protected wetlands.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The density and intensity of development proposed in this alternative would be similar compared to the development analyzed in the prior EIRs. Implementation of current General Plan policies and mitigation measures identified in Section 2.4 in this SEIR, in addition to compliance with applicable regulations, would reduce impacts to federally protected wetlands. Therefore, impacts to federally protected wetlands under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be reduced compared to the development allowed by the proposed project. Implementation of current General Plan policies and mitigation measures identified in Section 2.4 of this SEIR, in addition to compliance with applicable regulations, would reduce impacts to federally protected wetlands. Therefore, impacts to federally protected wetlands under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 4: Wildlife Movement Corridors and Nursery Sites

A habitat linkage was identified on the west side of the Alpine CPA within the boundaries of the adopted South County Plan, linking habitat patches from south San Diego County to important aquatic resources at El Capitan Reservoir. Approximately 14.5 acres of habitat linkage identified by the South County Plan is within Subarea 4 of the Alpine CPU area. Nursery sites are located throughout undeveloped areas within the Alpine CPA and include areas that provide the resources necessary for reproduction of a species, including foraging habitat, breeding habitat, and water sources. Subsequent discretionary project proposed for development within the Alpine CPA would be analyzed through the CEQA process for potential impacts related to loss of nursery sites. Subsequent discretionary project proposed for development within the Alpine CPA would be analyzed through the CEQA process for potential impacts related to loss of nursery sites.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The level of density and intensity of development proposed in this alternative would be similar compared to the development analyzed in the prior EIRs. Implementation of the current General Plan policies and mitigation measures identified in Section 2.4 of this SEIR, in addition to compliance with applicable regulations, would reduce impacts on nursery sites but not below a level of significance. Therefore, this impact would be similar compared to the prior EIRs. Like the prior EIRs this impact would be significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be reduced compared to the development allowed by the proposed project. Implementation of the current General Plan policies and mitigation measures identified in Section 2.4 of this SEIR, in addition to compliance with applicable regulations, would reduce impacts on nursery sites but not below a level of significance. Therefore, this impact would be reduced compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

Issue 5: Conflict with Local Policies and Ordinances

Future development associated within the Alpine CPA has the potential to significantly impact sensitive biological resources identified for protection under the South County Plan, Guidelines, RPO, BMO, and/or HLP Ordinance. Future discretionary projects within the adopted MSCP South County Plan would be subject to the County BMO, while projects outside of the MSCP would be subject to the HLP Ordinance. The County's RPO applies throughout the unincorporated County and requires avoidance of impacts to environmentally sensitive lands from discretionary projects. Future development associated with the alternative would be required to comply with these ordinances, and demonstrate compliance, when applicable.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The level of density and intensity of development proposed in this alternative would be similar compared to the development analyzed in the prior EIRs. Future development associated with this alternative would be required to comply with the ordinances and policies protecting biological resources. Therefore, impacts associated with conflicting with local policies and ordinances would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be reduced compared to the development allowed by the proposed project. Future development associated with this alternative would be required to comply with the ordinances and policies protecting biological resources. Therefore, impacts associated with conflicting with local policies and ordinances would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 6: Conflict with Adopted Habitat Conservation Plans and Natural Community Conservation Plans

The MSCP South County Plan is the applicable adopted HCP and NCCP for the unincorporated County, which includes Subareas 1, 2, and 4 (entirely within the MSCP boundaries), and Subareas 3, 5, 6, and 7 (partially within the MSCP boundaries). In addition, a PAMA as designated in the MSCP South County Plan is identified within Subarea 5; however, the MSCP South County Plan does not preclude a landowner from developing on PAMA lands. As a result, impacts on PAMA would not constitute a conflict with the provisions of the MSCP South County Plan. Additionally, this alternative would not re-designate areas identified as preserve land in either the MSCP South County Plan or draft East County Plan boundaries.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The level of density and intensity of development proposed in this alternative would be similar compared to the development analyzed in the prior EIRs. This alternative would result in reduced impacts on sensitive plant and animal species, riparian and other natural communities, and habitat corridors that are identified for protection under the MSCP South County Plan. Future development associated with this alternative would be required to comply with the HCP and NCCP. Therefore, impacts associated with conflicting with these plans would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be reduced compared to the development allowed by the proposed project. Future development associated with this alternative would be required to comply with the HCP and NCCP. Therefore, impacts associated with conflicting with these plans would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

4.6.1.5 Cultural and Paleontological Resources

The effects of Alternative 3 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-50.

Table 4-50 Cultural and Paleontological Resources Impacts Comparison

Issue	Prior EIRs	Alt. 3 Compared to Prior EIRs	Proposed Project	Alt. 3 Compared to Proposed Project
CUL-1 Historic Resources	LS	= LS	LS	▼ LS
CUL-2 Archaeological Resources	LS	= LS	LS	▼ LS
CUL-3 Paleontological Resources	LS	= LS	LS	▼ LS
CUL-4 Human Remains	LS	= LS	LS	▼ LS

SU- Significant and Unavoidable
 LS- Less than Significant
 ▼ Impacts are reduced
 ▲ Impacts are greater
 = Impacts are similar

Issue 1: Historic Resources

As shown in Figures 2.5-1a and 1b of this SEIR, there are two known historical resources within the Alpine CPA. The Julian Eltinge Residence is located along South Grade Road, south of Subareas 2 and 6. The Alpine Woman’s Club is located along Alpine Boulevard, west of Subarea 6. Some historical resources exist within the Alpine CPA that are historically significant but have not yet been designated, and there may also be unknown historical resources within the Alpine CPA. Some historical resources exist within the Alpine

CPA that are historically significant but have not yet been designated, and there may also be unknown historical resources within the Alpine CPA. One new Mobility Element road is proposed in this alternative. Any future development projects would be subject to an environmental review process, which may include record searches, site-specific pedestrian surveys, and historical evaluations. The purpose of the review process is to identify potential historical resources and identify mitigation measures that will minimize any impacts to these resources. In addition, any future projects in the Alpine CPA will be subject to federal, state, and local regulations, and must conform to the goals and policies established in the current General Plan.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The level of density and proposed land use changes near identified and unknown historic resources in this alternative would be similar compared to the development analyzed in the prior EIRs. The application of existing regulations in combination with the County's RPO, Zoning Ordinance, the current General Plan policies, and prior EIRs mitigation measures, and the Alpine CPU mitigation measures identified in Section 2.5.6 of this SEIR would mitigate impacts to historical resources. Therefore, impacts on historic resources under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and proposed land use changes near identified and unknown historic resources in this alternative would be reduced compared to the development allowed by the proposed project. The application of existing regulations in combination with the County's RPO, Zoning Ordinance, the current General Plan policies and prior EIRs mitigation measures, and the Alpine CPU mitigation measures identified in Section 2.5.6 of this SEIR would mitigate impacts to historical resources, like the proposed project. Therefore, impacts on historic resources under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 2: Archaeological Resources

Many prehistoric habitation and smaller resource gathering and processing sites have been recorded within the Alpine CPA. Information about these sites is kept confidential to protect these resources from destruction or theft. Subsequent projects seeking a discretionary permit may be subject to an environmental review process, at which point a records search would be conducted to determine whether a pedestrian survey or cultural resources evaluations would be required. The application of existing regulations in combination with the County's RPO, Zoning Ordinance, the current General Plan policies and prior EIRs and Alpine CPU mitigation measures would mitigate impacts to archaeological resources.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. Impacts on archaeological resources, known and unknown, would be similar compared to the development analyzed in the prior EIRs. The application of existing regulations in combination with the County's RPO, Zoning Ordinance, the current General Plan policies and prior EIRs mitigation measures, and the Alpine CPU mitigation measures identified in Section 2.5.6 of this SEIR would mitigate impacts to

archaeological resources. Therefore, impacts on archaeological resources under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Impacts on archaeological resources, known and unknown, would be reduced due to the decrease in density compared to the development allowed by the proposed project. The application of existing regulations in combination with the County's RPO, Zoning Ordinance, the current General Plan policies and prior EIRs mitigation measures, and the Alpine CPU mitigation measures identified in Section 2.5.6 of this SEIR would mitigate impacts to archaeological resources, like the proposed project. Therefore, impacts on archaeological resources under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 3: Paleontological Resources

Figures 2.5-2a and 2b of this SEIR identify regions of the Alpine CPA that are sensitive for paleontological resources. Only Subarea 2 has a moderate sensitivity for producing paleontological resources. The other subareas have no sensitivity for producing unique paleontological resources; however, unknown paleontological resources have the potential to occur within the Alpine CPA. Subsequent projects seeking a discretionary permit may be subject to environmental review, federal, state, and local regulations, and the current General Plan. The application of existing regulations in combination with the County's RPO, Zoning Ordinance, the current General Plan policies, and prior EIRs and Alpine CPU mitigation measures would mitigate impacts to paleontological resources.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. Impacts on paleontological resources, known and unknown, would be similar compared to the development analyzed in the prior EIRs. The application of existing regulations in combination with the County's RPO, Zoning Ordinance, the current General Plan policies and prior EIRs mitigation measures, and the Alpine CPU mitigation measures identified in Section 2.5.6 of this SEIR would mitigate impacts to paleontological resources. Therefore, impacts on paleontological resources under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Impacts on paleontological resources, known and unknown, would be reduced due to the significant decrease in density compared to the development allowed by the proposed project. The application of existing regulations in combination with the County's RPO, Zoning Ordinance, the current General Plan policies and prior EIRs mitigation measures, and the Alpine CPU mitigation measures identified in Section 2.5.6 of this SEIR would mitigate impacts to paleontological resources, like the proposed project. Therefore, impacts on paleontological resources under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 4: Human Remains

Construction activities associated with future development within the Alpine CPA would have the potential to disturb human remains, and any disturbance would be considered a significant impact. Ground-disturbing activities associated with the land use designation and mobility changes, such as grading, excavation, and utilities installation, would have the potential to directly adversely impact unknown human remains. Subsequent projects seeking a discretionary permit may be subject to environmental review; federal, state, and local regulations; and the current General Plan. The application of existing regulations in combination with the County's RPO, Zoning Ordinance, the current General Plan policies, and prior EIRs mitigation measures would mitigate impacts to human remains.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. Impacts on human remains, known and unknown, would be similar compared to the development analyzed in the prior EIRs. Like the prior EIRs, the application of existing regulations, in combination with the County's RPO, Zoning Ordinance, and the current General Plan policies and prior EIRs mitigation measures, would mitigate impacts on human remains. Therefore, impacts on human remains under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Impacts on human remains, known and unknown, would be reduced due to the significant decrease in density compared to the development allowed in the proposed project. Like the proposed project, the application of existing regulations, in combination with the County's RPO, Zoning Ordinance, and the current General Plan policies and prior EIRs mitigation measures, would mitigate impacts on human remains. Therefore, impacts on human remains under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

4.6.1.6 Greenhouse Gas Emissions

A comparison of the effects of Alternative 3 to the prior EIRs and proposed project are summarized below by issue area and in Table 4-51. Consistent with the analysis provided in Section 2.6 of this SEIR, only the 2011 General Plan is used for the GHG analysis due to the outcome of litigation of the FCI GPA.

Issue 1: Generate Significant Greenhouse Gas Emissions

Alternative 3 would generate GHG emissions from construction- and operational-related activities. This alternative would result in a net increase in GHG emissions over existing conditions under potential buildout in 2030 and 2050.

For comparison purposes and consistent with the analysis provided in Section 2.6 of this SEIR, Table 4-52 presents a comparison of estimated GHG emissions generated by this alternative to the General Plan and proposed project. The methodology for estimating these emissions is described in Section 2.6.3.1 of this SEIR.

Table 4-51 Greenhouse Gas Emissions Impacts Comparison

Issue	Prior EIR ¹ (2030/2050)	Alt. 3 Compared to Prior EIR (2030/2050)	Proposed Project (2030/2050)	Alt. 3 Compared to Proposed Project (2030/2050)
GHG-1 Generate Significant Greenhouse Gas Emissions	LS / N/A	▲ SU / SU	SU / SU	▼ SU / ▼ SU
GHG-2 Conflict with an Applicable Plan	LS / N/A	▲ SU / SU	SU / SU	▼ SU / ▼ SU

¹ The 2011 General Plan EIR did not contemplate an impact for a 2050 horizon year.

N/A- Not applicable

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

Bolded text = a change in impact conclusion

Table 4-52 GHG Emissions Associated with Alternative 3 and Compared to the General Plan and Proposed Project (MTCO_{2e})

Source	Alt. 3	Net Change from Existing Conditions¹	Net Change Compared to General Plan¹	Net Change Compared to Proposed Project¹
2030 Buildout				
Area	16,179	+6,158	-47	-3,120
Building Energy	38,638	+16,261	+77	-2,277
Mobile (Vehicular)	194,236	+51,575	+15,747	-12,685
Solid Waste	7,004	+3,469	+6	-596
Water and Wastewater	7,880	+4,290	+31	-534
Total	263,937	+81,753	+15,813	-19,213
2050 Buildout				
Area	16,179	6,158	-47	-3,120
Building Energy	27,944	5,568	+21	-906
Mobile (Vehicular)	179,028	36,367	+14,514	-11,692
Solid Waste	7,004	3,469	+6	-596
Water and Wastewater	4,956	1,366	+10	-3,509
Total	235,112	52,928	+14,503	-19,824

Source: Appendix D

Notes: Alt = alternative; CPU = community plan update; GHG = greenhouse gas; MTCO_{2e} = metric tons of carbon dioxide equivalent

¹ Detail summaries of the emissions estimates for Existing Conditions, General Plan Buildout, and proposed project are provided in Chapter 2.6, *Greenhouse Gas Emissions*.

Emissions from industrial sources were modeled in separate CalEEMod files to reflect no increase in industrial uses beyond existing conditions. Details are shown in Appendix D.

Alternative Compared to the Prior EIR

The prior EIR identified that allowable development under the General Plan would result in a potentially significant impact related to GHGs in 2020. Since the adoption of this EIR, State law extended targets to future years to reduce emissions to 40 percent below 1990 levels by 2030, and a goal to reduce emissions to 80 percent below 1990 levels by 2050. Because the prior EIR identified potentially significant impacts related to GHGs in 2020, it is assumed these impacts would also be potentially significant related to impacts in 2030 and 2050; however, no impact conclusion was provided for GHG emissions in 2050 in the prior EIR. Through the implementation of General Plan policies and mitigation measures identified in the 2011 General Plan EIR, these impacts in 2020 would be reduced to a less than significant level. The 2011 General Plan EIR identified that the planning horizon for the General Plan would be 2030. Due to the cumulative nature of GHG emissions, the General Plan's cumulative impact related to consistency with applicable plans was determined to be less than significant because the General Plan would be consistent with the State's 2020 reduction target. However, as identified in the prior EIR, meeting the State's 2050 GHG emissions reduction goal would be beyond the planning horizon scope for General Plan buildout. The prior EIR identified that consistency with state targets in 2020 relies heavily on federal and state programs to reduce GHG emissions (County of San Diego 2011:2.17-28). Thus, without existing regulations in place at the time of the adoption of the 2011 General Plan EIR that would reduce emissions consistent with the State's 2050 GHG reduction goals, potential impacts in the 2011 General Plan EIR in 2050 were not identified.

Alternative 3 would allow for fewer dwelling units and marginally higher non-residential acreage than identified in the prior EIR. As shown in Table 4-52, this alternative would generate greater net GHG emissions compared to the allowable General Plan buildout in 2030 and 2050. The first plan used to determine consistency is the RTP/SCS. The alternative would result in an increase in GHG emissions greater than what was assumed in the prior EIR, which was used for growth projections in the RTP/SCS. Because the alternative would result in greater emissions, and there is no threshold to identify a level at which this increase would not be significant, the alternative would not be consistent with the RTP/SCS. The next plan used to determine consistency, is the 2017 Scoping Plan. Consistent with the analysis included in Section 2.6 of this SEIR the threshold for determining significance related to the generation of GHG emissions is consistent with the "Scoping Plan measures" identified in the 2017 Scoping Plan. Through consistency with the 2017 Scoping Plan, emissions associated with this alternative would be determined to be less than significant for 2030. The 2017 Scoping Plan provides generalized measures that are further developed in Section 2.6 of this SEIR, into project-level BMPs that would be feasible to implement within the Alpine CPA. These BMPs identify feasible construction or operation included in recent CEQA documents or regulations and requirements applied in similar air districts that would reduce project-generated GHG emissions. Consistency with the 2017 Scoping Plan would be demonstrated through the implementation of all BMPs. However, the Alpine CPU and this alternative do not include project-level policies consistent with these BMPs and would not be consistent with the 2017 Scoping Plan. Therefore, because this alternative would generate greater GHG emissions than the allowable buildout under the General Plan and would not be consistent with the 2017 Scoping Plan, this impact would be significant.

Alternative 3 would implement Alpine CPU mitigation like the proposed project that would require all future development to implement applicable BMPs consistent with the 2017 Scoping Plan. Through the implementation of this mitigation, the alternative would demonstrate consistency with the BMPs. However, because the alternative would still increase VMT above what was anticipated in the prior EIR, the alternative would not achieve VMT reductions consistent with state climate goals. Therefore, this

impact would be greater in 2030 compared to the prior EIR. Unlike the prior EIR, for which impacts were found to be less than significant in 2030, this impact would be significant and unavoidable.

The 2017 Scoping Plan does not identify a pathway to achieving the State's 2050 GHG reduction goal through existing mitigation measures and technologies. No impact conclusion was determined for this issue for a 2050 horizon year in the prior EIR and therefore no comparison can be made. However, for information purposes, this alternative would result in development that would generate GHG emissions in 2050 greater than estimated emissions from anticipated buildout of the General Plan in the same year.

Alternative Compared to Proposed Project

Alternative 3 would allow for fewer dwelling units and less non-residential uses than identified in the proposed project. As shown in Table 4-52, this alternative would generate fewer net GHG emissions than the proposed project. The threshold of significance used to determine potential impacts, consistent with the proposed project, is consistency with the 2017 Scoping Plan. As noted previously, this alternative does not include any project-level policies that are consistent with the BMPs. Therefore, the project would not be consistent with the 2017 Scoping Plan and this impact would be potentially significant. Alternative 3 would implement Alpine CPU mitigation like the proposed project that would enforce future projects developed in the Alpine CPA to implement BMPs consistent with the project-level Scoping Plan measures. Through the implementation of this mitigation, Alternative 3 would demonstrate consistency with the BMPs, but would not result in VMT reductions consistent with state climate goals. Therefore, this impact in 2030 would be reduced compared to the proposed project. Like the proposed project, this impact in 2030 would remain significant and unavoidable.

The 2017 Scoping Plan does not identify a pathway to achieving the State's 2050 GHG reduction goal through existing mitigation measures and technologies. Thus, even with the application of this mitigation, allowable development under this alternative would potentially conflict with the State's ability to achieve the 2050 GHG reduction goal. This alternative would result in a net reduction in GHG emissions generated in 2050 compared to the proposed project. Therefore, this impact in 2050 would be reduced compared to the proposed project. Like the proposed project, this impact in 2050 would remain significant and unavoidable.

Issue 2: Conflict with an Applicable Plan

Applicable plans for the purpose of reducing GHG emissions include the SANDAG's RTP/SCS and the 2017 Scoping Plan. Both plans provide pathways for reducing GHG emissions based on growth forecasts consistent with anticipated local, regional, and statewide plan buildout. Consistency with the 2017 Scoping Plan is used to determine if this alternative would conflict within an applicable plan for the purposes of reducing GHGs. Alternative 3 would be compliant with statewide laws and regulations implemented for the purposes of reducing statewide GHGs (e.g., Renewable Portfolio Standard, or low Carbon Fuel Standard). However, this alternative does not include project-level policies consistent with the 2017 Scoping Plan. Implementation of the BMPs, described briefly above and in further detail in Section 2.6 of this SEIR, would be required to demonstrate project-level consistency with the 2017 Scoping Plan.

Alternative Compared to the Prior EIR

The prior EIR identified that allowable development under the General Plan would potentially conflict with statewide reduction targets in 2020, 2030, and 2050. Through the implementation of General Plan policies and mitigation measures identified in the prior EIR, development in 2030 would not conflict with the achievement of the State's 2030 GHG reduction target. However, as identified in the prior EIR, meeting

the State's 2050 GHG emissions reduction goal would be beyond the planning horizon scope for General Plan buildout and would not be feasibility mitigated to meet 2050 reduction goals because of the unknown effectiveness of existing regulatory actions and potential application of new regulations or technologies. Thus, long-term impacts related to GHG emissions in 2050 were identified as significant and unavoidable in the prior EIR.

Alternative 3 would allow for fewer dwelling units and less non-residential acreage than identified in the prior EIR. This anticipated growth would be greater than the growth projections used in development of the RTP/SCS and thus would not be accounted for in regional population or VMT projections. Further, this alternative does not include project-level policies consistent with the 2017 Scoping Plan. Therefore, this alternative would result in a potentially significant impact related to consistency with applicable plans. Alternative 3 would implement Alpine CPU mitigation like the proposed project that would require all future development to implement applicable BMPs consistent with the 2017 Scoping Plan. Through the implementation of this mitigation, Alternative 3 would be consistent with the 2017 Scoping Plan, but would not reduce VMT consistent with State climate goals. Therefore, this impact in 2030 would be greater compared to the prior EIR. Unlike the prior EIR, for which impacts were found to be less than significant in 2030, this impact would be significant and unavoidable.

The 2017 Scoping Plan does not identify a pathway to achieving the State's 2050 GHG reduction goal through existing mitigation measures and technologies. No impact conclusion was determined for this issue for a 2050 horizon year in the prior EIR and therefore no comparison can be made. However, for information purposes, this alternative would result in development that would generate GHG emissions in 2050 greater than estimated emissions from anticipated buildout of the General Plan in the same year.

Alternative Compared to Proposed Project

Alternative 3 would allow for fewer dwelling units and less non-residential acreage than identified in the proposed project. Consistent with the proposed project, impact determination for this issue was based on consistency with the 2017 Scoping Plan for this alternative. Because this alternative does not include project-level policies consistent with the 2017 Scoping Plan, this impact would be potentially significant. Alternative 3 would implement Alpine CPU mitigation like the proposed project that would require future projects developed in the Alpine CPA to implement BMPs consistent with the project-level Scoping Plan measures. With the implementation of this mitigation, the alternative would demonstrate consistency with the BMPs, but would not achieve VMT reductions consistent with state climate goals. The alternative would generate fewer net GHG emissions in 2030 and 2050 than the proposed project. Therefore, this impact in 2030 would be reduced compared to the proposed project. Like the proposed project, this impact in 2030 would remain significant and unavoidable.

The 2017 Scoping Plan does not identify a pathway to achieving the State's 2050 GHG reduction goal through existing mitigation measures and technologies. Thus, even with the application of this mitigation, allowable development under this alternative would potentially conflict with the State's ability to achieve the 2050 GHG reduction goal. Therefore, this impact in 2050 would be reduced compared to the proposed project. Like the proposed project, this impact in 2050 would remain significant and unavoidable.

4.6.1.7 Wildfire

The effects of Alternative 3 compared to the proposed project are summarized below by issue area and in Table 4-53. It should be noted that the conclusions in the prior EIRs are shown for informational purposes only. Only the 2011 General Plan EIR will be used for analysis of wildfire due to the outcome of litigation of the FCI GPA.

Table 4-53 Wildfire Impacts Comparison

Issue	Prior EIR¹	Alt. 3 Compared to Prior EIR	Proposed Project	Alt. 3 Compared to Proposed Project
WILD-1 Adopted Emergency Response or Emergency Evacuation Plan	LS	= SU	SU	▼ SU
WILD-2 Expose Receptors to Pollutants from Wildfire	N/A	N/A /SU	SU	▼ SU
WILD-3 Exacerbate Wildfire Risk from New Infrastructure	N/A	N/A /SU	SU	▼ SU
WILD-4 Expose People or Structures to Significant Risks from Post-Wildfire Hazards	N/A	N/A /SU	SU	▼ SU

¹ Although wildfire hazards were discussed in the prior EIR, the impact analysis and conclusions do not completely align with the current CEQA Appendix G issue questions.

N/A - not applicable

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

Bolded text - a change in impact conclusion

Issue 1: Adopted Emergency Response or Emergency Evacuation Plan

This SEIR does not wholly rely on the prior EIR as a baseline. Although the 2011 General Plan is not the baseline, many of the regulations and existing land use designations and Mobility Elements described in the 2011 General Plan EIR are referenced in this section. The baseline for existing conditions for the issue topics not addressed in the prior EIR is August 2018, when the NOP for the proposed project was issued. The August 2018 baseline includes relevant changes to the existing conditions analyzed in the 2011 General Plan EIR.

Approximately 60,072 acres of the Alpine CPA is within the WUI, which represents 88 percent of the community, and all seven subareas are entirely within the WUI. In addition, all seven subareas are within a Very High FHSZ, while Subarea 6 also contains areas designated as a High FHSZ (approximately 41 percent of the subarea). According to the pamphlet entitled “Alpine Emergency Evacuation Routes” distributed by the Alpine Fire Safe Council, Subareas 1, 4, and 5 are not directly connected to main evacuation roads (Alpine Fire Safe Council n.d.). Future projects would be required to comply with the numerous regulations related to emergency response and evacuation plans, and discretionary permits would be evaluated according to the County’s Guidelines for Determining Significance – Wildland Fire and Fire Protection.

This alternative would result in approximately 31 units fewer than the current General Plan and 2,044 fewer units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout Subareas 1 through 7 of approximately 35,832 residents, which is 86 fewer residents than the current General Plan and 5,703 fewer residents than the proposed project. One new roadway is proposed in Subarea 5 (New Road 26), which is a minor collector road from Alpine Boulevard to Via Dieguenos via Viejas Creek Trail. Because Subarea 5 is impacted by the proposed changes

to the mobility network, it is possible that the adopted evacuation and emergency response plans could be substantially impaired by roadway expansions or construction. However, the proposed mobility network expansion within Subarea 5 has been designed to connect to the main evacuation road. Once constructed, it would provide better access to evacuation routes and will align with existing evacuation and emergency response plans.

Alternative Compared to Prior EIR

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIR. The level of density and proposed land use changes in these subareas would be similar compared to the development analyzed in the prior EIR. The 2011 General Plan EIR concluded that the implementation of the 2011 General Plan would have the potential to substantially impair an adopted emergency response plan or emergency evacuation plan or result in inadequate emergency access. Impacts were determined to be less than significant with implementation of mitigation measures and current General Plan policies. Furthermore, emergency response and evacuation plans are bolstered by the County Consolidated Fire Code, California Code of Regulations Title 14 Division 1.5, and State Fire Regulations. However, there is a potential that emergency response and evacuation would be insufficient during wildfires due to the substantial potential growth that could occur in these areas. Therefore, implementation of Alternative 3 could substantially impair existing emergency response and evacuation plans, potentially increasing the risk of loss of life and property in the event of a wildfire. Therefore, impacts that impair of an adopted emergency response plan or emergency evaluation plan or result in inadequate emergency access would be similar compared to the prior EIR. Unlike the prior EIR for which impacts were found to be less than significant, these impacts would be significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density in these subareas would be reduced compared to the development allowed by the proposed project. Therefore, impacts that impair an adopted emergency response plan or emergency evaluation plan or result in inadequate emergency access would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable .

Issue 2: Expose Receptors to Pollutants from Wildfire

Impacts related to wildfire risk and pollutant exposure from implementation of the 2011 General Plan were not addressed explicitly in the 2011 General Plan EIR because wildfire was not analyzed as a separate section at the time it was adopted. However, Sections 2.7, *Hazards and Hazardous Materials*; 2.8, *Hydrology and Water Quality*; 2.13, *Public Services*, 2.15; *Transportation and Traffic*; and 2.17, *Global Climate Change* of the 2011 General Plan EIR address wildfire risk and exposure to pollutants.

Development within or adjacent to areas designated as Very High FHSZ and/or WUI areas has the potential to exacerbate wildfire risk, particularly if it occurs in areas with steep topography and/or prevailing winds as these conditions contribute to the spread of wildfires and make it more difficult to contain wildfires. As shown in Figures 2.7-1a and 1b of this SEIR, a majority of the Alpine CPA is within a WUI area and Very High FHSZ under either state or federal responsibility. Within the Alpine CPA, all seven subareas are within a Very High FHSZ, while Subarea 6 also contains areas designated as a High FHSZ (approximately 41 percent of the subarea). All seven subareas are entirely within the WUI. Development in fire hazardous areas could result in increased pollutant exposure. Approximately 50 percent of the Alpine CPA contains areas with slopes greater than 25 percent, as shown in Figures 2.7-2a and 2b of this SEIR, which are more susceptible to wildfire spreading. Subareas 4 and 5 in particular are situated in areas

with substantial topographical changes, with the Sweetwater River valley bordering Subarea 5 to the south and contain large swaths of fire-prone vegetation such as chaparral and coastal sage scrub.

This alternative would result in approximately 31 units fewer than the current General Plan and 2,044 fewer units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout Subareas 1 through 7 of approximately 35,832 residents, which is 86 fewer residents than the current General Plan and 5,703 fewer residents than the proposed project. Any future development would be subject to an environmental review process and federal, state, and local regulations that minimize wildfire risk and pollutant exposure. Future projects would also be expected to conform with the goals and policies of the current General Plan.

Alternative Compared to Prior EIR

No impact conclusion was determined for this issue in the prior EIR therefore no impact comparison can be made. However, for informational purposes, Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIR. The level of density in Subarea 5 would be similar compared to the development analyzed in the prior EIR. In this alternative, future development within the Alpine CPA would have a potential to exacerbate wildfire risk by introducing a similar number of new residents, who in turn could be exposed to pollutant concentrations such as particulate matter in the event of a wildfire compared to the development expected in the prior EIR.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density in this alternative would be reduced compared to the development allowed by the proposed project. In this alternative, future development within the Alpine CPA would have a decreased potential to exacerbate wildfire risk by introducing a reduced number of new residents, who in turn could be exposed to pollutant concentrations such as particulate matter in the event of a wildfire compared to the development allowed by the proposed project. The reduced density of this alternative would not completely avoid the potential wildfire risk. Therefore, this impact would be reduced compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

Issue 3: Exacerbate Wildfire Risk from New Infrastructure

Impacts related to wildfire risk and pollutant exposure from implementation of the current General Plan were not addressed explicitly in the 2011 General Plan EIR because wildfire was not analyzed as a separate section at the time it was adopted. However, Sections 2.7, *Hazards and Hazardous Materials*; 2.9, *Land Use*; 2.13, *Public Services*; and 2.15, *Transportation and Traffic* of the 2011 General Plan EIR address wildfire risk.

The Alpine CPA contains many of the characteristics described above, including varying topography, fire-prone vegetation, and predominant weather patterns that increase wildfire risk. Regarding topography, approximately 34,382 acres, or 50 percent, of the Alpine CPA contains areas with slopes greater than 25 percent. In addition, a vast majority of the Alpine community (approximately 78 percent) contains fire-prone vegetation such as chaparral, coastal sage scrub, and grasslands. Development in fire hazardous areas could result in increased pollutant exposure. Subareas 4 and 5 in particular are situated in areas with substantial topographical changes, with the Sweetwater River valley bordering Subarea 5 to the south and contain large swaths of fire-prone vegetation such as chaparral and coastal sage scrub.

This alternative would result in 31 units fewer than the current General Plan and 2,044 fewer units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population

throughout Subareas 1 through 7 of approximately 35,832 residents, which is 86 fewer residents than the current General Plan and 5,703 fewer residents than the proposed project. Any future development would be subject to an environmental review process and federal, state, and local regulations that minimize wildfire risk and pollutant exposure. Future projects would also be expected to conform with the goals and policies of the current General Plan.

Alternative Compared to Prior EIR

No impact conclusion was determined for this issue in the prior EIR therefore no impact comparison can be made. However, for informational purposes, Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIR. The level of density and intensity in this subarea would result in a similar amount of new structures that could exacerbate wildfire risk as compared to the development analyzed in the prior EIR.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity in these subareas would be reduced resulting in a decreased potential to exacerbate wildfire risk from new structures as compared to the development allowed by the proposed project. The reduced density of this alternative would not completely avoid the potential wildfire risk. Therefore, this impact would be reduced compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

Issue 4: Expose People or Structures to Significant Risks from Post-Wildfire Risks

Impacts related to post-wildfire risks from implementation of the current General Plan were not addressed explicitly in the 2011 General Plan because wildfire was not analyzed as a separate section at the time it was adopted. However, Sections 2.7, *Hazards and Hazardous Materials*; 2.8, *Hydrology and Water Quality*; 2.15, *Transportation and Traffic*; and 2.17, *Global Climate Change* of the 2011 General Plan EIR address post-wildfire hazard risk.

According to the USGS, fast moving and highly destructive debris flows triggered by intense rainfall are considered one of the most dangerous post-wildfire hazards. While several factors contribute to post-fire debris flow, it is generally triggered by one of the following two processes: surface erosion caused by rainfall runoff; and landslides caused by rainfall seeping into the ground. These hazards pose a risk to life and property due to their sudden occurrence; extreme force; and ability to strip vegetation, block drainages, and damage infrastructure.

As discussed under Issue 2, approximately 50 percent of the Alpine CPA contains areas with slopes greater than 25 percent. Subareas 4 and 5 are situated in areas with substantial topographical changes, with the Sweetwater River valley bordering Subarea 5 to the south, and contain large swaths of fire-prone vegetation such as chaparral and coastal sage scrub, making them particularly susceptible to post-wildfire hazards such as debris flows, landslides, and slope instability. Additionally, the western portion of Subarea 5 is within the burn area of the West Fire, which burned approximately 504 acres and destroyed 56 structures in 2018. Most recently, the 2020 Valley Fire burned 76,067 acres and damaged or destroyed 75 structures (Cleveland National Forest 2020). The Valley Fire was located outside Alpine and to the southeast.

This alternative would result in approximately 31 dwelling units fewer than the current General Plan and 2,044 fewer units than the proposed project throughout Subareas 1 through 7. This alternative has a total

forecasted population throughout Subareas 1 through 7 of approximately 35,832 residents, which is 86 fewer residents than the current General Plan and 5,703 fewer residents than the proposed project.

Alternative Compared to Prior EIR

No impact conclusion was determined for this issue in the prior EIR therefore no impact comparison can be made. However, for informational purposes, Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIR. The proposed mobility network expansion within Subarea 5 has been designed to connect to the main evacuation road. Once constructed, it would provide better access to evacuation routes and will align with existing evacuation and emergency response plans. The level of density in Subarea 5 results in a similar level of development that could potentially expose people or structures to significant risks from post-wildfire risks as compared to the development analyzed in the prior EIR.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Like the proposed project, the proposed mobility network expansion within Subarea 5 has been designed to connect to the main evacuation road. Once constructed, it would provide better access to evacuation routes and will align with existing evacuation and emergency response plans. The level of density in these subareas would be reduced resulting in a decreased potential expose to people or structures to significant risks from post-wildfire risks as compared to the development allowed under the proposed project. The reduced density of this alternative would not completely avoid the potential wildfire risk. Therefore, this impact would be reduced compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

4.6.1.8 Hydrology and Water Quality

The effects of Alternative 3 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-54.

Issue 1: Violate Water Quality Standards and Requirements

Future development occurring in the Alpine CPA under this alternative would have the potential to contribute to a violation of water quality standards or degradation of surface water or groundwater quality. Table 2.8-2a and 2b of this SEIR identifies watersheds within the Alpine CPA that contain eight impaired water bodies as defined by the CWA 303(d) list. All discretionary projects, including grading permits, are subject to review by the County for impacts on water quality. Under the NPDES Construction General Permit program, SWPPPs must be prepared, and the BMPs identified in the SWPPPs must be implemented for construction sites greater than 1 acre, in order to reduce the occurrence of pollutants in surface water. Future development projects allowed under this alternative would be required under the MS4 NPDES permit program to include BMPs. This alternative would also incorporate existing regulations and mitigation measures in Section 2.8 of this SEIR to mitigate potential impacts to violating water quality standards and requirements.

The Padre Dam Municipal Water District serves Subareas 1, 2, 3, 4, 6, and 7, as well as a portion of Subarea 5. A majority of Subarea 5 is outside of the Padre Dam Municipal Water District and SDCWA service boundaries. Within the Alpine CPU area, the majority of Subarea 5 is entirely groundwater-dependent.

Table 4-54 Hydrology and Water Quality Impacts Comparison

Issue	Prior EIRs	Alt. 3 Compared to Prior EIRs	Proposed Project	Alt. 3 Compared to Proposed Project
HYD-1 Violate Water Quality Standards and Requirements	SU	= SU	SU	▼ SU
HYD-2 Deplete Groundwater Supplies and Interfere with Recharge	SU	= SU	SU	▼ SU
HYD-3 Result in Erosion or Siltation	LS	= LS	LS	▼ LS
HYD-4 Result in Flooding	LS	= LS	LS	▼ LS
HYD-5 Exceed Capacity of Stormwater Systems	LS	= LS	LS	▼ LS
HYD-6 Place Housing within a 100-year Flood Hazard Area	LS	= LS	LS	▼ LS
HYD-7 Impede or Redirect Flood Flows	LS	= LS	LS	▼ LS
HYD-8 Expose People to Dam Inundation and Flood Hazards	LS	= LS	LS	▼ LS
HYD-9 Expose People to Seiche, Tsunami, and Mudflow Hazards	LS	= LS	LS	▼ LS
SU- Significant and Unavoidable LS- Less than Significant ▼ Impacts are reduced ▲ Impacts are greater = Impacts are similar				

Groundwater impacts associated with gasoline, which include benzene and MTBE, have been identified within Subareas 2 and 6. New wells constructed to support development in these areas would be potentially susceptible to inducing the flow of contaminated groundwater, which could result in the spread of the groundwater contamination plumes. Areas adjacent to Subareas 3 and 5, and north of Subarea 6 contain groundwater with nitrate levels that currently exceed water quality standards and therefore limit the availability of potable groundwater.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The level of density and intensity of development proposed in this alternative would be similar compared to the development analyzed in the prior EIRs. However, the alternative would allow for construction of new wells in areas with contaminated groundwater that do not meet the Safe Drinking Water Act standards. Therefore, under this alternative impacts to surface water quality and significant and groundwater quality would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable .

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be

reduced compared to the development allowed in the proposed project. However, the alternative would allow for construction of new wells in areas with contaminated groundwater that do not meet the Safe Drinking Water Act standards, like the proposed project. Therefore, under this alternative impacts to surface water quality and groundwater quality would be reduced. Like the proposed project, these impacts would remain significant and unavoidable for .

Issue 2: Deplete Groundwater Supplies and Interfere with Recharge

The Padre Dam Municipal Water District serves Subareas 1, 2, 3, 4, 6, and 7, as well as a portion of Subarea 5. A majority of Subarea 5 is outside of the Padre Dam Municipal Water District and SDCWA service boundaries and is groundwater dependent. Future development in Subareas 2, 4, and 6 could interfere with groundwater recharge by increasing impervious surfaces associated with new residential and commercial buildings, roadways, parking lots, and sidewalks. Future development projects within the Alpine CPA would be required to comply with applicable regulations, including the County's Groundwater Ordinance and current General Plan policies that address groundwater supplies and recharge.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The development in this alternative would not substantially change dependency on groundwater or interfere with groundwater recharge compared to the development analyzed in the prior EIRs. Therefore, impacts associated with groundwater supplies and recharge would be similar as compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The proposed decrease in density would not substantially change dependency on groundwater or interfere with groundwater recharge as compared to the development allowed by the proposed project. Therefore, impacts associated with groundwater supplies and recharge would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 3: Result in Erosion or Siltation

Development activities allowed by this alternative would alter drainage patterns in a manner that could result in substantial erosion or siltation on or off site. Future construction activities within the Alpine CPA would be required to comply with the NPDES permit program, which requires a SWPPP to be prepared and BMPs to be implemented for construction sites greater than 1 acre. Additionally, all land disturbance activities occurring within the Alpine CPA would be subject to the discharge prohibitions and additional requirements stated in the County WPO. Adherence to existing regulations would limit erosion by minimizing site disturbance to the maximum extent practicable and installing erosion control BMPs to prevent off-site sediment discharges. There are a number of federal, state, and local regulations in place to reduce on- and off-site erosion with which future development in the Alpine CPA is required to comply.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. Like the prior EIRs, future development projects within the Alpine CPA would be required to comply with applicable regulations, several current General Plan policies, and prior EIRs mitigation measures identified in Section 2.8 of this SEIR, which would reduce impacts associated with erosion and siltation. The proposed density and intensity would be similar to the development analyzed in the prior EIRs.

Therefore, impacts associated with erosion and siltation would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Like the proposed project, future development projects within the Alpine CPA would be required to comply with applicable regulations, several current General Plan policies, and prior EIRs mitigation measures identified in Section 2.8 of this SEIR, which would reduce impacts associated with erosion and siltation. The proposed decrease in density and intensity would be reduced compared to the proposed project. Therefore, impacts associated with erosion and siltation would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 4: Result in Flooding

Future development occurring under this alternative would involve up to 429 single-family homes within Subarea 5, compared to 460 dwelling units allowed in the current General Plan. No land use changes to any other subareas would be proposed with this alternative when compared to the current General Plan. None of the subareas within the Alpine CPA are located within a County Dam Inundation Zone. Land-disturbing construction activities associated with the development of future land uses as designated by the alternative, such as grading and excavation, construction of new building foundations, roads, driveways, and trenches for utilities, would result in the localized alteration of drainage patterns. Temporary ponding and/or flooding could result from activities such as temporary alterations of the drainage system or the temporary creation of a sump condition. Such activities would have the potential to increase the rate or amount of surface runoff that may in turn result in flooding on or off site. The current General Plan policies include measures that require implementing the Flood Damage Prevention Ordinance to reduce flood losses in specified areas and the Grading, Clearing and Watercourses Ordinance to limit activities affecting watercourses. Implementation of the current General Plan policies and prior EIRs mitigation measures, and compliance with existing regulations, would reduce the impacts related to flooding on- or off-site.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. Like the prior EIRs, future development projects within the Alpine CPA would be required to comply with applicable regulations, several current General Plan policies, and prior EIRs mitigation measures identified in Section 2.8 of this SEIR, which would reduce impacts associated with flooding. The proposed density and intensity in this alternative would be similar to the development analyzed in the prior EIRs. Therefore, impacts associated with flooding would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Like the proposed project, future development projects within the Alpine CPA would be required to comply with applicable regulations, several current General Plan policies, and prior EIRs mitigation measures identified in Section 2.8 of this SEIR, which would reduce impacts associated with flooding. The proposed decrease in density and intensity would be reduced compared to the proposed project. Therefore, impacts associated with flooding would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 5: Exceed Capacity of Stormwater Systems

The Alpine CPA has a range of stormwater drainage facilities, some of which include curb and gutter connected with underground storms drains and roadside ditches. Future development within the Alpine CPA would include prior EIRs mitigation measures requiring compliance with the WPO and LID standards, which limit runoff that results in flooding; and the RPO to restrict development in floodplains/floodways. Additionally, mitigation measures require the implementation of the Flood Damage Prevention Ordinance, to reduce flood losses in specified areas, and implementation of the Grading, Clearing, and Watercourses Ordinance to limit activities affecting watercourses. Relevant current General Plan policies would reduce the potential for exceeding existing stormwater drainage facilities, by requiring development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities, efficient irrigation systems, and stormwater filtration; require protection of water supply sources; and require development to minimize impervious surfaces.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The proposed density and intensity in this alternative would be similar compared to the development analyzed in the prior EIRs. Like the prior EIRs, future development projects within the Alpine CPA would be required to comply with applicable regulations, several current General Plan policies, and prior EIRs mitigation measures identified in Section 2.8 of this SEIR, which would reduce impacts associated with stormwater systems capacity. Therefore, impacts associated with stormwater drainage facility capacity would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant compared to the prior EIRs.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The proposed decrease in density and intensity would be reduced compared to the proposed project. Like the proposed project, future development projects within the Alpine CPA would be required to comply with applicable regulations, several current General Plan policies, and prior EIRs mitigation measures identified in Section 2.8 of this SEIR, which would reduce impacts associated with stormwater systems capacity. Therefore, impacts associated with stormwater drainage facility capacity would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 6: Place Housing within a 100-year Flood Hazard Area

As shown in Figures 2.8-5a and 5b of this SEIR, a portion of Subarea 4 is located within a mapped County floodplain and adjacent to Subarea 2 (County of San Diego 2018). FEMA map floodplains, shown in Figures 2.8-7a and 7b of this SEIR, include a mapped floodplain adjacent to Subarea 2. As shown in Figures 2.8-6a and 6b of this SEIR, a portion of Subarea 4 is located within a mapped County floodway. The current General Plan provides policies that require development to be restricted in floodways and floodplains; documentation and annual review of areas prone to flooding; development management based on federal floodplain maps; allow new uses and development within the floodplain fringe only when environmental impacts and hazards are mitigated; and limit new or expanded uses in floodways to agricultural, recreational, and other such low-intensity uses.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The residential development proposed under this alternative would be similar to the development analyzed in the prior EIRs. Compliance with existing regulations; applicable current General Plan policies; and prior EIRs mitigation measures would reduce the impact associated with placement of housing within a 100-year flood hazard area to below a level of significance. Therefore, impacts associated with housing within flood hazard areas would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The residential development proposed under this alternative would be reduced compared to the development allowed by the proposed project in the subareas. Compliance with existing regulations; applicable current General Plan policies; and prior EIRs mitigation measures would reduce the impact associated with placement of housing within a 100-year flood hazard area to below a level of significance. Therefore, impacts associated with housing within flood hazard areas would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 7: Impede or Redirect Flood Flows

A portion of Subarea 2 and the southwestern portion of Subarea 4 are located within a 100-year flood hazard area. Future development projects within the Alpine CPA would be required to conform with applicable regulations pertaining to the prohibition of structures within floodways. The current General Plan provides policies that require development to be restricted in floodways and floodplains; documentation and annual review of areas prone to flooding; development management based on federal floodplain maps; allow new uses and development within the floodplain fringe only when environmental impacts and hazards are mitigated; and limit new or expanded uses in floodways to agricultural, recreational, and other such low-intensity uses.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The development proposed under this alternative would be similar to the development analyzed in the prior EIRs and could impede or redirect flood flows. Compliance with existing regulations; applicable current General Plan policies; and prior EIRs mitigation measures would reduce the impact associated with redirecting or impeding or redirecting flood flows to below a level of significance. Therefore, impacts associated with impeding or redirecting flood flows would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant compared to the prior EIRs.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The development proposed under this alternative would be reduced compared to the development allowed by the proposed project in the subareas. Compliance with existing regulations; applicable current General Plan policies; and prior EIRs mitigation measures would reduce the impact associated with redirecting or impeding or redirecting flood flows to below a level of significance. Therefore, impacts associated with impeding or redirecting flood flows would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 8: Expose People to Dam Inundation and Flood Hazards

As shown in Figures 2.8-8a and 8b of this SEIR, approximately 43 acres within existing semi-rural residential land uses in the Alpine CPA are located within dam inundation areas but there are no dam inundation zones within the Village Boundary, and none of the subareas are located within dam inundation areas. The current General Plan policies include measures that require implementing the Flood Damage Prevention Ordinance to reduce flood losses in specified areas and the Grading, Clearing and Watercourses Ordinance to limit activities affecting watercourses. Implementation of the current General Plan policies and prior EIRs mitigation measures, and compliance with existing regulations would reduce impacts related to flooding on- or off-site.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The development density and population of the alternative would be similar compared to the development analyzed in the prior EIRs and not within a dam inundation zone. Future development associated with the alternative would not expose people or structures to a significant risk of loss, injury, or death involving flooding, as a result of the failure of a levee or dam. Therefore, impacts related to exposing people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam, would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The development density and population of the alternative would be reduced compared to the development allowed by the proposed project and not within a dam inundation zone. Future development associated with the alternative would not expose people or structures to a significant risk of loss, injury, or death involving flooding, as a result of the failure of a levee or dam. Therefore, impacts related to exposing people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 9: Expose People to Seiche, Tsunami, and Mudflow Hazards

There is potential for mudflows to occur in some areas of the unincorporated County as a result of large amounts of precipitation in a relatively short time frame. Similar direct effects related to mudflow would occur with future development of the proposed project, where structures would be placed within areas subject to mudflow events. Additionally, areas within the Alpine CPA are susceptible to wildland fires and subsequent flash floods and debris flows during rainstorms. The current General Plan includes several policies within the Conservation and Open Space Element and Safety Element that would reduce the potential for the proposed project to expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche or mudflow. In addition, the prior EIRs identified several mitigation measures addressing impacts related to inundation by seiche or mudflow that would be applicable to future development in the Alpine CPA.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The proposed density and intensity would be similar compared to the prior EIRs. Implementation of the current General Plan policies and prior EIRs mitigation measures, and compliance with existing

regulations would reduce the impacts related to inundation by mudflow to a less than significant level. Therefore, impacts associated with exposing people to seiche, tsunami, and mudflow hazards would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The proposed decrease in density and intensity would be reduced compared to the proposed project. Implementation of the current General Plan policies and prior EIRs mitigation measures, and compliance with existing regulations would reduce the impacts related to inundation by mudflow to a less than significant level. Therefore, impacts associated with exposing people to seiche, tsunami, and mudflow hazards would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

4.6.1.9 Mineral Resources

The effects of Alternative 3 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-55.

Table 4-55 Mineral Resources Impacts Comparison

Issue	Prior EIRs	Alt. 3 Compared to Prior EIRs	Proposed Project	Alt. 3 Compared to Proposed Project
MIN-1 Mineral Resource Availability	SU	= SU	SU	▼ SU
MIN-2 Mineral Resource Recovery Sites Loss	SU	= SU	SU	▼ SU

SU- Significant and Unavoidable
 LS- Less than Significant
 ▼ Impacts are reduced
 ▲ Impacts are greater
 = Impacts are similar

Issue 1: Mineral Resource Availability

The locations of the existing mineral resources in the Alpine CPA are shown in Figures 2.9-1a and 1b of this SEIR. There are eight mineral deposits in the Alpine CPA, one of which is in Subarea 4 and three of which are in Subarea 7. There are four identified gold or silver deposits, one of which is in Subarea 1. There is one sand and gravel deposit, but it is not located within a subarea. There are no industrial or chemical minerals identified within the Alpine CPA. No metallic or gemstone mines are currently located within the Alpine CPA.

All of Subareas 1, 2, 4, 6, 7, the majority of Subarea 3, and a small portion of Subarea 5 are located on land classified as MRZ-3. None of the subareas are located on land classified as MRZ-2, or within 1,300 feet from MRZ-2 lands. Approximately 0.40 acre of the Alpine CPA is classified as MRZ-2, in the northwest portion of the Alpine CPA, north of Subarea 4. The majority of the Alpine CPA is in the uncategorized zone, including most of Subarea 5 and portions of Subarea 7. In addition, according to the USGS, granite has been identified within the Alpine CPA (USGS 1980). Granite is considered a valuable mineral resource because it can be mined for different valuable mineral materials. Two surface mines have been historically mapped in the Alpine CPA, the Turvey Pit and the Palo Verde Lake Pit. The Turvey Pit is an active surface

mine located at the interchange of I-8 and Dunbar Lane (see Figures 2.10-4a and 4b). However, the Palo Verde Lake Pit is a closed mining operation that was permitted in 1985 for a 1- to 3-year restoration project for Palo Verde Lake.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The level of density would be similar as compared to the development analyzed in the prior EIRs. The new Mobility Element road (New Road 26) and development in the other subareas could make lands inaccessible to future mining that may have otherwise been available like the development analyzed in the prior EIRs. Therefore, impacts on mineral resource availability under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density would be reduced compared to the development allowed by the proposed project. However, the new Mobility Element road (New Road 26) and development in the subareas could make lands inaccessible to future mining that may have otherwise been available like the development analyzed in the proposed project. Therefore, impacts on mineral resource availability under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 2: Mineral Resource Recovery Site Loss

All of Subareas 1, 2, 4, 6, 7; the majority of Subarea 3; and a small portion of Subarea 5 are located on land classified as MRZ-3 (known mineral deposits that may qualify as mineral resources) and zones that are uncategorized. None of the subareas are located on land classified as MRZ-2, or within 1,300 feet from MRZ-2 lands. Approximately 0.40 acre of the Alpine CPA is classified as MRZ-2, in the northwest portion of the Alpine CPA, north of Subarea 4.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The level of density would be similar compared to the development analyzed in the prior EIRs. The new Mobility Element road (New Road 26) and development in the other subareas have the potential to allow incompatible land uses to be developed, which would preclude the extraction of mineral resource recovery sites in the Alpine CPA similar to the development analyzed in the prior EIRs. Therefore, impacts on mineral resource recovery under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density would be reduced compared to the development allowed in the proposed project. The new Mobility Element road (New Road 26) and development in the other subareas have the potential to allow incompatible land uses to be developed, which would preclude the extraction of mineral resource recovery sites in the Alpine CPA similar to the development anticipated in the proposed project. Therefore, impacts on mineral resource recovery under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

4.6.1.10 Noise

The effects of Alternative 3 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-56.

Table 4-56 Noise Impacts Comparison

Issue	Prior EIRs	Alt. 3 Compared to Prior EIRs	Proposed Project	Alt. 3 Compared to Proposed Project
NOI-1 Excessive Noise Levels	LS	= SU	SU	▼ SU
NOI-2 Excessive Groundborne Vibration or Noise	LS	= LS	LS	▼ LS
NOI-3 Permanent Ambient Noise Level Increase	SU	= SU	SU	▼ SU
NOI-4 Temporary Noise Level Increase	LS	= LS	LS	▼ LS
NOI-5 Excessive Airport Noise Exposure	LS	= LS	LS	= LS

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

Issue 1: Excessive Noise Levels

The 2011 General Plan EIR included three noise measurements that give a snapshot of different types of noise levels currently experienced within the Alpine CPA: a measurement at Alpine Lutheran Church indicated a noise level of 52.6 dBA L_{eq} , and a measurement at the Alpine Branch Library indicated a noise level of 64.9 dBA L_{eq} . A third short-term noise measurement adjacent to I-8, just east of the Alpine CPA (between Willows Road and Japatul Valley Road), indicated a noise level of 70.1 dBA L_{eq} . Because development and traffic conditions have not changed much in the community since the 2011 General Plan EIR, these noise levels are still a reliable (perhaps slightly conservative) indication of the variety of existing ambient noise conditions experienced in the CPA. The primary source of noise affecting the Alpine CPA is traffic on I-8, which bisects the community from east to west. Lower noise levels are generated by local roadways, which have lower traffic volumes and lower traffic speeds. The 2011 General Plan EIR estimated that 3,264 acres within the Alpine CPA is exposed to noise levels of 60 dB CNEL or more, 1,052 acres is exposed to noise levels of 65 dB CNEL or more, 126 acres is exposed to noise levels of 70 dB CNEL or more, and 4 acres is exposed to noise levels of 75 dB CNEL or more. The Alpine CPA is not exposed to substantial noise from aircraft because it is well outside the existing noise contours (60 dB CNEL or more) and Airport Influence Areas of any public use airports or military airfields. No railroads are within or immediately adjacent to the Alpine CPA; therefore, rail noise does not contribute to existing noise levels.

Existing NSLU that could be affected by increased traffic noise associated with Subarea 1 are primarily residences; existing NSLU in the vicinity of Subarea 2 are primarily residences, as well as churches, Boulder Oaks Elementary School, and Joan MacQueen Middle School; existing NSLU in the vicinity of Subarea 3 are residences; existing NSLU in the vicinity of Subarea 4 are primarily residences, as well as a church and Los Cochés Creek Middle School; existing NSLU in the vicinity of Subarea 5 are primarily

residences; and existing NSLU in the vicinity of Subarea 6 are primarily residences, as well as a number of churches.

Future discretionary development projects would be subject to an environmental review process to identify potential noise and vibration sources, ensure compliance with the Noise Ordinance, and identify mitigation measures that would minimize impacts related to noise and vibration. In addition, any future projects in the Alpine CPA will be subject to federal, state, and local regulations, and must conform to the goals and policies established in the current General Plan.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The level of density in this alternative would be similar as compared to the development analyzed in the prior EIRs. However, the prior EIRs concluded that future development would have the potential to expose land uses near roadways to noise levels in excess of noise compatibility guidelines. Additionally, the prior EIRs determined that noise impacts were less than significant with implementation of mitigation measures and current General Plan policies. However, future development would have the potential to expose land uses near roadways to noise levels in excess of noise compatibility guidelines. Therefore, impacts on excessive noise levels under this alternative would be similar compared to the prior EIRs. Unlike the prior EIRs for which impacts were less than significant, these impacts would be significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density in this alternative would be reduced compared to the allowable development under the proposed project. However, like the proposed project, future development would have the potential to expose land uses near roadways to noise levels in excess of noise compatibility guidelines. Therefore, the impacts on excessive noise levels would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 2: Excessive Groundborne Vibration or Noise

While future development under this alternative may require the use of construction equipment that could generate groundborne vibrations, the potential for these vibrations to affect vibration-sensitive land uses would be low because vibration levels would attenuate before reaching the nearest vibration-sensitive land uses. In addition, this alternative would not locate sensitive land uses in the vicinity of groundborne vibration-inducing land uses. Any future discretionary development projects would be subject to an environmental review process to identify potential noise and vibration sources, ensure compliance with the Noise Ordinance, and identify mitigation measures that would minimize impacts related to noise and vibration. In addition, any future projects in the Alpine CPA will be subject to federal, state, and local regulations, and must conform to the goals and policies established in the current General Plan.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The level of density in this alternative would be similar compared to the development analyzed in the prior EIRs. Implementation of the same current General Plan policies and the prior EIRs mitigation measures identified in Section 2.10 of this SEIR would reduce the impacts to groundborne vibration or noise. Therefore, impacts from excessive groundborne vibration or noise under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,055 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density in this alternative would be reduced compared to the allowable development under the proposed project. Like the proposed project, implementation of the same current General Plan policies and the prior EIRs mitigation measures identified in Section 2.10 of this SEIR would reduce the impacts to groundborne vibration or noise. Therefore, the impacts from excessive groundborne vibration or noise would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 3: Permanent Ambient Noise Level Increase

Future development and the new Mobility Element road (New Road 26) occurring under this alternative could contribute to increased ambient noise levels. Any future discretionary development projects would be subject to an environmental review process to identify potential noise and vibration sources, ensure compliance with the Noise Ordinance, and identify mitigation measures that would minimize impacts related to permanent ambient noise levels. In addition, any future projects in the Alpine CPA will be subject to federal, state, and local regulations, and must conform to the goals and policies established in the current General Plan.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. However, the alternative proposes a new Mobility Element road (New Road 26) and traffic on this new connection would represent a new noise source with associated noise increases at adjacent NSLU. The level of density in this alternative would be similar compared to the development analyzed in the prior EIRs. Therefore, impacts to permanent ambient noise levels under this alternative would be similar to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. However, like the proposed project, the alternative proposes a new Mobility Element road (New Road 26) and traffic on this new connection would represent a new noise source with associated noise increases at adjacent NSLU. Overall, the level of density in this alternative would be reduced compared to the allowable development under the proposed project. Therefore, the impacts to permanent ambient noise levels would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 4: Temporary Noise Level Increase

Future development occurring under these land uses would generate noise from construction activities, which could exceed the County's noise standards. Implementation of current General Plan policies, prior EIRs mitigation measures, and compliance with regulations would reduce this impact. In addition, future development occurring under this alternative would create potential sources of nuisance noise in the form of amplified music, barking dogs, landscape maintenance, etc.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The level of density and intensity in this alternative would be similar compared to the development analyzed

in the prior EIRs. Therefore, impacts to temporary increases in noise levels under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity in this alternative would be reduced compared to the allowable development under the proposed project. Therefore, the impacts to temporary increases in noise levels would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 5: Excessive Airport Noise Exposure

The Alpine CPA is not currently affected by any substantial noise from airstrips located inside or outside of the Alpine CPA. The USFS facility (airstrip) called On the Rocks Airport is located within Subarea 7, and implementation of Alternative 3 could result in excessive noise exposure from a private airstrip. Implementation of the current General Plan policies and compliance with the 1990 California Airport Noise Standards would reduce potential impacts.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The level of density in this alternative would be similar in Subarea 7 compared to the development analyzed in the prior EIRs. Therefore, impacts from excessive airport noise exposure under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density in this alternative would be similar in Subarea 7 compared to the development under the proposed project. Therefore, the impacts from excessive airport noise exposure would be similar compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

4.6.1.11 Public Services

The effects of Alternative 3 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-57.

Issue 1: Fire Protection Services

As shown in Figures 2.11-1a and 1b of this SEIR, fire protection services are provided by several agencies/fire protection districts in the Alpine CPA. The Alpine FPD service area covers the western, central, and the Village portions of the CPA. The Lakeside FPD service area covers a small section in the western portion of the CPA north of I-8. CSA 135 of the County Fire Authority provides fire protection service to the majority of the CPA, including properties close to the CNF. The USFS is responsible for fire protection and prevention on federal lands (Federal Responsibility Areas) and private lands within the boundaries of the CNF. USFS Alpine Forest Station 47, located between Subareas 3 and 6, provides fire protection during fire season (late summer/fall). Tribal reservation fire departments also provide mutual

Table 4-57 Public Services Impacts Comparison

Issue	Prior EIRs	Alt. 3 Compared to Prior EIRs	Proposed Project	Alt. 3 Compared to Proposed Project
PS-1 Fire Protection Services	LS	= LS	SU	▼ LS
PS-2 Police Protection Services	LS	= LS	LS	▼ LS
PS-3 School Services	SU	= LS	LS	▼ LS
PS-4 Other Public Services (Library Facilities)	LS	= LS	SU	▼ LS

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

Bolded text – a change in impact conclusion

fire service assistance to unincorporated County areas that are near or bordering the reservation community area. The Viejas Reservation Fire Department provides fire protection service to their properties within the Alpine CPA. As shown in Table 2.11-3 of this SEIR, fire protection districts are currently not meeting travel time standards for existing land use designations within Subareas 4, 5, and 7.

This alternative would result in approximately 4,034 allowable dwelling units in the seven subareas, which is 31 units fewer than the current General Plan and 2,044 fewer units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout Subareas 1 through 7 of approximately 35,832 residents, which is 86 fewer residents than the current General Plan and 5,703 fewer residents than the proposed project. One new Mobility Element road (New Road 26) is proposed in this alternative.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units than analyzed in the prior EIRs; this reduction in units would occur in Subarea 5. The reduced level of density and intensity proposed in this subarea would result in a similar demand for fire protection services compared to the development analyzed in the prior EIRs. Therefore, impacts on fire protection services under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The reduced level of density and intensity proposed in this alternative would decrease the demand for fire protection services compared to the development allowed by the proposed project. Therefore, impacts on fire protection services under this alternative would be reduced compared to the proposed project. Unlike the proposed project for which impacts were found to be significant and unavoidable, these impacts would be less than significant.

Issue 2: Police Protection Services

Within the Alpine CPA, police protection services are provided by the SDSA Alpine Station, Campo, Lakeside, and Pine Valley Substations, as shown in Figures 2.11-4a and 4b of this SEIR. The Alpine Station

provides service to all seven of the subareas. The Alpine Station currently provides 27 sworn staff and four professional staff members and serves approximately 25,000 people (SDSD 2020). This alternative would result in approximately 4,034 allowable dwelling units in the seven subareas, which is 31 units fewer than the current General Plan and 2,044 fewer units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout Subareas 1 through 7 of approximately 35,832 residents, which is 86 fewer residents than the current General Plan and 5,703 fewer residents than the proposed project. One new Mobility Element road (New Road 26) is proposed in this alternative.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units than analyzed in the prior EIRs; this reduction in units would occur in Subarea 5. The reduced level of density and intensity proposed in this subarea would result in similar demand for police protection services compared to the development analyzed in the prior EIRs. Therefore, impacts on police protection services under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The reduced level of density and intensity proposed in this alternative would decrease the demand for police protection services compared to the development allowed by the proposed project. Therefore, impacts on police protection services under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 3: School Services

The service boundaries of five public elementary school districts (Alpine, Cajon Valley, Dehesa, Jamul-Dulzura, and Lakeside) fall within the Alpine CPA. Elementary school districts are shown in Figures 2.11-5a and 5b of this SEIR. The Alpine Union School District provides school services to Subareas 1, 2, 3, 5, 6; Subarea 4 is within the Cajon Valley Union School District and Lakeside Union School District. The Dehesa Union School District serves Subareas 2 and 7. The Alpine CPA is entirely within the boundaries of the Grossmont Union High School District for high school students. Subarea 7 is located within the Dehesa, Jamul-Dulzura, and Lakeside elementary school district boundaries. Increased density would result in student population growth, which could require new or expanded school facilities, the construction of which would potentially have adverse environmental impacts. The student enrollment for school districts serving the Alpine CPA in 2018-19 reflects a total enrollment of 215,620 students, as shown in Table 2.11-4 of this SEIR. The number of potential students that would be living within the district boundaries in the Alpine CPA for Alternative 3, based on housing types and number of potential dwelling units, would total 4,322 students. The potential number of students associated with the proposed project would be 7,014, as shown in Table 2.11-6 of this SEIR.

This alternative would result in approximately 4,034 allowable dwelling units in the seven subareas, which is 31 units fewer than the current General Plan and 2,044 fewer units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout Subareas 1 through 7 of approximately 35,832 residents, which is 86 fewer residents than the current General Plan and 5,703 fewer residents than the proposed project. One new Mobility Element road (New Road 26) is proposed in this alternative.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units than analyzed in the prior EIRs in Subarea 5. The prior EIRs concluded that impacts would be significant and unavoidable even with implementation of mitigation measures and current General Plan policies, because projects proposing the construction or expansion of school facilities would be approved by the individual school districts and would not be subject to discretionary approval or oversight by the County.

The reduced level of density proposed in this subarea would result in a similar demand for school services compared to the development analyzed in the prior EIRs. Implementation of the current General Plan policies and prior EIRs mitigation measures, in addition to implementation of existing regulations such as SB 50, would reduce the impacts associated with the provision of new or physically altered school facilities to a less than significant level because payment of the SB 50 statutory fee would mitigate the impact. Therefore, impacts on school services under this alternative would be reduced compared to the prior EIRs. Unlike the prior EIRs for which impacts were found to be significant and unavoidable, these impacts would be less than significant.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The reduced level of density and population proposed in this alternative would decrease the demand for school services compared to the development allowed by the proposed project. Implementation of the current General Plan policies and prior EIRs mitigation measures, in addition to implementation of existing regulations such as SB 50, would reduce the impacts associated with the provision of new or physically altered school facilities to a less than significant level because payment of the SB 50 statutory fee would mitigate the impact. Therefore, impacts on school services under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 4: Other Public Services (Library Facilities)

Library service areas within the Alpine CPA include Alpine, Campo, Crest, Descanso, East Bookmobile, El Cajon, Lakeside, Pine Valley, and Rancho San Diego, as shown in Figures 2.11-7a and 7b. All subareas, except for Subarea 4 and parts of subarea 7, fall within the Alpine Branch's library service area. Subarea 4 falls within the Lakeside library service area. The closest library to the seven subareas is the recently constructed Alpine Branch Library, a 12,700-square-foot facility that opened in August 2016, located at 1752 Alpine Boulevard. The Alpine Branch, which is approximately 12,700 square feet, serves the Alpine CPA (SDCL 2016). The current facility meets the SDCL service goal and is considered adequate to serve the community. Alpine CPA has a surplus of approximately 4,028 square feet in library facility service space based on the SDCL service goal.

This alternative would result in approximately 4,034 allowable dwelling units in the seven subareas, which is 31 units fewer than allowable under the current General Plan and 2,044 fewer units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout Subareas 1 through 7 of approximately 35,832 residents, which is 86 fewer residents than the current General Plan and 5,703 fewer residents than the proposed project. One new Mobility Element road (New Road 26) is proposed in this alternative.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units than analyzed in the prior EIRs in Subarea 5. The reduced level of density and population proposed in this subarea would result in similar demand for other public services (library facilities) compared to the development analyzed in the prior EIRs. Therefore, impacts on other public services (library facilities) under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The reduced level of density and population proposed in this alternative would decrease the demand for other public services (library facilities) compared to the development allowed by the proposed project. Therefore, impacts on other public services (library facilities) under this alternative would be reduced compared to the proposed project. Unlike the proposed project for which impacts were found to be significant and unavoidable, these impacts would be less than significant for which impacts were found to be .

4.6.1.12 Recreation

The effects of Alternative 3 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-58.

Table 4-58 Recreation Impacts Comparison

Issue	Prior EIRs	Alt. 3 Compared to Prior EIRs	Proposed Project	Alt. 3 Compared to Proposed Project
REC-1 Parks and Recreational Facilities	LS	= LS	LS	▼ LS
REC-2 New Recreational Facilities	LS	= LS	LS	▼ LS

SU- Significant and Unavoidable
 LS- Less than Significant
 ▼ Impacts are reduced
 ▼ Impacts are greater
 = Impacts are similar

Issue 1: Parks and Recreational Facilities

The Alpine CPA contains several recreational facilities including parks, trails, preserves, reservoirs, and other amenities that provide valuable recreational opportunities to the community while preserving the natural and cultural resources within it. The County of San Diego’s DPR operates several trails within the Alpine CPA. In addition, DPR recently purchased 98 acres of parkland (2480 South Grade Road) of which 24 acres will be developed as active recreation. The balance of acreage will remain as open space/preserve lands. However, there are other recreational facilities managed by non-County entities available for public use within the Alpine CPA. Most of the community trails are south of the Village Boundary near or adjacent to Subareas 2 and 6 (see Figures 2.12-2a and 2b). One regional trail, the California Riding and Hiking Trail, connects the northeastern portion of the Alpine CPA to the southwestern border of the CPA near the Loveland Reservoir through Subarea 5. The CNF extends throughout the northwest and eastern portions of the Alpine CPA and portions of the forest lie adjacent

to Subarea 3 and extend into Subarea 5. The County of San Diego does not own any reservoirs or forests within the Alpine CPA. However, the County has recently purchased 98 acres south of Subarea 2, which will become available to residents and visitors of the Alpine CPA upon its development. The application of existing federal, state, and local regulations in combination with the adopted current General Plan policies and prior EIRs mitigation measures would mitigate impacts to recreational facilities.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The level of density proposed in this alternative would be similar compared to the development analyzed in the prior EIRs. Therefore, impacts on parks and recreational facilities under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density proposed in this alternative would be reduced compared to the allowable development under the proposed project. Therefore, the impacts on parks and recreational facilities would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 2: New Recreational Facilities

The ratio of existing local parks to the population of the Alpine CPA is 1.44 acres of parkland per 1,000 area residents, which does not meet the County's minimum LOS standard of 3 acres of local parkland per 1,000 residents. The ratio of existing regional parks to the population of the Alpine CPA is 0.0 acres of parkland per 1,000 residents, which also does not meet the County's minimum LOS standard of 10 acres of regional parkland per 1,000 residents. A deficit of parkland does not automatically create a significant impact on the environment; however, it does indicate that the future construction or expansion of recreational facilities may be likely. Future development projects, including the construction or expansion of recreational facilities, will comply with local regulations protecting environmental resources, such as the Zoning Ordinance, the Noise Ordinance, the MSCP, the HLP Ordinance, and other relevant policies. The application of existing regulations in combination with the adopted current General Plan policies and prior EIRs mitigation measures would mitigate impacts to recreational facilities.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The level of density proposed in this alternative would be similar compared to the development analyzed in the prior EIRs. Therefore, impacts associated with construction of new recreational facilities under this alternative similar compared to the prior EIRs. Like the prior EIRs, these impacts would be less than significant.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density proposed in this alternative would be reduced compared to the allowable development under the proposed project. Therefore, impacts associated with construction of new recreational facilities would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

4.6.1.13 Transportation and Traffic

The effects of Alternative 3 compared to the proposed project are summarized below by issue area and in Table 4-59. Only the 2011 General Plan EIR will be used for analysis of transportation and traffic due to the outcome of litigation of the FCI GPA.

Table 4-59 Transportation and Traffic Impacts Comparison

Issue	Prior EIR	Alt. 3 Compared to Prior EIR	Proposed Project	Alt. 3 Compared to Proposed Project
TRA-1 Conflict with a Program, Plan, Ordinance or Policy Addressing the Circulation System	SU	= SU	SU	▲ SU
TRA-2 Exceed Threshold for Vehicle Miles Traveled	N/A ¹	N/A /SU	SU	▲ SU
TRA-3 Substantially Increase Hazards Due to a Design Feature	SU	= SU	SU	▼ SU
TRA-4 Result in Inadequate Emergency Access	LS	= LS	LS	▼ LS

¹The 2011 General Plan EIR analyzed LOS not VMT, as SB 743 did not have an effective date until July 1, 2020.

N/A- Not applicable

SU- Significant and Unavoidable

LS- Less than Significant

▼Impacts are reduced

▲Impacts are greater

= Impacts are similar

Issue 1: Conflict with a Program, Plan, Ordinance or Policy Addressing the Circulation System

This alternative would result in approximately 4,034 allowable dwelling units in the seven subareas, which is 31 units fewer than allowable under the current General Plan and 2,044 fewer units than the proposed project throughout Subareas 1 through 7. Subareas 1 through 7 are located near existing transportation infrastructure including I-8 and Alpine Boulevard. Two bus routes (838 and 888) service the Alpine CPA. Route 838 provides access along Alpine Boulevard and between Willows Road and Viejas Casino (along Subareas 6 and 7), and route 888 travels from Jacumba/Campo to El Cajon and also provides access along Alpine Boulevard (Subarea 6). An on-demand bus service (MTS Access) provides service to the public with physical, cognitive, and visual disabilities. Many roadways and intersections in the Alpine CPA do not currently have pedestrian or bicycle facilities. Because this is a programmatic-level analysis, it is assumed that the Mobility Element will be fully built out, and all Mobility Element roadways and intersections will be designed to County standards and able to accommodate the appropriate bicycle and pedestrian demand.

The alternative proposes changes to the existing ME Network including the deletion of the following roadways: West Willows Road (existing ME ID 12), and New Roads 14, 18, 23, and 24. In addition, the alternative would result in changes to the roadway capacity on several roadways, and would add one new roadway, New Road 26, in Subarea 5. The road would be a minor collector road running from Alpine

Boulevard to Via Dieguenos via Viejas Creek Trail (see Figures 4-6a and 6b). The new road would provide a secondary access to Palo Verde Estates, which currently has one way in and one way out. No other new or expanded Mobility Element roads would be constructed under this alternative as the proposed density does not necessitate any additional new or expanded roadways.

Transportation facilities proposed under the Alpine CPA would be required to be built in compliance with the existing County of San Diego Public Road Standards (County of San Diego 2012). In addition, all new Alpine Community Plan Mobility Element roadways or roadway improvements would be required to be designed to accommodate the multi-modal facilities planned within the County of San Diego's Active Transportation Plan, and in accordance with the relevant policies in the County's General Plan Mobility Element. All new roadway facilities or improvements will be designed to limit conflicts with any transit routes or services within the community. Land use developments within the community will be required to provide adequate pedestrian and bicycle access and on-site facilities based on their associated land use needs and features.

SB 743 mandated a change in the way public agencies evaluate transportation impacts of projects under CEQA, focusing on VMT rather than LOS and other delay-based metrics. Therefore, a VMT analysis was prepared for the proposed project instead of an LOS analysis for the purposes of the transportation impact. The VMT generated for the Alpine CPA existing conditions (i.e., base year 2012), current General Plan, proposed project, and alternatives were derived from the SANDAG Series 13 model, as documented in Appendix G. Alpine is anticipated to have an average VMT/Capita of 25.31 miles and an average VMT/Employee of 33.88 miles under this alternative, compared to the current General Plan resulting in VMT/Capita of 25.62 miles and an average VMT/Employee of 33.97 miles and the proposed project resulting in VMT/Capita of 24.41 miles and an average VMT/Employee of 31.79 miles.

Alternative Compared to Prior EIR

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIR. The prior EIR concluded that the 2011 General Plan had the potential to result in a potentially significant impact on traffic and LOS levels, and specific implementation programs were identified as mitigation. Current regulation requires the use of VMT for the metric to measure traffic impacts, as described in Section 2.13 of this SEIR. Therefore, this alternative is analyzed for consistency with the new VMT policies and plans. As documented in Appendix G, the alternative would exceed the residential, employee, and retail VMT thresholds based on SANDAG's model results; therefore, the alternative would not be consistent with VMT policies. Implementation of the General Plan policies and compliance with existing regulations would reduce impacts related to the circulation systems, but not to a level below significant. Therefore, impacts associated with program, plan, ordinance, or policy addressing circulation systems under this alternative would be similar compared to the prior EIR. Like the prior EIR, these impacts would be significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. As documented in Appendix G, the total VMT for the alternative is less than the proposed project; however, the VMT per capita and employee is greater. Similar to the proposed project, the alternative would exceed the residential, employee, and retail VMT thresholds; therefore, the alternative would not be consistent with VMT policies. Implementation of the General Plan policies and compliance with existing regulations would reduce impacts related to the circulation systems, but not to a level below significant. Therefore, impacts associated with program, plan, ordinance, or policy addressing circulation

systems under this alternative would be greater compared to the proposed project. Like the proposed project, these impacts would be significant and unavoidable.

Issue 2: Exceed Threshold for Vehicle Miles Traveled

This alternative would result in approximately 4,034 allowable dwelling units in the seven subareas, which is 31 units fewer than allowable under the current General Plan and 2,044 fewer units than the proposed project throughout Subareas 1 through 7. The prior EIR concluded that the General Plan would result in a potentially significant impact on unincorporated traffic and LOS levels. The prior EIR provided that the 2011 GP buildout conditions for the year 2030 would result in a total VMT of 361,102 for the Alpine CPU. However, SB 743 was enacted on September 27, 2013, with an effective date of July 1, 2020, and therefore a significance analysis was not prepared nor required for the prior EIR. SB 743 mandated a change in the way public agencies evaluate transportation impacts of projects under CEQA, focusing on VMT rather than LOS and other delay-based metrics. Therefore, a VMT analysis was prepared for the proposed project instead of an LOS analysis for the purposes of the transportation impact. The VMT generated for the Alpine CPA existing conditions (i.e., base year 2012), current General Plan, proposed project, and alternatives were derived from the SANDAG Series 13 model, as documented in Appendix G. Alpine is anticipated to have an average VMT/Capita of 25.31 miles and an average VMT/Employee of 33.88 miles under this alternative, compared to the current General Plan resulting in VMT/Capita of 25.62 miles and an average VMT/Employee of 33.97 miles and the proposed project resulting in VMT/Capita of 24.41 miles and an average VMT/Employee of 31.79 miles.

The alternative proposes changes to the existing ME Network including the deletion of the following roadways: West Willows Road (existing ME ID 12), and New Roads 14, 18, 23, and 24. In addition, the project would result in changes to the roadway capacity on several roadways, and would add one new roadway, New Road 26, in Subarea 5. The road would be a minor collector road running from Alpine Boulevard to Via Dieguenos via Viejas Creek Trail (see Figures 4-6a and 6b). The new road would provide a secondary access to Palo Verde Estates, which currently has one way in and one way out. No other new or expanded Mobility Element roads would be constructed under this alternative as the proposed density does not necessitate any additional new or expanded roadways.

Alternative Compared to Prior EIR

No impact conclusion was determined for this issue in the prior EIR and therefore no impact comparison can be made. However, for informational purposes, Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIR. The level of density and population in these subareas would be similar and would result in similar length trips and opportunities to choose an alternate mode travel, therefore resulting in similar VMT as compared the current General Plan. As documented in Appendix G, the total VMT is greater while VMT per capita and VMT per employee for the alternative is reduced compared to the current General Plan

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. As documented in Appendix G, the total VMT for the alternative is less than the proposed project; however, the VMT per capita and employee is greater. Similar to the proposed project, the alternative would exceed the residential, employee, and retail VMT thresholds. Like the proposed project, the proposed ME Network changes have the potential to induce travel through the proposed new roadway link and provision of additional capacity. Implementation of the General Plan policies and compliance with existing regulations would reduce impacts related to the circulation systems, but not to a level below

significant. Therefore, impacts associated with exceeding VMT thresholds under this alternative would be greater compared to the proposed project. Like the proposed project, these impacts would be significant and unavoidable.

Issue 3: Substantially Increase Hazards Due to a Design Feature

This alternative would result in approximately 4,034 allowable dwelling units in the seven subareas, which is 31 units fewer than allowable under the current General Plan and 2,044 fewer units than the proposed project throughout Subareas 1 through 7. The alternative proposes changes to the ME Network roadway segments to decrease capacity along Chocolate Summit Drive and Tavern Road; increase the capacity along New Road 11, North/East Victoria Drive and Viejas View Place; and add one additional new roadway, new Road 26, in Subarea 5. The new roadway would be designed and constructed in accordance with the County DPW Public Road Standards (2012), and per DPW's review procedures, new roadway plans would be reviewed by the County engineer. Design standards and design review requirements would ensure proposed roadways do not contain any hazardous features such as sharp curves or dangerous intersections.

The General Plan includes several policies within the Mobility and Land Use Elements that require development to design and construct roads that are compatible with the local terrain and the uses, scale, and pattern of the surrounding development, as defined in Section 2.13 of this SEIR. Additionally, the prior EIR identified mitigation measures Tra-1.3, Tra-1.4, Tra-1.6, and Tra-3.1, which included implementation of County Public Road Standards during review of new development projects, implementation of County Guidelines for Determining Significance for Transportation and Traffic to evaluate adverse environmental effects of projects, development of project review procedures to require large commercial and office development to use Transportation Demand Programs, and coordination with SANDAG to obtain funding for operational improvements to state highways and freeways.

Alternative Compared to Prior EIR

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIR. The alternative would result in similar potential impacts related to lower-density development; causing similar roadway hazards along rural roads due to incompatible uses compared to the prior EIR. In addition, the density would result in a similar risk to pedestrians and bicyclists by increasing and/or redistributing traffic patterns. General Plan policies and prior EIR mitigation measures identified in Section 2.13 of this SEIR would reduce impacts on hazards due to incompatible uses. However, like the proposed project, some of the transportation facilities in the unincorporated County are within the jurisdiction of another agency, such as Caltrans, and the County cannot ensure design hazards are mitigated in those locations. Therefore, impacts related to increased hazards due to incompatible uses would be similar compared to the prior EIR. Like the prior EIR, these impacts would be significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The alternative would result in reduced potential impacts related to lower-density development; causing a decrease in roadway hazards along rural roads due to incompatible uses compared to the proposed project. In addition, the decreased density would result in a decreased risk to pedestrians and bicyclists by decreasing and/or redistributing traffic patterns. General Plan policies and prior EIR mitigation measures identified in Section 2.13 of this SEIR would reduce impacts on hazards due to incompatible uses. However, like the proposed project, some of the transportation facilities in

the unincorporated County are within the jurisdiction of another agency, such as Caltrans, and the County cannot ensure design hazards are mitigated in those locations. Therefore, impacts related to increased hazards due to incompatible uses would be reduced compared to the proposed project. Like the proposed project, these impacts would be significant and unavoidable.

Issue 4: Result in Inadequate Emergency Access

This alternative would result in approximately 4,034 allowable dwelling units in the seven subareas, which is 31 units fewer than allowable under the current General Plan and 2,044 fewer units than the proposed project throughout Subareas 1 through 7. Inadequate emergency access and egress can occur as a result of an incomplete or not fully interconnected roadway network, such as inadequate roadway widths, turning radii, dead end or gated roads, one-way roads, single ingress and egress routes, or other factors. In addition to Mobility Element roads, a comprehensive network includes regional freeways and highways and local public, private, and fire access roads. Private roads also have the potential to impair emergency access. Private roads are often unpaved and poorly maintained, which poses risks to public safety, especially in high wildfire hazard areas. Dirt roads, or roads with potholes, may cause damage to fire apparatus vehicles and/or impede an emergency vehicle from accessing a site. Dirt roads pose additional safety concerns as dust can obstruct the view of evacuees during a firestorm, which can cause vehicles to drive off the road or into the fire. While the Alpine CPU does not propose private roads, development that includes private roads would be required to comply with the County's Standards for Private Roads (County of San Diego n.d.), which establish minimum design and construction requirements, and include provisions related to emergency access. Proposed New Road 26 would be constructed per the County's Public Road Standards (2012), which would ensure that roadways meet the design requirements to accommodate emergency access and vehicles.

Alternative Compared to Prior EIR

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIR and proposes changes to the Mobility Element roadways. The alternative would decrease development potential and, subsequently, population density in one of the seven subareas compared to the current General Plan. Additionally, implementation of the current General Plan policies, compliance with existing regulations, and prior EIR mitigation measures would reduce impacts on emergency access to less than significant. Therefore, potential significant impacts associated with inadequate emergency access would be similar compared to the prior EIR. Like the prior EIR, these impacts would be less than significant.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Similar to the proposed project, this alternative proposes changes to the Mobility Element roadways. The alternative would decrease development potential and, subsequently, population density in three of the seven subareas compared to the proposed project. Additionally, implementation of the current General Plan policies, compliance with existing regulations, and prior EIR mitigation measures would reduce impacts on emergency access to less than significant. Therefore, potential significant impacts associated with inadequate emergency access would be reduced compared to the proposed project. Like the proposed project, these impacts would be less than significant.

4.6.1.14 Utilities and Service Systems

The effects of Alternative 3 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-60.

Table 4-60 Utilities and Service Systems Impacts Comparison

Issue	Prior EIRs	Alt. 3 Compared to Prior EIRs	Proposed Project	Alt. 3 Compared to Proposed Project
UTIL-1 Expanded Utility Facilities	LS	= SU	SU	▼ SU
UTIL-2 Adequate Water Supply	SU	= SU	SU	▼ SU
UTIL-3 Wastewater Treatment Capacity	LS	= LS	LS	▼ LS
UTIL-4 Landfill Capacity	SU	= LS	LS	▼ LS
UTIL-5 Solid Waste Regulations	LS	= LS	LS	▼ LS

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▼ Impacts are greater

= Impacts are similar

Bolded text – a change in impact conclusion

Issue 1: Expanded Utility Facilities

This alternative would allow for the development of approximately 4,034 housing units in all seven subareas. Under the current General Plan, 460 dwelling units could be built while the alternative proposes 429 dwelling units in Subarea 5. To accommodate development allowed by this alternative, the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities could be required.

Environmental review of utility infrastructure projects would be conducted by the utility providers and agencies directly responsible for the approval and construction of new or expanded facilities. Any mitigation measures needed to avoid or reduce significant environmental impacts associated with the construction or expansion of these facilities would be implemented by these utility providers and agencies. The construction of any new septic systems to service future development would require the installation of septic tanks and leach lines. Future development would be required to incorporate such design elements as storm drains, ditches, swales, or other means of conveying runoff. However, any runoff would be required to be treated prior to being discharged from the site in accordance with County WPO and Regional MS4 requirements. In addition, redevelopment of currently developed areas could require the relocation of existing storm drains. The Alpine CPA is within the service boundary of SDG&E, which provides electricity and natural gas throughout San Diego County.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The alternative would result in similar demand for utilities through a similar number of housing units requiring water and wastewater service connections and new or expanded electrical and natural gas transmission lines compared to the prior EIRs. Additionally, future development under this alternative would not be intensified compared to the prior EIRs. However, it cannot be guaranteed that impacts associated with the relocation or construction of new or expanded utilities would be reduced to less than significant because the utilities are under the purview of utility providers and/or agencies, and not the County. Therefore, potential significant impacts associated with the relocation or construction of new or expanded water, wastewater, stormwater, electrical, or natural gas facilities would be similar compared

to the prior EIRs. Unlike the prior EIRs for which impacts were less than significant, these impacts would be significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The alternative would result in less demand for utilities through a reduction in the number of housing units within these subareas requiring water and wastewater service connections and new or expanded electrical and natural gas transmission lines compared to the proposed project. Additionally, future development under this alternative would not be intensified compared to the proposed project. However, it cannot be guaranteed that impacts associated with the relocation or construction of new or expanded utilities would be reduced to less than significant because the utilities are under the purview of utility providers and/or agencies, and not the County. Therefore, potential significant impacts associated with the relocation or construction of new or expanded water, wastewater, stormwater, electrical, or natural gas facilities would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 2: Adequate Water Supply

Within the Alpine CPA, potable water is primarily obtained by importing water from water districts or pumping water from local groundwater basins. Within the Alpine CPU area, Subareas 1, 2, 3, 4, 6, and 7 as well as a small portion of Subarea 5 are within the SDCWA service boundary. As shown in Figures 2.14-2a and 2b, a majority of Subarea 5 is outside of the Padre Dam Municipal Water District service boundary. Future development within the Padre Dam Municipal Water District service boundary would be required to obtain will serve letters from the water district prior to getting approved. Additionally, future projects that meet the definition of a water demand project, as defined in State CEQA Guidelines Section 15155, would be required to obtain a water supply assessment from the governing body of a public water system (i.e., water district) that demonstrates available water supplies are available.

Groundwater-dependent users (e.g., residences, commercial uses) are either served by on-site private wells or groundwater provided by a small water system such as a small water company or water district. However, no groundwater-dependent water districts serve the Alpine CPA, which means that all development outside of the SDCWA boundary relies on on-site private wells for groundwater.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The alternative would result in similar density and potential housing units at buildout for potable water from the district from what was anticipated in the prior EIRs. The alternative would not increase the number of potential dwelling units in groundwater-dependent areas of the Alpine CPA from what was anticipated in the prior EIRs and would not increase development that could result in the depletion of groundwater supplies or necessitate the installation of new groundwater wells. Implementation of the current General Plan policies and the prior EIRs mitigation measures would reduce the impacts on water supplies, but not below a level of significance due to the uncertainty surrounding the availability of long-term water supplies to serve future development associated with the alternative. Therefore, impacts on water supplies would be reduced compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The alternative would result in reduced density and potential housing units at buildout in these subareas necessitating potable water from the district compared to the proposed project. The alternative would not increase the number of potential dwelling units in groundwater-dependent areas of the Alpine CPA from what was anticipated in the proposed project and would not increase development that could result in the depletion of groundwater supplies or necessitate the installation of new groundwater wells. Implementation of the current General Plan policies and the prior EIRs mitigation measures would reduce the impacts on water supplies, but not below a level of significance due to the uncertainty surrounding the availability of long-term water supplies to serve future development associated with the alternative. Therefore, impacts on water supplies would be reduced compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 3: Wastewater Treatment Capacity

The Alpine CPA is within the regulatory boundaries of the San Diego Regional Water Quality Control Board, which regulates wastewater discharge in the majority of the eastern, central, and western unincorporated County. The Alpine CPA is served by the Alpine and Lakeside Sanitation Districts; however, these districts only serve a small portion of the community. Within the subareas, the San Diego County Sanitation District serves all or a portion of Subareas 1, 2, 3, 4, 6, and 7. Proposed project changes outside of the service boundaries, such as in portions of Subareas 4 and 7, or in Subarea 5, for this sanitation district would rely on septic systems for wastewater, as shown in Figures 2.14-1a and 1b of this SEIR.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. Implementation of the current General Plan policies and the prior EIRs mitigation measures would reduce the impacts to wastewater treatment capacity. Because the number of potential housing units would be similar under the alternative, and would decrease the amount of wastewater requiring treatment, potential impacts on wastewater treatment capacities would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Implementation of the current General Plan policies and the prior EIRs mitigation measures would reduce the impacts to wastewater treatment capacity. Because the number of potential housing units would be reduced under the alternative, and would decrease the amount of wastewater requiring treatment, potential impacts on wastewater treatment capacities would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 4: Landfill Capacity

Permitted capacity of the region's landfills is available through 2059 per the 2018 Integrated Waste Management Plan Five-Year Review Report. Numerous federal, state, and local regulations exist to ensure adequate solid waste facilities are available. Based on the disposal projections in the Five-Year Review Report, as well as recycling requirements and program requirements, the County has sufficient landfill capacity to accommodate disposal for the next 15 years, and it was determined that no revisions to the Countywide Siting Element of the County's Integrated Waste Management Plan were required. The

current General Plan includes several policies within its Land Use Element that would further reduce the potential for proposed land uses and development associated with the Alpine CPU to generate solid waste in excess of standards or capacity by requiring new infrastructure, facilities and services prior to development, diversion of solid waste from landfills, siting new solid waste management facilities in a manner that minimizes environmental impacts, and encouraging composting. In addition, future development associated with the proposed project would be required to demonstrate compliance with federal, state, and local regulations, including AB 341 and the County's Integrated Waste Management Plan.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. The level of density and waste disposal demand would be similar compared to the development analyzed in the prior EIRs. Additionally, the permitted capacity of the region's landfills is now shown as available to meet planned growth through 2059. Therefore, impacts on landfill capacity under this alternative would be similar as compared to the prior EIRs. Unlike the prior EIRs for which impacts would be significant and unavoidable, these impacts would be less than significant.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and waste disposal demand in this alternative would be reduced compared to the development allowed in the proposed project. Additionally, the permitted capacity of the region's landfills is now shown as available to meet planned growth through 2059. Therefore, impacts on landfill capacity under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 5: Solid Waste Regulations

Under the current General Plan, 460 dwelling units could be built while the alternative proposes 429 dwelling units in Subarea 5. The density in the other subareas remains the same as the current General Plan. Future development within the Alpine CPA would be required to comply with all applicable federal, state, and local management and reduction statutes and regulations related to solid waste. Specifically, state and local regulations are in place that require waste diversion and recycling to reduce waste disposal, such as those described in AB 75, SB 1016, AB 341, AB 1826, and County Ordinance 68.571.

Alternative Compared to Prior EIRs

Alternative 3 would allow for 31 fewer dwelling units in Subarea 5 than analyzed in the prior EIRs. Buildout of the alternative would result in similar solid waste generation from what was anticipated in the current General Plan and future development would be required to comply with all applicable federal, state, and local management and reduction statutes and regulations related to solid waste. Therefore, impacts associated with solid waste regulations under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 3 would allow 2,044 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Buildout of the alternative would decrease solid waste generation from what was anticipated in the proposed project and future development would be required to comply with all applicable federal, state, and local management and reduction statutes and regulations related to solid waste. Therefore,

impacts associated with solid waste regulations under this alternative would be reduced compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

4.6.2 Fulfillment of Project Objectives

As shown in Table 4-61, this alternative modestly meets most project objectives but does not perform as well as the proposed project for Objectives 2, 6, and 8.

Table 4-61 Alternative 3 Objectives Summary

Alpine CPU Objectives	Alt. 3- Low Alternative	Objective Fulfillment Rationale
1. Refine the policies and land use framework established by the General Plan to encompass the community's vision for Alpine.	●	This alternative would result in refinement to the General Plan policies and framework to encompass the community's vision.
2. Provide community-specific policies and establish development guidance in pursuit of the County's greenhouse gas emission reduction targets.	◐	This alternative was developed in light of the County's targets for greenhouse gas emissions. It increases total VMT compared to the current General Plan, increases VMT compared to existing conditions, has slightly less total VMT than the proposed project but slightly higher (worse) VMT per capita and per employee than the proposed project.
3. Ensure new development is planned and designed in a manner that protects Alpine's natural setting and unique community character.	●	This alternative would protect Alpine's natural setting and community character by maintaining the allowed development in the current General Plan, while re-designating land uses in Subarea 5 to gradually increase density near Alpine Boulevard and maintaining a lower density buffer to the Cleveland National Forest.
4. Require new development and encourage existing development to minimize impacts to public safety and provide adequate defensibility from wildfires.	●	This alternative would maintain a lower density buffer to the Cleveland National Forest. New Road 26 would allow for improved access for evacuation and emergency vehicles. Wildfire risks would remain.
5. Promote sustainability by focusing growth where services and infrastructure exist or can be reasonably built.	●	Growth would be less dense and intense in this alternative, but would still be largely focused within and around the Village boundary where infrastructure and services exist.
6. Encourage compact, mixed use development to support a vital Village core and advance the County's goals to reduce Vehicle Miles Travelled (VMT).	◐	This alternative would reduce the amount of development in the Village boundary, which would not support more compact mixed use development in the Village core. It increases total VMT compared to the current General Plan, increases VMT compared to existing conditions, has slightly less total VMT than the proposed project but slightly higher (worse) VMT per capita and per employee than the proposed project.

Alpine CPU Objectives	Alt. 3- Low Alternative	Objective Fulfillment Rationale
7. Minimize the impacts from development on sensitive natural resources—such as Alpine Creek, Viejas Mountain, and Cleveland National Forest for the benefit of the community.	●	This alternative would maintain the allowed development in the current General Plan, while re-designating land uses in Subarea 5 to gradually increase density near Alpine Boulevard and maintaining a lower density buffer to the Cleveland National Forest. This buffer would further minimize impacts from development on sensitive resources near Subarea 5, such as the Cleveland National Forest. Impacts to sensitive resources would remain.
8. Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns.	●	No significant changes to current the mobility network are proposed. New Road 26 would allow for improved access for evacuation and emergency vehicles. It increases total VMT compared to the current General Plan, increases VMT compared to existing conditions, has slightly less total VMT than the proposed project but slightly higher (worse) VMT per capita and per employee than the proposed project.
9. Reinforce the vitality, local economy, and character of Alpine while balancing housing, employment, and recreational opportunities	●	Density and intensity would be similar to what is allowed in the current General Plan and by the proposed project. It would not result in as much additional and more flexible housing as the proposed project, but would provide for a similar level of employment and recreational opportunities as the proposed project.

Fulfillment of Objectives Ratings:
 From “Fully Meets” ● to “Does Not Meet” ○
 ●●●○○

4.7 Analysis of the Moderate Alternative (Alternative 4)

The Moderate Alternative (Alternative 4) would re-designate land use designations in five of the seven subareas compared to the current General Plan. This alternative could have properties re-designated to create increased density by Otto Avenue and Tavern Road as well as in Subarea 5. Additional Mobility Element roads are also proposed. This alternative would result in fewer dwelling units in Subareas 4 and 6 and a greater number of dwelling units in Subareas 1 through 3 and 5 when compared to the proposed project, and the same number of units in Subarea 7.

The land use designation changes would include changing the existing limited I-1 to VR-7.3 in Subarea 1; VR-2, VR-2.9, VR-4.3, ad SR-1 to VR-10.9 and VR-7.3 in Subarea 2; SR-1 area to SR-0.5 and SR-2 on the parcels with severe slope constraints in Subarea 3; SR-2 to SR-1 in Subarea 4; VR-2 and SR-4 designations to VR-4.3 and SR-1 along I-8 and farther south changing from SR-4 and RL-40 to SR-1, SR-2, and RL-20 in Subarea 5 (see Figure 4-7). Three new roadways are proposed under this Alternative (New Roads 26, 27, and 29). In Subarea 2, New Road 25 is a new light collector roadway that would abut Wright’s Field to the north. In Subarea 5, New Road 26 is a minor collector road from Alpine Boulevard to Via Dieguenos via

Viejas Creek and would provide a secondary access to Palo Verde Estates. New Roads 27 and 29 are minor collector roads off of Alpine Boulevard in Subarea 5 (see Figures 4-8a and 8b). Table 4-62 shows a comparison of the total number of allowable dwelling units within Subareas 1 through 7 between Alternative 4 and the current General Plan and the proposed project. This alternative would result in approximately 5,691 allowable dwelling units in the seven subareas, which is 1,626 more units than the current General Plan and 387 fewer units than the proposed project throughout Subareas 1 through 7.

Table 4-62 Allowable Dwelling Units (Subareas 1–7)

	Total	Difference Alternative 4
Alternative 4	5,691	-
Current General Plan	4,065	+1,626
Proposed Project	6,078	(387)

4.7.1 Comparison of the Effects of Alternative 4 to the Prior EIRs and Proposed Project

4.7.1.1 Aesthetics and Visual Resources

The effects of Alternative 4 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-63.

Table 4-63 Aesthetics Impacts Comparison

Issue	Prior EIRs	Alt. 4 Compared to Prior EIRs	Proposed Project	Alt. 4 Compared to Proposed Project
AES-1 Scenic Vistas	LS	▲ LS	LS	= LS
AES-2 Scenic Resources	LS	▲ LS	LS	= LS
AES-3 Visual Character or Quality	SU	▲ SU	SU	= SU
AES-4 New Light or Glare	SU	▲ SU	SU	= SU

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

Issue 1: Scenic Vistas

Under this alternative 5,691 dwelling units could be developed in the seven subareas, which would result in 1,626 more units than the current General Plan and 387 fewer units than the proposed project throughout Subareas 1 through 7. The alternative would allow for increased density and mass within Subarea 2 per the proposed land use designation changes and would have the potential to affect views of Viejas Mountain (a locally important scenic vista). Consistent with the prior EIRs and the proposed project, development allowed throughout the CPA under this alternative would also incorporate existing regulations and prior EIRs mitigation measures to mitigate potential impacts to scenic vistas.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. The increased level of density and intensity and nature of development proposed by this alternative would be more disruptive to scenic vistas compared to the development analyzed in the prior EIRs. With implementation of mitigation measures and current General Plan goals and policies, impacts on scenic vistas under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity and nature of development proposed in this alternative would be similar compared to development allowed by the proposed project. Both the alternative and proposed project would allow for increased density and mass within Subarea 2 per the proposed land use designation changes and would have the potential to affect views of Viejas Mountain (a locally important scenic vista). With implementation of prior EIR mitigation measures and current General Plan goals and policies, impacts on scenic vistas under this alternative would be similar compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 2: Scenic Resources

The existing Alpine Community Plan identifies three scenic view corridors from I-8: (1) views toward El Capitan Reservoir, (2) east and west views of Viejas Mountain, and (3) south views along Sweetwater River (see Figures 2.1-2a and 2b in this SEIR). Under this alternative 5,691 dwelling units could be developed in the seven subareas, which would result in 1,626 more units than the current General Plan and 387 fewer units than the proposed project throughout Subareas 1 through 7. Land uses would be re-designated in Subareas 1 through 5, with no land use changes to Subareas 6 or 7 when compared to the current General Plan.

This alternative would involve land use designation changes within viewsheds available from I-8, an eligible State Scenic Highway. However, this segment of I-8 is at a lower elevation than the land to the north of the freeway and there is a bluff that abuts the freeway. Similarly, bluffs or intervening vegetation obscures much of the southern viewshed available from the east and westbound lanes of I-8 as they travel through Subarea 5 with only brief glimpses of broader viewsheds available along these portions of I-8 (such as before the Alpine Boulevard/Willows Road exit). However, while some of the potential development may be visible from I-8, it could remove or substantially change features, such as historic resources, trees, or rock outcroppings, that contribute to the viewsheds available from I-8. Therefore, views of this area are obscured, and the development that would occur from implementation of this alternative would not be visible from I-8. Additionally, future development would require implementation of current General Plan and Alpine CPU policies and the prior EIRs mitigation measures related to scenic resources. There are also numerous regulations in place that will continue to apply to subsequent projects that are discretionary, including the County's Guidelines for Determining Significance – Visual Resources, and scenic designators.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. The level of density and intensity and nature of development proposed in these subareas would be more disruptive to scenic resources compared to the development

analyzed in the prior EIRs. With implementation of mitigation measures and current General Plan goals and policies, impacts on scenic resources under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity and nature of development proposed in the alternative would be similar compared to the development allowed by the proposed project. Therefore, with implementation of mitigation measures and current General Plan goals and policies, impacts on scenic resources under this alternative would be similar compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 3: Visual Character or Quality

The Alpine CPA is defined by its small-town character currently consisting largely of semi-rural residential uses. Architecture tends to be low profile with most structures remaining within one- to two-story height limits and containing varying, but relatively traditional styles. Uniform lot and structure sizes, greater lot coverage, consistent setbacks and massing, and similar architectural styles would become more common. Density and mass would also increase under the higher VR residential designations (for example, VR-10.9). The land use designation changes occurring as part of this alternative would allow for an increase in density and intensity of residential development within Subareas 1 through 5, the implementation of which would result in alteration of the visual character and quality of the subareas. Additionally, four new Mobility Element roads (New Roads 25, 26, 27, and 29) are proposed under this alternative. Current General Plan policies and the prior EIRs mitigation measures would reduce direct impacts on visual character and quality.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. The prior EIRs determined that some proposed land use designations would result in increased development densities in certain rural areas that could in turn adversely affect or degrade the existing visual character or quality of a community due to incompatibility, substantial change to community character, or alteration or loss of a community's visual resources. The level of density and intensity and nature of development proposed in the alternative would be more disruptive to visual character and quality compared to the development analyzed in the prior EIRs. Therefore, impacts on visual character or quality under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity and nature of development would be similar compared to the development allowed under the proposed project. Similar to the proposed project, implementation of the alternative would allow increased development densities to occur in some areas of the community, which could result in the potential degradation of the existing visual character or quality of a community. Therefore, the impacts on visual character or quality would be similar compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 4: New Light or Glare

Under existing conditions, the Alpine CPA, which has a concentration of commercial uses along Alpine Boulevard, has a greater lighting footprint in that part of the Alpine CPA and a lesser lighting footprint in the surrounding rural uses. With the density increases that would be allowed with implementation of the alternative, up to 1,626 dwelling units could be added to the Alpine CPA as compared to the current General Plan, which would result in a substantial new source of nighttime lighting. The eastern portion of the Alpine CPA falls outside and west of the 15-mile radius of the Mount Laguna Observatory, which is the area most critical for light pollution to be minimized (identified as Zone A in the San Diego County Light Pollution Code). In addition, Alpine has identified dark skies as a contributing part of their community character. Development occurring under this alternative would be required to comply with the lighting standards of the County of San Diego Zoning Ordinance, which would reduce light pollution and light trespass. Current General Plan policies and the prior EIRs mitigation measures, in combination with other applicable regulations including the Light Pollution Code and the San Diego County Zoning Ordinance, would lessen impacts on nighttime views.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. Despite the Zoning Ordinance regulations, current General Plan goals and policies aimed at light trespass and spillover, and mitigation measures, given the magnitude of the potential development that would occur under implementation of the alternative, impacts related to nighttime lighting with implementation of the alternative would be greater than those identified in the prior EIRs. Therefore, impacts on new sources of light or glare under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The Zoning Ordinance regulations, current General Plan goals and policies aimed at light trespass and spillover, and mitigation measures identified in Section 2.1 of this SEIR would reduce impacts from light or glare. Similar to the proposed project, the alternative would have the potential to result in increased light within the community that would adversely affect nighttime views and affect dark skies within Zone A of the Mount Laguna Observatory. Therefore, the potential impacts on new sources of light or glare would be similar compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

4.7.1.2 Agriculture and Forestry Resources

The effects of Alternative 4 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-64.

Table 4-64 Agriculture and Forestry Impacts Comparison

Issue	Prior EIRs	Alt. 4 Compared to Prior EIRs	Proposed Project	Alt. 4 Compared to Proposed Project
AG-1 Direct Conversion of Agricultural Resources	SU	▲ SU	SU	= SU
AG-2 Conflict with Agricultural Zoning or Williamson Act Contract	LS	▲ LS	LS	= LS
AG-3 Indirect Conversion of Agricultural Resources	SU	▲ SU	SU	= SU
AG-4 Direct and Indirect Conversion of Forestry Resources	SU ¹	▲ SU	SU	= SU

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

¹ This issue was not included in the State CEQA Guidelines at the time of the 2011 General Plan EIR; therefore this issue impact conclusion is from the 2016 FCI EIR.

Issue 1: Direct Conversion of Agricultural Resources

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. Future development occurring under this alternative would involve the increased density within Subareas 1 through 5. There are regulations in place that would continue to apply to subsequent discretionary projects, including the current General Plan, the Agricultural Guidelines, agricultural designators, and conformance to the Williamson Act. Most zones allow for agricultural uses, but there are two specific agricultural zones: A70 and 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 existing land use designations in Subarea 1 are VR-7.3 and Limited Impact Industrial (I-1) and do not contain any agricultural resources. The conversion of L-1 to VR-7.3 to match existing land uses to the east would not convert agricultural resource.

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 alternative 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 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. The alternative would convert SR-1 to SR-0.5 in areas without steep slopes and SR-2 where steep slopes are predominant.

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. Agricultural resources are located in the northern, southern, and western portions of the subarea. The alternative would re-designate the SR-2 land use in the northeast portion to SR-1. Land use designations SR-1 and SR-2 are consistent with smaller agricultural use types

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 an increase in land use densities where agricultural resources have been identified. The proposed Mobility Element road (New Road 26) 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.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. The level of density in areas identified with important agricultural resources or existing agricultural use would be greater compared to the development analyzed in the prior EIRs. The proposed Mobility Element road in Subarea 5 (New Road 26) 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. Additionally, 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. Therefore, impacts on the direct conversion of agricultural resources under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Similar to the proposed project, implementation of the alternative would result in increased future development in the Alpine CPA. Like the proposed project, the proposed Mobility Element road in Subarea 5 (New Road 26) 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. This could result in greater adverse changes to the direct conversion of agricultural resources as compared to the impacts. Therefore, impacts on the direct conversion of agricultural resources under this alternative would be similar compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 2: Conflict with Agricultural Zoning or Williamson Act Contract

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 5b of this SEIR depict the agricultural zoning within the Alpine CPA subareas. 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.

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 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. Subarea 3 is entirely zoned A70 and does not have any existing mapped Williamson Act Contract land or Agricultural Preserve land. 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 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 introduction of new Mobility Element roads (New Roads 25, 26, 27, 29, and 30) would introduce a conflict with agricultural zoning, such as the new Mobility Element road (New Road 26) proposed in Subarea 5. There are also regulations in place that would continue to apply to subsequent discretionary projects, including the current General Plan, the Agricultural Guidelines, agricultural designators, and conformance to the Williamson Act.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. Implementation of the alternative would result in increased future development and new Mobility Element roads (New Roads 25, 26, 27, 29, and 30) in the Alpine CPA, which specifically conflict with agricultural zoning. 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. The application of existing regulations, in combination with the current General Plan and Alpine CPU policies and mitigation measures identified in Section 2.2, would reduce direct and cumulative impacts to the conflict with agricultural zoning and Williamson Act Contracts. Therefore, impacts to a conflict with agricultural zoning or Williamson Act Contracts under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Implementation of the alternative would result in similar adverse changes related to the conflict with agricultural zoning and Williamson Act Contracts in the Alpine CPA as compared to the impacts identified in the proposed project. For example, like the proposed project, the introduction of new Mobility Element road (New Road 26) would introduce a conflict with agricultural zoning. The application of existing regulations, in combination with the current General Plan and Alpine CPU policies and mitigation measures identified in Section 2.2, would reduce direct and cumulative impacts to the conflict with agricultural zoning and Williamson Act Contract land. Therefore, impacts to a conflict with agricultural zoning or Williamson Act Contracts under this alternative would be similar compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 3: 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. 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.

Subarea 1 is not zoned A72 and does not have any existing mapped Williamson Act Contract land or Agricultural Preserve land 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.

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.

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.

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.

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.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. The higher-density development proposed in these subareas by this alternative would allow incompatible land uses to occur within or adjacent to agriculture resources and, similar to the prior EIRs, could result in indirect conversion of agricultural resources. For example, the proposed Mobility Element road in Subarea 5 (New Road 26) 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. Therefore, impacts to the indirect conversion of agricultural resources under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Similar to the proposed project, land use designation changes that introduce incompatible uses would allow incompatible development in or adjacent to these lands, which would threaten the viability and full protection of agricultural resources. For example, the proposed Mobility Element road in Subarea 5 (New Road 26) 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. Likewise, the alternative would also increase density within a 1-mile radius of existing agricultural operations, which may result in land use conflicts. Therefore, impacts to the indirect conversion of agricultural resources under this alternative would be

similar compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 4: Direct and Indirect Conversion of Forestry Resources

The Alpine CPA also includes areas within the 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. The Alpine CPA does not contain any “timberland” as defined by PRC Section 4526.

Subarea 1 does not contain any mapped forestry vegetation and no land use re-designations are proposed. Subarea 2 is not within the CNF but does have 1.61 acres of mapped forestry vegetation and has the potential to support forestry resources. In addition, mapped forest vegetation exists within a 1-mile radius of Subarea 2. 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. Subarea 4 is not within the CNF but does have 7.86 acres of mapped forestry vegetation and 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 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. 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.

Alternative Compared to Prior EIRs

This issue was not included in the State CEQA Guidelines at the time of the 2011 General Plan EIR; therefore, it was not evaluated at that time. However, the 2016 FCI EIR did contain an analysis of these resources. Therefore, this alternative is compared to the 2016 FCI EIR, which was an SEIR to the 2011 General Plan EIR.

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. The alternative would increase density in areas identified with land mapped or adjacent to land mapped as forestry resources and within a 1-mile radius of existing forestry resources, which may result in land use conflicts. The FCI EIR determined impacts to forestry resources to be significant and unavoidable. Therefore, impacts to the direct or indirect conversion of forestry resources under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Similar to the proposed project, the alternative would increase density in areas identified with land mapped or adjacent to land mapped as forestry resources and within a 1-mile radius of existing forestry resources, which may result in land use conflicts. Therefore, impacts to the direct or indirect conversion of forestry resources under this alternative would be similar compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

4.7.1.3 Air Quality

A comparison of the effects of Alternative 4 to the prior EIRs and proposed project are summarized below by issue area and in Table 4-65. Consistent with the analysis provided in Section 2.3 of this SEIR, only the 2011 General Plan is used for the air quality analysis due to the outcome of litigation of the FCI GPA.

Table 4-65 Air Quality Impacts Comparison

Issue	Prior EIR	Alt. 4 Compared to Prior EIR	Proposed Project	Alt. 4 Compared to Proposed Project
AQ-1 Conformance with Applicable Plans	LS	▲ SU	SU	= SU
AQ-2 Cumulatively Considerable Net Increase of Criteria Air Pollutants	SU	▲ SU	SU	▼ SU
AQ-3 Sensitive Receptor Exposure to Substantial Pollutant Concentrations	SU	▲ SU	SU	▼ SU
AQ-4 Other Emissions	LS	= LS	LS	= LS

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

Bolded text = a change in impact conclusion

Issue 1: Conformance with Applicable Plans

The RAQS and SIP are the relevant air quality plans for demonstrating attainment with the federal and state ambient air quality strategies. The RAQS and SIP provide attainment plans based on anticipated regional growth based, in part, on the planned growth identified in regional and local land use plans. Regional growth in the unincorporated County was estimated based on identified growth in the County's General Plan. Therefore, projects that would result in increases in population or employment growth beyond that projected in regional or local plans could result in increases in VMT above that forecasted in the attainment plans. Future development occurring under this alternative would increase projected growth from the General Plan. This increase in allowable development would result in an annual VMT greater than what was anticipated through the General Plan. This increase in population, employment, and VMT, therefore, would not have been considered in the regional growth forecasts used in preparation of the RAQS and SIP. Because this alternative would result in growth greater than what was assumed in the RAQS and SIP, the alternative would potentially conflict with the region's attainment plans.

Alternative Compared to the Prior EIR

Alternative 4 would allow for more dwelling units and less non-residential acreage than assumed in the prior EIR, resulting in an increase in anticipated population, employment, and VMT. The prior EIR identified a less than significant impact related to conformance with applicable plans. This alternative would propose development greater than the allowable General Plan growth forecasts and would not have been considered in the growth projections included in the RAQS and SIP. Therefore, this impact

would be greater compared to the prior EIR. Unlike the prior EIR, for which impacts were found to be less than significant, these impacts would remain significant and unavoidable.

Through the local regulatory process, the County would provide the projected growth associated with Alternative 4 buildout to SANDAG in the development of future growth projections that would be used in the development of the updated RAQS and SIP. However, because the timing of this update is not fully known, the Alternative 4 impacts would be significant and unavoidable and greater than impacts identified in the prior EIR.

Alternative Compared to Proposed Project

Alternative 4 would allow for fewer dwelling units and less non-residential acreage than the proposed project. The analysis for the proposed project identified a significant and unavoidable impact related to conformance with applicable plans because it is proposing growth that was not considered in the regional growth projections used to develop the RAQS and SIP. Future allowable development under this alternative would result in less population, employment, and VMT growth than the proposed project. However, this growth would not have been included in the regional growth projections used to develop the RAQS. Therefore, this impact would be similar to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

Issue 2: Cumulatively Considerable Net Increase in Pollutants

Future development occurring under this alternative would result in emissions of criteria air pollutants from construction- and operational-related activities. Because the timing and intensity of construction activities are dependent on market conditions and unknown at this time, emissions from construction activities from future developments may result in exceedances of the County SLTs.

A quantitative analysis for operational emissions of criteria air pollutants and precursors was conducted for this alternative consistent with the analysis methodology presented in Section 2.3.3.1 of this SEIR. Potential impacts from operation of this alternative were determined based on the potential increase in emissions of criteria air pollutants beyond what is currently allowed in the General Plan. Table 4-66 summarizes the maximum daily operational emissions of criteria air pollutants and precursors that would be generated by buildout of the allowed uses under this alternative and the General Plan, and a comparison of the net change in emissions to the County's SLTs.

Alternative Compared to the Prior EIR

Section 2.3.3.3 of this SEIR identifies that construction emissions from the development of one-quarter of the proposed project over a 2-year period would result in potentially significant impacts related to emissions of criteria air pollutants (see Table 2.3-8 of this SEIR for a summary of construction emissions associated with one-quarter buildout of the proposed project). This construction analysis was conducted to reflect a substantial amount of development occurring in a short timeframe and includes a significant amount of simultaneous construction activity. This analysis is considered conservative and representative of the maximum amount of construction in the Alpine CPA that could be occurring simultaneously. Because this reflects potential maximum, simultaneous construction activities, it is assumed that construction emissions of criteria air pollutants associated with this alternative would be similar to the level of emissions identified in this analysis.

Table 4-66 Modeled Maximum Daily Emissions of Criteria Air Pollutants and Precursors (lb/day) Associated with the General Plan and Alternative 4 Buildout

lb/day						
Source	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
General Plan Buildout of Alpine CPA						
Natural Gas Usage	8	72	40	<1	6	6
Architectural Coating	66	<1	<1	<1	<1	<1
Consumer Products	439	<1	<1	<1	<1	<1
Hearth	16,267	318	20,079	36	2,815	2,815
Landscaping	27	10	878	<1	5	5
Mobile	222	505	2,562	8	169	70
Total	17,028	905	23,559	45	2,995	2,896
Alternative 4						
Natural Gas Usage	9	76	42	<1	6	6
Architectural Coating	74	<1	<1	<1	<1	<1
Consumer Products	486	<1	<1	<1	<1	<1
Hearth	18,755	366	23,151	42	3,246	3,246
Landscaping	31	12	1,011	<1	6	6
Mobile	256	584	2,960	9	195	81
Total	19,611	1,038	27,164	52	3,453	3,338
Exceed Screening Level Threshold?	Yes	No	Yes	No	Yes	Yes
Net Change from General Plan	+2,583	+133	+3,605	+7	+458	+443
Net Change from Existing Conditions	+8,910	+118	+11,288	+21	+1,594	+1,542
Screening Level Threshold	75	250	550	250	100	55

Source: Appendix D.

Notes: CO = carbon dioxide; CPA = community plan area; lb/day = pounds per day; NO_x = nitrous oxide; PM_{2.5} = fine particulate matter; PM₁₀ = respirable particulate matter; SO_x = sulfur oxides; VOC = volatile organic compounds

¹ Detailed emissions estimates for existing conditions are presented in Chapter 2.3, *Air Quality*.

Totals may not add exactly due to rounding.

Emissions from industrial sources were modeled in separate CalEEMod files to reflect no increase in industrial uses beyond existing conditions. Details are shown in Appendix D.

As shown in Table 4-66 operational activities would result in a net increase in emissions of criteria air pollutants compared to the prior EIR. Alternative 4 would allow for more dwelling units and similar non-residential acreage than the General Plan. The project would result in a cumulative net increase in criteria air pollutant emissions greater than existing conditions, and would increase estimated daily criteria air pollutant emission generation beyond the allowable buildout of the General Plan. The prior

EIR identified significant and unavoidable impacts related to the generation of criteria air pollutants. Therefore, this impact would be greater compared to the prior EIR. With the exception of NO_x and SO_x, it would still result in the generation of criteria air pollutants beyond existing conditions in excess of the County's SLTs. Like the prior EIR, this impact would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 4 would allow for fewer dwelling units and less non-residential acreage compared to the proposed project. The proposed project identified a significant and unavoidable impact related to the net increase in criteria air pollutant emissions because it would generate total emissions and result in a net increase in emissions from the General Plan when compared to the County's SLTs. As shown below in Table 4-67, this alternative would generate fewer daily emissions of criteria air pollutants than the proposed project.

As shown in Table 4-67, this alternative would result in fewer emissions of criteria air pollutant emissions than the proposed project. However, this alternative would result in greater emissions of criteria air pollutants than identified in the prior EIR. This alternative would be required to implement regulations and Alpine CPU mitigation, similar to the proposed project; however, because quantification of all mitigation measures is not feasible (see Chapter 2.3 of this SEIR), it is not fully known if the alternative's impacts would be reduced to a less than significant level. Therefore, impacts would be reduced compared to the proposed project. With the exception of SO_x, it would still result in the generation of criteria air pollutants beyond existing conditions in excess of the County's SLTs. Like the prior EIR, this impact would remain significant and unavoidable.

Issue 3: Sensitive Receptor Exposure to Substantial Pollutant Concentrations

Implementation of Alternative 4 would result in exposure of sensitive receptors to construction-related TACs. However, given that future development on this alternative would occur incrementally between 2020 and 2050 and in various areas throughout the Alpine CPA, it is unlikely that any one sensitive receptor would be exposed to construction-related TACs for extended periods of time. Therefore, construction activity as a result of the allowable Alternative 4 buildout would not result in the exposure of existing or new sensitive receptors to a substantial increase in TAC emissions.

This alternative would also result in VMT growth above existing conditions along local roadways within the County as a result of allowable future development. This increase in vehicle and truck traffic greater than existing conditions may exacerbate health risks to existing and future sensitive uses located in proximity to roadways with high traffic volumes. The primary TAC of concern related to on-road vehicle emissions is diesel PM. All new development undergoing discretionary review would be required to evaluate TAC exposure and incorporate available reduction measures in accordance with the SDAPCD requirements, if necessary. However, the level at which future sensitive receptors could be exposed to harmful pollutant emissions exacerbated by development associated with Alternative 4 is unknown.

Alternative Compared to the Prior EIR

Alternative 4 would allow for more dwelling units and less non-residential acreage than assumed in the prior EIR, resulting in additional population, employment, and VMT. The prior EIR identified a significant and unavoidable impact related to exposure of sensitive receptors to substantial pollutant concentrations. This alternative would propose development greater than the allowable General Plan development, and would result in greater VMT and associated on-road vehicle emissions from new vehicle and truck traffic. As discussed previously under Issue 2, this alternative would implement Alpine CPU mitigation like the

Table 4-67 Modeled Maximum Daily Emissions of Criteria Air Pollutants and Precursors (lb/day) Associated with the Proposed Project and Alternative 4 Buildout

Source	lb/day					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Proposed Project						
Natural Gas Usage	9	76	42	<1	6	6
Architectural Coating	74	<1	<1	<1	<1	<1
Consumer Products	488	<1	<1	<1	<1	<1
Hearth	19,347	378	23,882	43	3,348	3,348
Landscaping	32	12	1,043	<1	6	6
Mobile	257	586	2,970	10	196	81
Total	20,207	1,052	27,937	53	3,556	3,441
Alternative 4						
Natural Gas Usage	9	76	42	<1	6	6
Architectural Coating	74	<1	<1	<1	<1	<1
Consumer Products	486	<1	<1	<1	<1	<1
Hearth	18,755	366	23,151	42	3,246	3,246
Landscaping	31	12	1,011	<1	6	6
Mobile	256	584	2,960	9	195	81
Total	19,611	1,038	27,164	52	3,453	3,338
Exceed Screening Level Threshold?	Yes	Yes	Yes	No	Yes	Yes
Net Change from Proposed Project	-596	+14	-773	-1	-103	-103
Net Change from Existing Conditions ¹	+8,910	+118	+11,288	+21	+1,594	+1,542
Screening Level Threshold	75	250	550	250	100	55

Notes: CO = carbon dioxide; CPA = community plan area; lb/day = pounds per day; NO_x = nitrous oxide; PM_{2.5} = fine particulate matter; PM₁₀ = respirable particulate matter; SO_x = sulfur oxides; VOC = volatile organic compounds

¹ Detailed emissions estimates for existing conditions are presented in Chapter 2.3, *Air Quality*.

Totals may not add exactly due to rounding.

Emissions from industrial sources were modeled in separate CalEEMod files to reflect no increase in industrial uses beyond existing conditions. Details are shown in Appendix D.

Source: Appendix D

proposed project. These mitigation measures would reduce emissions of criteria air pollutants and TACs to the extent feasible. However, because the project-level details and health risk associated with development are unknown, this impact would be significant and unavoidable. Therefore, this impact would be greater compared to the prior EIR. Like the prior EIR, this impact would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 4 would allow for fewer dwelling units and less non-residential acreage than the proposed project. The proposed project identified a significant and unavoidable impact related to exposure of sensitive receptors to substantial pollutant concentrations because of the unknown level to which future operational emissions from on-road vehicles would exacerbate existing exposure of sensitive receptors to TACs (specifically, diesel PM). Future allowable development under this alternative would result in increased population, employment, and VMT projections than the proposed project; however, it is also unknown the level to which this alternative would expose existing and new sensitive receptors to TACs. As noted previously, the project would result in a significant impact related to exposure to sensitive receptors, and would implement Alpine CPU mitigation like the proposed project to reduce emissions of criteria air pollutants and TACs to the extent feasible. However, because project-level details and health risk associated with development are unknown, this impact would be significant and unavoidable. Therefore, this impact would be reduced compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

Issue 4: Other Emissions (Odors)

Alternative 4 would generate odors during construction activities. These odors would be temporary and would occur at various locations within the Alpine CPA. This alternative does not propose any land uses that would typically be considered odor-generating (e.g., wastewater treatment facility, confined animal facility, or organic agricultural operations). Should any odor-generating uses be developed in the Alpine CPA, they would be required to comply with relevant SDAPCD and County regulations for managing and mitigating odors, as described in Section 2.3.2.3 of this SEIR.

Alternative Compared to the Prior EIR

Alternative 4 would allow for the development of similar land use types assumed in the prior EIR. The development allowed under the General Plan would result in temporary odors generated during construction activities. However, these odors would not be of concern because they are temporary and would occur at various locations throughout the Alpine CPA. These potential odors would not be generated in a single location for an extended period, and thus would not expose any one sensitive receptor to significant odor emissions. The prior EIR did not identify any operational uses typically considered to be odor-generating. Further, any odor-generating uses proposed in the Alpine CPA would be required to comply with relevant SDAPCD and County regulations for managing and mitigating odors. Therefore, this impact would be similar to the prior EIR. Like the prior EIR, this impact would remain less than significant.

Alternative Compared to Proposed Project

Alternative 4 would allow for the development of similar land use types assumed in the proposed project. The development allowed under the proposed project would result in temporary odors generated during construction activities. However, these odors would not be of concern because they are temporary and would occur at various locations throughout the Alpine CPA. These potential odors would not be

generated in a single location for an extended period, and thus would not expose any one sensitive receptor to significant odor emissions. The proposed project did not identify any operational uses typically considered to be odor-generating. Further, any odor-generating uses proposed in the Alpine CPA would be required to comply with relevant SDAPCD and County regulations for managing and mitigating odors. Therefore, this impact would be similar to the proposed project. Like the proposed project, this impact would remain less than significant.

4.7.1.4 *Biological Resources*

The effects of Alternative 4 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-68.

Table 4-68 Biological Resources Impacts Comparison

Issue	Prior EIRs	Alt. 4 Compared to Prior EIRs	Proposed Project	Alt. 4 Compared to Proposed Project
BIO-1 Special-Status Plant and Wildlife Species	SU	▲ SU	SU	= SU
BIO-2 Riparian Habitat and Other Sensitive Natural Communities	SU	▲ SU	SU	= SU
BIO-3 Federally Protected Wetlands	LS	▲ LS	LS	= LS
BIO-4 Wildlife Movement Corridors and Nursery Sites	SU	▲ SU	SU	= SU
BIO-5 Conflict with Local Policies and Ordinances	LS	▲ LS	LS	= LS
BIO-6 Habitat Conservation Plans	LS	▲ LS	LS	= LS

SU- Significant and Unavoidable

LS- Less than Significant

▼Impacts are reduced

▲ Impacts are greater

= Impacts are similar

Issue 1: Special-Status Plant and Wildlife Species

Table 2.4-8 in this SEIR documents the estimated total area of impacts to special-status plants in the Alpine CPA. USFWS-designated critical habitat for three species occurs within the Alpine CPA. Future development would potentially result in the direct loss of critical habitat for the coastal California gnatcatcher and the arroyo toad. All potential impacts to critical habitat for the coastal California gnatcatcher would occur within Subarea 4. Critical habitat for the coastal California gnatcatcher, arroyo toad, and San Diego thornmint is present within Subarea 7. Potential impacts on critical habitat would require site-specific analysis and project-level details during discretionary review of future projects.

The eastern portion of Subarea 1 is generally developed and therefore does not contain any natural vegetation communities. However, the western portion of the subarea is currently undeveloped. Subarea 1 contains areas mapped as chaparral, urban-disturbed habitat, agriculture, and eucalyptus woodland. Subarea 2 is predominantly developed with residences, but also contains chaparral, coastal sage scrub, grasslands, disturbed habitat, agriculture, and eucalyptus woodland. Subarea 3 is sparsely developed and

includes large-lot homes that are generally separated by lots containing natural open space. Subarea 3 contains several vegetation communities, including areas mapped as chaparral, other woodlands, grassland, riparian forest, urban-disturbed habitat, agriculture, and eucalyptus woodland. Subarea 4 is occupied by low-density residential uses, Los Coches Creek Middle School, and large areas of undeveloped open space. Subarea 4 contains several vegetation communities, including areas mapped as chaparral, coastal sage scrub, grasslands, urban-disturbed habitat, agriculture, and eucalyptus woodland. Subarea 5 is dominated by natural, undeveloped open space, some of which is located within the CNF. Subarea 5 contains several vegetation communities, including areas mapped as chaparral, other woodlands, riparian forest, and urban-disturbed habitat, agriculture, and eucalyptus woodland.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. Because the alternative would allow for increased density and intensity compared to the current General Plan, associated activities have the potential to cause more severe significant indirect impacts compared to those identified in the prior EIRs. Implementation of the same current General Plan policies and mitigation measures identified in Section 2.4 would reduce this alternative's impacts on special-status species and sensitive habitat, but not below a level of significance because it cannot be ensured that impacts from future development could be mitigated. Therefore, this impact would be greater compared to the prior EIRs. Like the prior EIRs, this impact would remain significant and unavoidable as compared to the prior EIRs.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density of development allowed throughout the CPA with this alternative would be slightly reduced but overall similar compared to the development allowed by the proposed project. Implementation of the same current General Plan policies and mitigation measures identified in Section 2.4 would reduce this alternative's impacts on special-status species and sensitive habitat, but not below a level of significance because it cannot be ensured that impacts from future development could be mitigated. Therefore, this impact would be similar compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

Issue 2: Riparian Habitat and Other Sensitive Natural Communities

The Alpine CPA includes three riparian communities: Southern Cottonwood-Willow Riparian Forest, Southern Coast Live Oak Riparian Forest, and Southern Riparian Forest. All subareas except Subarea 1 contain riparian habitat. Site-specific analysis of impacts on riparian habitat, including biological resource surveys if deemed required by the County, would be required for future discretionary projects that could impact riparian habitat. Higher proposed densities and intensities would generally result in greater impacts on these resources due to increased land area that could be developed.

Subarea 1 does not contain any riparian habitat. Subarea 2 is predominantly developed with residences and does not contain large areas of natural vegetation. However, Subarea 2 contains areas mapped as Southern Coast Live Oak Riparian Forest. Other sensitive vegetation communities within Subarea 2 include chaparral, coastal sage scrub, and grasslands. Subarea 3 is sparsely developed and includes large-lot homes that are generally separated by lots containing natural open space. Subarea 3 contains areas mapped as Southern Riparian Forest and Southern Coast Live Oak Riparian Forest. Other sensitive vegetation communities within Subarea 3 include chaparral and grasslands. Subarea 4 is occupied by low-density residential uses, Los Coches Creek Middle School, and large areas of undeveloped open space.

Subarea 4 contains areas mapped as Southern Coast Live Oak Riparian Forest. Other sensitive vegetation communities within Subarea 4 include chaparral, coastal sage scrub, and grasslands. Subarea 5 is dominated by natural, undeveloped open space, some of which is located within the CNF. Subarea 5 contains areas mapped as Southern Riparian Forest, Southern Coast Live Oak Riparian Forest, and Southern Cottonwood-Willow Riparian Forest. Other sensitive vegetation communities within Subarea 5 include chaparral and other woodlands.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. Because the alternative would allow for increased density and intensity compared to the current General Plan, associated activities have the potential to cause more severe significant indirect impacts compared to those identified in the prior EIRs. Implementation of current General Plan policies and mitigation measures identified in Section 2.4, in addition to compliance with applicable regulations, would reduce impacts to riparian habitat and other sensitive natural communities but not below a level of significance because it cannot be ensured that impacts from future development could be mitigated. Therefore, this impact would be greater compared to the prior EIRs. Like the prior EIRs, this impact would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density of development allowed throughout the CPA under this alternative would be slightly reduced but overall similar compared to the development allowed by the proposed project. However, any development of the land uses under the alternative could still result in significant impacts to riparian habitat and other sensitive natural communities requiring mitigation. Implementation of the same current General Plan policies and mitigation measures identified in Section 2.4 would reduce this alternative's impacts to riparian habitat and other sensitive natural communities but not below a level of significance because it cannot be ensured that impacts from future development could be mitigated. Therefore, this impact would be similar compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 3: Federally Protected Wetlands

Table 2.4-11 in this SEIR summarizes the wetland types within the seven subareas, as well as the estimated acreages of impacts under the current General Plan and proposed project. Within the seven subareas, federally protected wetlands are present within Subareas 2, 4, 5, and 7. Additionally, County RPO wetlands are present within Subareas 2 through 7. As such, with the exception of Subarea 1, development within all subareas could result in the loss of federally protected and/or County RPO wetlands. Subsequent discretionary projects proposed for development within the Alpine CPA would be analyzed through the CEQA process for potential impacts related to federally protected wetlands.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. The level of density and intensity of development proposed in these subareas would be more disruptive to federally protected wetlands as compared to the development analyzed in the prior EIRs. Implementation of current General Plan policies and mitigation measures identified in Section 2.4, in addition to compliance with applicable regulations, would reduce impacts to federally protected wetlands. Therefore, impacts to federally protected wetlands under this

alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be similarly disruptive to federally protected wetlands as compared to the development allowed by the proposed project. Implementation of current General Plan policies and mitigation measures identified in Section 2.4, in addition to compliance with applicable regulations, would reduce impacts to federally protected wetlands. Therefore, impacts to federally protected wetlands under this alternative would be similar compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 4: Wildlife Movement Corridors and Nursery Sites

A habitat linkage was identified on the west side of the Alpine CPA within the boundaries of the adopted South County Plan, linking habitat patches from south San Diego County to important aquatic resources at El Capitan Reservoir. Approximately 14.5 acres of habitat linkage identified by the South County Plan is within Subarea 4 of the Alpine CPU area. Nursery sites are located throughout undeveloped areas within the Alpine CPA and include areas that provide the resources necessary for reproduction of a species, including foraging habitat, breeding habitat, and water sources. Subsequent discretionary projects proposed for development within the Alpine CPA would be analyzed through the CEQA process for potential impacts related to loss of nursery sites.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. The level of density and intensity of development in Subareas 1 through 5 proposed by this alternative would be more disruptive to wildlife movement corridors and nursery sites as compared to the development analyzed in the prior EIRs. Implementation of the current General Plan policies and mitigation measures identified in Section 2.4, in addition to compliance with applicable regulations, would reduce impacts on nursery sites but not below a level of significance. Therefore, this impact would be greater compared to the prior EIRs. Like the prior EIRs, this impact would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed by this alternative would similarly be disruptive to wildlife movement corridors and nursery sites as compared to the development allowed by the proposed project. Implementation of the current General Plan policies and mitigation measures identified in Section 2.4 in this SEIR, in addition to compliance with applicable regulations, would reduce impacts on nursery sites but not below a level of significance. Therefore, this impact would be similar compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

Issue 5: Conflict with Local Policies and Ordinances

Future development associated within the Alpine CPA has the potential to significantly impact sensitive biological resources identified for protection under the Multiple Species Conservation Program (MSCP)

South County Plan, Guidelines, RPO, BMO, and/or HLP Ordinance. Future discretionary projects within the adopted MSCP South County Plan would be subject to the County BMO, while projects outside of the MSCP would be subject to the HLP Ordinance. The County's RPO applies throughout the unincorporated County and requires avoidance of impacts to environmentally sensitive lands from discretionary projects. Future development associated with the alternative would be required to comply with these ordinances, and demonstrate compliance, when applicable.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. The level of density and intensity of development proposed in these subareas by this alternative would be greater compared to the development analyzed in the prior EIRs. However, future development associated with this alternative would be required to comply with the ordinances and policies protecting biological resources. Therefore, impacts associated with conflicting with local policies and ordinances would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would be less than significant.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be similar compared to the development allowed in the proposed project. However, future development associated with this alternative would be required to comply with the ordinances and policies protecting biological resources. Therefore, impacts associated with conflicting with local policies and ordinances would be similar compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 6: Conflict with Adopted Habitat Conservation Plans and Natural Community Conservation Plans

The MSCP South County Plan is the applicable adopted HCP and NCCP for the unincorporated County, which includes Subareas 1, 2, and 4 (entirely within the MSCP boundaries), and Subareas 3, 5, 6, and 7 (partially within the MSCP boundaries). In addition, a PAMA as designated in the MSCP South County Plan is identified within Subarea 5; however, the MSCP South County Plan does not preclude a landowner from developing on PAMA lands. As a result, impacts on PAMA would not constitute a conflict with the provisions of the MSCP South County Plan. Additionally, this alternative would not re-designate areas identified as preserve land in either the MSCP South County Plan or draft East County Plan boundaries.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. The level of density and intensity of development proposed in these subareas by this alternative would be more disruptive as compared to the development analyzed in the prior EIRs and result in greater impacts on sensitive plant and animal species, riparian and other natural communities, and habitat corridors that are identified for protection under the MSCP South County Plan. However, future development associated with this alternative would be required to comply with the HCP and NCCP. Therefore, impacts associated with conflicting with these plans would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be similar as compared to the development allowed by the proposed project. Future development associated with this alternative would be required to comply with the HCP and NCCP. Therefore, impacts associated with conflicting with these plans would be similar compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

4.7.1.5 Cultural and Paleontological Resources

The effects of Alternative 4 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-69.

Table 4-69 Cultural and Paleontological Resources Impacts Comparison

Issue	Prior EIRs	Alt. 4 Compared to Prior EIRs	Proposed Project	Alt. 4 Compared to Proposed Project
CUL-1 Historic Resources	LS	▲ LS	LS	= LS
CUL-2 Archaeological Resources	LS	▲ LS	LS	= LS
CUL-3 Paleontological Resources	LS	▲ LS	LS	= LS
CUL-4 Human Remains	LS	▲ LS	LS	= LS

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

Issue 1: Historic Resources

As shown in Figures 2.5-1a and 1b of this SEIR, there are two known historical resources within the Alpine CPA. The Julian Eltinge Residence is located along South Grade Road, south of Subareas 2 and 6. The Alpine Woman's Club is located along Alpine Boulevard, west of Subarea 6. Some historical resources exist within the Alpine CPA that are historically significant but have not yet been designated, and there may also be unknown historical resources within the Alpine CPA. Under this alternative 5,691 dwelling units could be developed in the seven subareas, which is 1,626 more than allowed in the current General Plan. No land use changes to Subareas 6 or 7 would be proposed with this alternative when compared to the current General Plan. Four new Mobility Element roads (New Roads 25, 26, 27, and 29) are proposed in this alternative. Any future development projects in the CPA would be subject to an environmental review process, which may include records searches, site-specific pedestrian surveys, and historical evaluations. The purpose of the review process is to identify potential historical resources and identify mitigation measures that will minimize any impacts to these resources. In addition, any future projects in the Alpine CPA will be subject to federal, state, and local regulations, and must conform to the goals and policies established in the current General Plan.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. The level of density, proposed land use changes, and new

Mobility Element roads (New Roads 25, 26, 27, 29, and 30) in these subareas would be more disruptive to known and unknown historic resources as compared to the development analyzed in the prior EIRs. The application of existing regulations in combination with the County's RPO, Zoning Ordinance, the current General Plan policies and prior EIRs mitigation measures, and the Alpine CPU mitigation measures identified in Section 2.5 of this SEIR, would mitigate historic impacts. Therefore, impacts on historic resources would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project. The level of density would be similarly disruptive, while the four additional Mobility Element roads (New Roads 25, 26, 27, and 29) would be more disruptive under this alternative to known and unknown historic resources as compared to the development allowed by the proposed project. The application of existing regulations in combination with the County's RPO, Zoning Ordinance, the current General Plan policies and mitigation measures, and the Alpine CPU mitigation measures identified in Section 2.5 of this SEIR, would mitigate historic impacts. Therefore, impacts on historic resources under this alternative would be similar compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 2: Archaeological Resources

Many prehistoric habitation and smaller resource gathering and processing sites have been recorded within the Alpine CPA. Information about these sites is kept confidential to protect these resources from destruction or theft. Subsequent projects seeking a discretionary permit may be subject to an environmental review process, at which point a records search would be conducted to determine whether a pedestrian survey or cultural resources evaluations would be required. The application of existing regulations in combination with the County's RPO, Zoning Ordinance, the current General Plan policies and prior EIRs and Alpine CPU mitigation measures would mitigate impacts to archaeological resources.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. Impacts on archaeological resources, known and unknown, would be greater due to the increase in density and new Mobility Element roads (New Roads 25, 26, 27, and 29) as compared to the development analyzed in the prior EIRs. Therefore, impacts on archaeological resources under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density would be similarly disruptive, while the four additional Mobility Element roads (New Roads 25, 26, 27, and 29) would be more disruptive under this alternative to known and unknown archaeological resources as compared to the development allowed by the proposed project. Therefore, impacts on archaeological resources under this alternative would be similar compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 3: Paleontological Resources

Figures 2.5-2a and 2b of this SEIR identify regions of the Alpine CPA that are sensitive for paleontological resources. Only Subarea 2 has a moderate sensitivity for producing paleontological resources. The other subareas have no sensitivity for producing unique paleontological resources; however, unknown paleontological resources have the potential to occur within the Alpine CPA. Subsequent projects seeking a discretionary permit may be subject to environmental review; federal, state, and local regulations; and the current General Plan. The application of existing regulations in combination with the County's RPO, Zoning Ordinance, the current General Plan policies, and prior EIRs and Alpine CPU mitigation measures would mitigate impacts to paleontological resources.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. Impacts on paleontological resources, known and unknown, would be greater due to the increase in density and new Mobility Element roads (New Roads 25, 26, 27, 29, and 30) as compared to the development analyzed in the prior EIRs. Therefore, impacts on paleontological resources under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density would be similarly disruptive, while the five additional Mobility Element roads (New Roads 25, 26, 27, 29, and 30) would be more disruptive under this alternative to known and unknown paleontological resources as compared to the development allowed by the proposed project. Therefore, impacts on paleontological resources under this alternative would be similar compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 4: Human Remains

Construction activities associated with future development within the Alpine CPA would have the potential to disturb human remains, and any disturbance would be considered a significant impact. Ground-disturbing activities associated with the land use designation and mobility changes, such as grading, excavation, and utilities installation, would have the potential to directly adversely impact unknown human remains. Subsequent projects seeking a discretionary permit may be subject to environmental review; federal, state, and local regulations; and the current General Plan. The application of existing regulations in combination with the County's RPO, Zoning Ordinance, the current General Plan policies and prior EIRs mitigation measures would mitigate impacts to human remains.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. Impacts on human remains, known and unknown, would be reduced in these subareas would be greater due to the increase in density and expected land disturbance activities as compared to the development analyzed in the prior EIRs. Therefore, impacts on human remains under this alternative would be greater but remain less than significant as compared to the prior EIRs.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density would be similarly disruptive, while the five additional Mobility Element roads (New Roads 25, 26, 27, 29, and 30) would be more disruptive under this alternative to known and unknown human remains as compared to the development allowed by the proposed project. Therefore, impacts on human remains under this alternative would be similar compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

4.7.1.6 Greenhouse Gas Emissions

A comparison of the effects of Alternative 4 to the prior EIRs and proposed project are summarized below by issue area and in Table 4-70. Consistent with the analysis provided in Section 2.6 of this SEIR, only the 2011 General Plan is used for the GHG analysis due to the outcome of litigation of the FCI GPA.

Table 4-70 Greenhouse Gas Emissions Impacts Comparison

Issue	Prior EIR ¹ (2030/2050)	Alt. 4 Compared to Prior EIR (2030/2050)	Proposed Project (2030/2050)	Alt. 4 Compared to Proposed Project (2030/2050)
GHG-1 Generate Significant Greenhouse Gas Emissions	LS / N/A	▲ SU / SU	SU / SU	▼ SU / ▼ SU
GHG-2 Conflict with an Applicable Plan	LS / N/A	▲ SU / SU	SU / SU	▼ SU / ▼ SU

¹ The 2011 General Plan EIR did not contemplate an impact for a 2050 horizon year.

N/A- Not applicable

SU- Significant and Unavoidable

LS- Less than Significant

▼Impacts are reduced

▲ Impacts are greater

= Impacts are similar

Bolded text = a change in impact conclusion

Issue 1: Generate Significant Greenhouse Gas Emissions

Alternative 4 would generate GHG emissions from construction- and operational-related activities. This alternative would result in a net increase in GHG emissions over existing conditions under potential buildout in 2030 and 2050.

For comparison purposes and consistent with the analysis provided in Section 2.6, Table 4-71 below presents a comparison of estimated GHG emissions generated by this alternative to the General Plan and proposed project. The methodology for estimating these emissions is described in Section 2.6.3.1 of this SEIR.

Table 4-71 GHG Emissions Associated with Alternative 4 and Compared to the General Plan and Proposed Project (MTCO_{2e})

Source	Alt. 4	Net Change from Existing Conditions ¹	Net Change Compared to General Plan ¹	Net Change Compared to Proposed Project ¹
2030 Buildout				
Area	18,709	+8,688	+2,482	-591
Building Energy	40,922	+18,546	+2,362	-8
Mobile (Vehicular)	206,211	+63,550	+27,722	-710
Solid Waste	7,645	+4,109	+647	+44
Water and Wastewater	8,344	+4,753	+494	-70
Total	281,830	+99,647	+33,706	-1,319
2050 Buildout				
Area	18,709	+8,688	+2,482	-591
Building Energy	28,831	+6,454	+908	-20
Mobile (Vehicular)	190,065	+47,404	+25,551	-654
Solid Waste	7,645	+4,109	+647	+44
Water and Wastewater	5,103	+1,513	+157	-3,362
Total	250,353	+68,169	+29,744	+4,583

Notes: Alt = alternative; CPU = community plan update; GHG = greenhouse gas; MTCO_{2e} = metric tons of carbon dioxide equivalent

¹ Detail summaries of the emissions estimates for Existing Conditions, General Plan Buildout, and proposed project are provided in Chapter 2.6, *Greenhouse Gas Emissions*.

Emissions from industrial sources were modeled in separate CalEEMod files to reflect no increase in industrial uses beyond existing conditions. Details are shown in Appendix D.

Source: Appendix D

Alternative Compared to the Prior EIR

The prior EIR identified that allowable development under the General Plan would result in a potentially significant impact related to GHGs in 2020. Since the adoption of this EIR, State law extended targets to future years to reduce emissions to 40 percent below 1990 levels by 2030, and a goal to reduce emissions to 80 percent below 1990 levels by 2050. Because the prior EIR identified potentially significant impacts related to GHGs in 2020, it is assumed these impacts would also be potentially significant related to impacts in 2030 and 2050; however, no impact conclusion was provided for GHG emissions in 2050 in the prior EIR. Through the implementation of General Plan policies and mitigation measures identified in the 2011 General Plan EIR, these impacts in 2020 would be reduced to a less than significant level. The 2011 General Plan EIR identified that the planning horizon for the General Plan would be 2030. Due to the cumulative nature of GHG emissions, the General Plan's cumulative impact related to consistency with applicable plans was determined to be less than significant because the General Plan would be consistent with the State's 2020 reduction target. However, as identified in the prior EIR, meeting the State's 2050 GHG emissions reduction goal would be beyond the planning horizon scope for General Plan buildout. The prior EIR identified that consistency with State targets in 2020 relies heavily on federal and state programs to reduce GHG emissions (County of San Diego 2011:2.17-28). Thus, without existing regulations in place at the time of the adoption of the 2011 General Plan EIR that would reduce emissions consistent with the State's 2050 GHG reduction goals, potential impacts in the 2011 General Plan EIR in 2050 were not identified.

Alternative 4 would allow for more dwelling units and less non-residential acreage than identified in the prior EIR. As shown in Table 4-71, this alternative would generate greater net GHG emissions compared

to the allowable General Plan buildout in 2030 and 2050. Therefore, this alternative would result in the potential generation of GHG emissions that were not accounted for in regional growth projections used to develop the RTP/SCS.

The threshold for determining significance related to the generation of GHG emissions is consistent with the “Scoping Plan measures” identified in the 2017 Scoping Plan, described in detail in Section 2.6 of this SEIR. Through consistency with the 2017 Scoping Plan, emissions associated with this alternative would be determined to be less than significant for 2030. The 2017 Scoping Plan provides generalized measures that are further developed in Section 2.6.3.2 of this SEIR, into project-level BMPs that would be feasible to implement within the Alpine CPA. These BMPs identify feasible construction or operation included in recent CEQA documents or regulations and requirements applied in similar air districts that would reduce project-generated GHG emissions. Through the implementation of these BMPs, a project would demonstrate consistency with the 2017 Scoping Plan. However, Alternative 4 does not include policies consistent with these BMPs or the 2017 Scoping Plan and would, therefore, result in a potentially significant impact as proposed.

Alternative 4 would be required to implement Alpine CPU mitigation like the proposed project that would require all future development associated with Alternative 4 to implement applicable BMPs consistent with the 2017 Scoping Plan. Through the implementation of this mitigation, the alternative would demonstrate consistency with the BMPs, but would not achieve VMT reductions consistent with state climate goals. Therefore, this impact in 2030 would be greater compared to the prior EIR. Unlike the prior EIR, for which impacts were found to be less than significant in, this impact would remain significant and unavoidable.

The 2017 Scoping Plan does not identify a pathway to achieving the State’s 2050 GHG reduction goal through existing mitigation measures and technologies. No impact conclusion was determined for this issue for a 2050 horizon year in the prior EIR and therefore no comparison can be made. However, for information purposes, this alternative would result in development that would generate GHG emissions in 2050 greater than estimated emissions from anticipated buildout of the General Plan in the same year.

Alternative Compared to Proposed Project

Alternative 4 would allow for fewer dwelling units and less non-residential acreage than the proposed project. As shown in Table 4-71, this alternative would generate fewer net GHG emissions than the proposed project buildout. However, impact determination for this issue was based on consistency with the 2017 Scoping Plan. Alternative 4 would result in a potentially significant impact from the generation of GHGs and would require implementation of Alpine CPU mitigation like the proposed project that would enforce future projects developed in the Alpine CPA to implement BMPs consistent with the project-level Scoping Plan measures. Through the implementation of this mitigation, Alternative 4 would result in a less than significant impact in 2030, which would be reduced compared to the impact identified for the proposed project because it would allow for less development and fewer associated GHG emissions. The 2017 Scoping Plan does not identify a pathway to achieving the State’s 2050 GHG reduction goal through existing mitigation measures and technologies. Thus, even with the application of this mitigation, allowable development under this alternative would potentially conflict with the State’s ability to achieve the 2050 GHG reduction goal. Therefore, this impact would be reduced compared to the proposed project in 2030 and 2050. Like the proposed project, this impact would remain significant and unavoidable in 2030 and 2050.

Issue 2: Conflict with an Applicable Plan

Applicable plans for the purpose of reducing GHG emissions included the RTP/SCS and the 2017 Scoping Plan. Both plans provide pathways for reducing GHG emissions based on growth forecasts consistent with anticipated local, regional, and statewide plan buildout. In the unincorporated County, this potential buildout was based on the growth projections provided in the General Plan, which were used in the development of the RTP/SCS.

Consistency with the 2017 Scoping Plan is used to determine if this alternative would conflict with an applicable plan for the purposes of reducing GHGs. Alternative 4 would be compliant with statewide laws and regulations implemented for the purposes of reducing statewide GHGs (e.g., Renewable Portfolio Standard, or low Carbon Fuel Standard). However, this alternative does not include project-level policies consistent with the 2017 Scoping Plan. Implementation of the BMPs, described briefly above and in further detail in Section 2.6, would be required to demonstrate project-level consistency with the 2017 Scoping Plan.

Alternative Compared to the Prior EIR

The prior EIR identified that allowable development under the General Plan would potentially conflict with statewide reduction targets in 2030. Through the implementation of General Plan policies and mitigation measures identified in the prior EIR, development in 2030 would not conflict with the achievement of the State's 2030 GHG reduction target. However, as identified in prior EIR, meeting the State's 2050 GHG emissions reduction goal is not currently feasible based on existing technologies and mitigation measures. Therefore, this impact would be similar to the prior EIR. Like the prior EIR, long-term impacts related to plan consistency would remain significant and unavoidable.

Alternative 4 would allow for more dwelling units and less non-residential acreage than identified in the prior EIR. This anticipated growth would be greater than the growth projections used in development of the RTP/SCS and thus would not be accounted for in regional population or VMT projections. Further, this alternative does not include project-level policies consistent with the 2017 Scoping Plan. Therefore, this alternative would result in a significant impact related to consistency with applicable plans. Alternative 4 would implement Alpine CPU mitigation like the proposed project that would require all future development to implement applicable BMPs consistent with the 2017 Scoping Plan. Through the implementation of this mitigation, Alternative 4 would be consistent with the 2017 Scoping Plan and would not interfere with the achievement of statewide reduction targets. The 2017 Scoping Plan does not identify a pathway to achieving the State's 2050 GHG reduction goal through existing mitigation measures and technologies. Thus, even with the application of the Alpine CPU mitigation, allowable development under this alternative would potentially conflict with the State's ability to achieve the 2050 GHG reduction goal. Therefore, this impact would be greater in 2030 compared to the prior EIR. Unlike the prior EIR, for which impacts were found to be less than significant in 2030, this impact would remain significant and unavoidable.

No impact conclusion was determined for this issue for a 2050 horizon year in the prior EIR and therefore no comparison can be made. However, for informational purposes, this alternative would result in development that would generate GHG emissions in 2050 greater than estimated emissions from anticipated buildout of the General Plan in the same year.

Alternative Compared to Proposed Project

Alternative 4 would allow for fewer dwelling units and less non-residential acreage than the proposed project. Impact determination for this issue was based on consistency with the 2017 Scoping Plan.

Because this alternative does not include project-level policies consistent with the 2017 Scoping Plan, this impact would be potentially significant. Alternative 4 would implement Alpine CPU mitigation like the proposed project that would require future projects developed in the Alpine CPA to implement BMPs consistent with the project-level Scoping Plan measures. With the implementation of this mitigation, the alternative would demonstrate consistency with the BMPs but would not achieve the VMT reductions consistent with state climate goals. Therefore, this impact in 2030 would be reduced compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

The 2017 Scoping Plan does not identify a pathway to achieving the State’s 2050 GHG reduction goal through existing mitigation measures and technologies. Thus, even with the application of the Alpine CPU mitigation, allowable development under this alternative would potentially conflict with the State’s ability to achieve the 2050 GHG reduction goal. Therefore, this impact would be reduced compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

4.7.1.7 Wildfire

The effects of Alternative 4 compared to the proposed project are summarized below by issue area and in Table 4-72. It should be noted that the conclusions in the prior EIR are shown for informational purposes only. Only the 2011 General Plan EIR will be used for analysis of wildfire due to the outcome of litigation of the FCI GPA.

Table 4-72 Wildfire Impacts Comparison

Issue	Prior EIR¹	Alt. 4 Compared to Prior EIR	Proposed Project	Alt. 4 Compared to Proposed Project
WILD-1 Adopted Emergency Response or Emergency Evacuation Plan	LS	▲ SU	SU	= SU
WILD-2 Expose Receptors to Pollutants from Wildfire	N/A	N/A /SU	SU	= SU
WILD-3 Exacerbate Wildfire Risk from New Infrastructure	N/A	N/A /SU	SU	= SU
WILD-4 Expose People or Structures to Significant Risks from Post-Wildfire Hazards	N/A	N/A /SU	SU	= SU

¹ Although wildfire hazards were discussed in the prior EIR, the impact analysis and conclusions do not completely align with the current CEQA Appendix G issue questions.

N/A - not applicable

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

Bolded text - a change in impact conclusion

Issue 1: Adopted Emergency Response or Emergency Evacuation Plan

This SEIR does not wholly rely on the prior EIR as a baseline. Although the 2011 General Plan is not the baseline, many of the regulations and existing land use designations and Mobility Elements described in the 2011 General Plan EIR are referenced in this section. The baseline for existing conditions for the issue topics not addressed in the prior EIR is August 2018, when the NOP for the proposed project was issued.

The August 2018 baseline includes relevant changes to the existing conditions analyzed in the 2011 General Plan EIR.

Approximately 60,072 acres of the Alpine CPA is within the WUI, which represents 88 percent of the community, and all seven subareas are entirely within the WUI. In addition, all seven subareas are within a Very High FHSZ, while Subarea 6 also contains areas designated as a High FHSZ (approximately 41 percent of the subarea). According to the pamphlet entitled “Alpine Emergency Evacuation Routes” distributed by the Alpine Fire Safe Council, Subareas 1, 4, and 5 are not directly connected to main evacuation roads (Alpine Fire Safe Council n.d.). Future projects would be required to comply with the numerous regulations related to emergency response and evacuation plans, and discretionary permits would be evaluated according to the County’s Guidelines for Determining Significance – Wildland Fire and Fire Protection.

This alternative would result in approximately 1,626 more dwelling units than the current General Plan and 387 fewer units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout Subareas 1 through 7 of approximately 40,455 residents, which is 4,537 more residents than the current General Plan and 1,080 fewer residents than the proposed project.

One new Mobility Element road is proposed in Subarea 2 (New Road 25) and three are proposed in Subarea 5, specifically New Roads 26, 27, and 29. Because Subarea 5 is impacted by the proposed changes to the mobility network, it is possible that the adopted evacuation and emergency response plans could be substantially impaired by roadway expansions or construction. However, the proposed mobility network expansion within Subarea 5 has been designed to connect to the main evacuation road. Once constructed, it would provide better access to evacuation routes and will align with existing evacuation and emergency response plans.

Alternative Compared to Prior EIR

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIR; this increase in units would occur in Subareas 1 through 5. The level of density and proposed land use changes in these subareas would be increased compared to the development analyzed in the prior EIR. The 2011 General Plan EIR concluded that implementation of the 2011 General Plan would have the potential to substantially impair an adopted emergency response plan or emergency evacuation plan or result in inadequate emergency access. Impacts were determined to be less than significant with implementation of mitigation measures and current General Plan policies. Furthermore, emergency response and evacuation plans are bolstered by the County Consolidated Fire Code, California Code of Regulation Title 14 Division 1.5, and State Fire Regulations. However, there is a potential that emergency response and evacuation would be insufficient during wildfires due to the substantial potential growth that could occur in the CPA. Therefore, implementation of Alternative 4 could substantially impair existing emergency response and evacuation plans, potentially increasing the risk to loss of life and property in the event of a wildfire. Therefore, impacts that impair of an adopted emergency response plan or emergency evaluation plan or result in inadequate emergency access would be similar compared to the prior EIR. Unlike the prior EIR for which impacts were found to be less than significant, these impacts would be significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and proposed land use changes in these subareas would be similar as compared to the development allowed by the proposed project. Therefore, impacts that impair an adopted

emergency response plan or emergency evaluation plan or result in inadequate emergency access would be similar compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 2: Expose Receptors to Pollutants from Wildfire

Impacts related to wildfire risk and pollutant exposure from implementation of the 2011 General Plan were not addressed explicitly in the 2011 General Plan EIR because wildfire was not analyzed as a separate section at the time it was adopted. However, Sections 2.7, *Hazards and Hazardous Materials*; 2.8, *Hydrology and Water Quality*; 2.13, *Public Services*; 2.15, *Transportation and Traffic*; and 2.17, *Global Climate Change* of the 2011 General Plan EIR address wildfire risk and exposure to pollutants.

Development within or adjacent to areas designated as Very High FHSZ and/or WUI areas has the potential to exacerbate wildfire risk, particularly if it occurs in areas with steep topography and/or prevailing winds as these conditions contribute to the spread of wildfires and make it more difficult to contain wildfires. As shown in Figures 2.7-1a and 1b of this SEIR, a majority of the Alpine CPA is within a WUI area and Very High FHSZ under either state or federal responsibility. Within the Alpine CPA, all seven subareas are within a Very High FHSZ, while Subarea 6 also contains areas designated as a High FHSZ (approximately 41 percent of the subarea). All seven subareas are entirely within the WUI. Development in fire hazardous areas could result in increased pollutant exposure. Approximately 50 percent of the Alpine CPA contains areas with slopes greater than 25 percent, as shown in Figures 2.7-5a and 5b of this SEIR, which are more susceptible to wildfire spreading. Subareas 4 and 5 in particular are situated in areas with substantial topographical changes, with the Sweetwater River valley bordering Subarea 5 to the south, and contain large swaths of fire-prone vegetation such as chaparral and coastal sage scrub.

This alternative would result in 1,626 more units than the current General Plan and 387 fewer units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout Subareas 1 through 7 of approximately 40,455 residents, which is 4,537 more residents than the current General Plan and 1,080 fewer residents than the proposed project. Any future discretionary development would be subject to an environmental review process and federal, state, and local regulations that minimize wildfire risk and pollutant exposure. Future projects would also be expected to conform with the goals and policies of the current General Plan.

Alternative Compared to Prior EIR

No impact conclusion was determined for this issue in the prior EIR; therefore, no impact comparison can be made. However, for informational purposes, Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIR; this increase in units would occur in Subareas 1 through 5. The level of density in these subareas would be increased compared to the development analyzed in the prior EIR. In this alternative, future development within the Alpine CPA would have potential to exacerbate wildfire risk by introducing more new residents, who in turn could be exposed to pollutant concentrations such as particulate matter in the event of a wildfire compared to the development analyzed in the prior EIR.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and population in this alternative would be similar compared to the development allowed by the proposed project. In this alternative, future development within the Alpine CPA would have the potential to exacerbate wildfire risk by introducing a similar number of new residents, who in turn could be exposed to pollutant concentrations such as particulate matter in the event of a wildfire compared to the development allowed by the proposed project. Therefore, this impact would

be similar compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

Issue 3: Exacerbate Wildfire Risk from New Infrastructure

Impacts related to wildfire risk and pollutant exposure from implementation of the current General Plan were not addressed explicitly in the 2011 General Plan EIR because wildfire was not analyzed as a separate section at the time it was adopted. However, Sections 2.7, *Hazards and Hazardous Materials*; 2.9, *Land Use*; 2.13, *Public Services*; and 2.15, *Transportation and Traffic* of the 2011 General Plan EIR address wildfire risk.

The Alpine CPA contains many of the characteristics described above, including varying topography, fire-prone vegetation, and predominant weather patterns that increase wildfire risk. Regarding topography, approximately 34,382 acres, or 50 percent, of the Alpine CPA contains areas with slopes greater than 25 percent. In addition, a vast majority of the Alpine community (approximately 78 percent) contains fire-prone vegetation such as chaparral, coastal sage scrub, and grasslands. Development in fire hazardous areas could result in increased pollutant exposure. Subareas 4 and 5 in particular are situated in areas with substantial topographical changes, with the Sweetwater River valley bordering Subarea 5 to the south and contain large swaths of fire-prone vegetation such as chaparral and coastal sage scrub.

This alternative would result in 1,626 more units than the current General Plan and 387 fewer units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout Subareas 1 through 7 of approximately 40,455 residents, which is 4,537 more residents than the current General Plan and 1,080 fewer residents than the proposed project. Any future discretionary development would be subject to an environmental review process and federal, state, and local regulations that minimize wildfire risk and pollutant exposure. Future projects would also be expected to conform with the goals and policies of the current General Plan.

Alternative Compared to Prior EIR

No impact conclusion was determined for this issue in the prior EIR; therefore, no impact comparison can be made. However, for informational purposes, Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIR; this increase in units would occur in Subareas 1 through 5. The number of structures subject to wildfire risk would be greater as compared to the development analyzed in the prior EIR.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity in these subareas would result in a similar potential to exacerbate wildfire risk from new structures as compared to the development allowed by the proposed project. Therefore, this impact would be similar compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

Issue 4: Expose People or Structures to Significant Risks from Post-Wildfire Risks

Impacts related to post-wildfire risks from implementation of the current General Plan were not addressed explicitly in the 2011 General Plan because wildfire was not analyzed as a separate section at the time it was adopted. However, Sections 2.7, *Hazards and Hazardous Materials*; 2.8, *Hydrology and Water Quality*; 2.15, *Transportation and Traffic*; and 2.17, *Global Climate Change* of the 2011 General Plan EIR address post-wildfire hazard risk.

According to the USGS, fast moving and highly destructive debris flows triggered by intense rainfall are considered one of the most dangerous post-wildfire hazards. While several factors contribute to post-fire debris flow, it is generally triggered by one of the following two processes: surface erosion caused by rainfall runoff; and landslides caused by rainfall seeping into the ground. These hazards pose a risk to life and property due to their sudden occurrence; extreme force; and ability to strip vegetation, block drainages, and damage infrastructure.

As discussed under Issue 2, approximately 50 percent of the Alpine CPA contains areas with slopes greater than 25 percent. Subareas 4 and 5 are situated in areas with substantial topographical changes, with the Sweetwater River valley bordering Subarea 5 to the south, and contain large swaths of fire-prone vegetation such as chaparral and coastal sage scrub, making them particularly susceptible to post-wildfire hazards such as debris flows, landslides, and slope instability. Additionally, the western portion of Subarea 5 is within the burn area of the West Fire, which burned approximately 504 acres and destroyed 56 structures in 2018. Most recently, the 2020 Valley Fire burned 76,067 acres and damaged or destroyed 75 structures (Cleveland National Forest 2020). The Valley Fire was located outside Alpine and to the southeast.

This alternative would result in approximately 1,626 more dwelling units than the current General Plan and 387 fewer units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout Subareas 1 through 7 of approximately 40,455 residents, which is 4,537 more residents than the current General Plan and 1,080 fewer residents than the proposed project.

Alternative Compared to Prior EIR

No impact conclusion was determined for this issue in the prior EIR therefore no impact comparison can be made. However, for informational purposes, Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIR; this increase in units would occur in Subareas 1 through 5. The proposed mobility network expansion within Subarea 5 has been designed to connect to the main evacuation road. Once constructed, it would provide better access to evacuation routes and will align with existing evacuation and emergency response plans. The level of density in these subareas would expose more people or structures to significant risks from post-wildfire risks as compared to the development analyzed in the prior EIR.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Like the proposed project, the proposed mobility network expansion within Subarea 5 has been designed to connect to the main evacuation road. Once constructed, it would provide better access to evacuation routes and will align with existing evacuation and emergency response plans. The level of density in these subareas would result in a similar potential to expose people or structures to significant risks from post-wildfire risks as compared to the development allowable under the proposed project. Therefore, this impact would be similar compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

4.7.1.8 Hydrology and Water Quality

The effects of Alternative 4 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-73.

Table 4-73 Hydrology and Water Quality Impacts Comparison

Issue	Prior EIRs	Alt. 4 Compared to Prior EIRs	Proposed Project	Alt. 4 Compared to Proposed Project
HYD-1 Violate Water Quality Standards and Requirements	SU	▲ SU	SU	= SU
HYD-2 Deplete Groundwater Supplies and Interfere with Recharge	SU	▲ SU	SU	= SU
HYD-3 Result in Erosion or Siltation	LS	▲ LS	LS	= LS
HYD-4 Result in Flooding	LS	▲ LS	LS	= LS
HYD-5 Exceed Capacity of Stormwater Systems	LS	▲ LS	LS	= LS
HYD-6 Place Housing within a 100-year Flood Hazard Area	LS	▲ LS	LS	= LS
HYD-7 Impede or Redirect Flood Flows	LS	▲ LS	LS	= LS
HYD-8 Expose People to Dam Inundation and Flood Hazards	LS	= LS	LS	= LS
HYD-9 Expose People to Seiche, Tsunami, and Mudflow Hazards	LS	▲ LS	LS	= LS

SU- Significant and Unavoidable
LS- Less than Significant
▼Impacts are reduced
▲Impacts are greater
= Impacts are similar

Issue 1: Violate Water Quality Standards and Requirements

Future development occurring in the Alpine CPA under this alternative would have the potential to contribute to a violation of water quality standards or degradation of surface water or groundwater quality. Table 2.8-2a and 2b of this SEIR identifies watersheds within the Alpine CPA that contain eight impaired water bodies as defined by the CWA 303(d) list. All discretionary projects, including grading permits, are subject to review by the County for impacts on water quality. Under the NPDES Construction General Permit program, SWPPPs must be prepared, and the BMPs identified in the SWPPPs must be implemented for construction sites greater than 1 acre, in order to reduce the occurrence of pollutants in surface water. Future development projects allowed under this alternative would be required under the MS4 NPDES permit program to include BMPs. This alternative would also incorporate existing regulations and mitigation measures in Section 2.8 of this SEIR to mitigate potential impacts to violating water quality standards and requirements.

The increased development densities in Subareas 1 through 5 proposed in the alternative compared to the current General Plan would have the potential to result in additional sources of polluted runoff that would have short-term impacts on surface water quality through construction activities. The alternative would generate pollutants associated with the land uses in Subareas 1 through 5. The increased development densities allowed under the alternative within five of the subareas of the Alpine CPA would allow more housing units compared to the current General Plan, which would have the potential to

generate additional pollutants, if developed and operational. Multiple constituents associated with residential land use operations have the potential to degrade surface water quality following construction.

The Padre Dam Municipal Water District serves Subareas 1, 2, 3, 4, 6, and 7, as well as a portion of Subarea 5. A majority of Subarea 5 is outside of the Padre Dam Municipal Water District and SDCWA service boundaries. Within the Alpine CPU area, the majority of Subarea 5 is entirely groundwater-dependent. Groundwater impacts associated with gasoline, which include benzene and MTBE, have been identified within Subareas 2 and 6. New wells constructed to support development in these areas would be potentially susceptible to inducing the flow of contaminated groundwater, which could result in the spread of the groundwater contamination plumes. Areas adjacent to Subareas 3 and 5, and north of Subarea 6 contain groundwater with nitrate levels that currently exceed water quality standards and therefore limit the availability of potable groundwater.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. Because the alternative would allow for increased dwelling units resulting in the potential for additional point and non-point source pollutants in these subareas compared to the current General Plan, operational impacts on surface water quality would be more severe. Additionally, the alternative would allow for construction of new wells in areas with contaminated groundwater that do not meet the Safe Drinking Water Act standards. Therefore, under this alternative, impacts would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Operational impacts on surface water quality could be similar to the proposed project. The alternative and proposed project would allow for construction of new wells in areas with contaminated groundwater that do not meet the Safe Drinking Water Act standards. Compliance with existing regulations, applicable current General Plan policies, and prior EIRs mitigation would reduce impacts on surface water quality standards and requirements to less than significant. However, the impacts associated with operation groundwater quality would not be mitigated to below a level of significance and would remain significant and unavoidable. Therefore, under this alternative, impacts would be similar compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 2: Deplete Groundwater Supplies and Interfere with Recharge

The Padre Dam Municipal Water District serves Subareas 1, 2, 3, 4, 6, and 7, as well as a portion of Subarea 5. A majority of Subarea 5 is outside of the Padre Dam Municipal Water District and SDCWA service boundaries and is groundwater dependent. Future development in Subareas 2, 4, and 6 could interfere with groundwater recharge by increasing impervious surfaces associated with new residential and commercial buildings, roadways, parking lots, and sidewalks. Future development projects within the Alpine CPA would be required to comply with applicable regulations, including the County's Groundwater Ordinance and current General Plan policies address groundwater supplies and recharge.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. Implementation of the alternative would increase

development density in these subareas compared to the development analyzed in the prior EIRs, which could increase dependency on groundwater and/or interfere with groundwater recharge. Therefore, impacts associated with groundwater supplies and recharge would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Implementation of the alternative would increase development density in Subareas 1, 2, 3, and 5 and decrease in Subareas 4 and 6, compared to the development allowable under the proposed project, which could increase dependency on groundwater and/or interfere with groundwater recharge. Therefore, impacts associated with groundwater supplies and recharge would be similar compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 3: Result in Erosion or Siltation

This alternative would result in approximately 5,691 allowable dwelling units in the seven subareas, which is 1,626 more units than the current General Plan and 387 fewer units than the proposed project. These activities would alter drainage patterns in a manner that could result in substantial erosion or siltation on or off site. Future construction activities within the Alpine CPA would be required to comply with the NPDES permit program, which requires a SWPPP to be prepared and BMPs to be implemented for construction sites greater than 1 acre. Additionally, all land disturbance activities occurring within the Alpine CPA would be subject to the discharge prohibitions and additional requirements stated in the County WPO. Adherence to existing regulations would limit erosion by minimizing site disturbance to the maximum extent practicable and installing erosion control BMPs to prevent off-site sediment discharges. There are a number of federal, state, and local regulations in place to reduce on- and off-site erosion with which future development in the Alpine CPA is required to comply.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. Future development associated with the alternative would increase relative to what was analyzed in the prior EIRs and would cause a greater project-level impact related to erosion and siltation compared to the prior EIRs. Additionally, increases in impervious surfaces from individual projects associated with the alternative could result in erosion and siltation that would be individually limited, but cumulatively considerable when considered together. However, compliance with existing regulations; applicable current General Plan policies; and prior EIRs mitigation measures would further reduce the direct and cumulative impacts associated with erosion and siltation to below a level of significance. Therefore, impacts associated with erosion and siltation would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant compared.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Future development associated with the alternative would decrease relative to what was analyzed in the proposed project and would cause a similar project-level impact related to erosion and siltation compared to the proposed project. Additionally, increases in impervious surfaces from individual projects associated with the alternative could result in erosion and siltation that would be individually limited, but cumulatively considerable when considered together. However, compliance with existing regulations; applicable current General Plan policies; and prior EIRs mitigation measures would further

reduce the direct and cumulative impacts associated with erosion and siltation to below a level of significance. Therefore, impacts associated with erosion and siltation would be similar compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 4: Result in Flooding

This alternative would result in approximately 5,691 allowable dwelling units in the seven subareas, which is 1,626 more units than the current General Plan and 387 fewer units than the proposed project throughout Subareas 1 through 7. Land-disturbing construction activities associated with the development of future land uses as designated by the alternative, such as grading and excavation, construction of new building foundations, roads, driveways, and trenches for utilities, would result in the localized alteration of drainage patterns. Temporary ponding and/or flooding could result from activities such as temporary alterations of the drainage system or the temporary creation of a sump condition. Such activities would have the potential to increase the rate or amount of surface runoff that may in turn result in flooding on or off site. The alternative increases density in Subareas 1, 2, 3, and 5, and therefore has the potential to alter the existing drainage pattern of a site or area by increasing the amount and rate of surface runoff, potentially resulting in flooding on or off site. Additionally, impermeable surfaces and development could create a diversion from the natural runoff pattern and potentially result in flooding.

The current General Plan policies include measures that require implementing the Flood Damage Prevention Ordinance to reduce flood losses in specified areas and the Grading, Clearing and Watercourses Ordinance to limit activities affecting watercourses. Implementation of the current General Plan policies and prior EIRs mitigation measures, and compliance with existing regulations, would reduce the impacts related to flooding on- or off-site.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. The proposed increased density would result in more development compared to the current General Plan and temporary or permanent alteration of existing drainage patterns or stream flows and/or contribute to an increase in impervious surfaces. Therefore, impacts associated with flooding would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The proposed density would result in reduced development compared to the proposed project but would still temporarily or permanently alter existing drainage patterns or stream flows and/or contribute to an increase in impervious surfaces, similar to the proposed project. Therefore, impacts associated with flooding would be similar compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 5: Exceed Capacity of Stormwater Systems

The Alpine CPA has a range of stormwater drainage facilities, some of which include curb and gutter connected with underground storm drains and roadside ditches. Future development within the Alpine CPA would include prior EIRs mitigation measures requiring compliance with the WPO and LID standards, which limit runoff that results in flooding; and the RPO to restrict development in floodplains/floodways. Additionally, mitigation measures require the implementation of the Flood Damage Prevention Ordinance, to reduce flood losses in specified areas, and implementation of the Grading, Clearing, and

Watercourses Ordinance to limit activities affecting watercourses. Relevant current General Plan policies would reduce the potential for exceeding existing stormwater drainage facilities, by requiring development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities, efficient irrigation systems, and stormwater filtration; require protection of water supply sources; and require development to minimize impervious surfaces.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. Future development associated with the alternative in these subareas could exceed the capacity of the County's existing or planned stormwater drainage facilities. Construction and/or post-construction activities would have the potential to alter existing drainages and hydrology or increase the impermeable surfaces within these subareas and increase the volume or rate of runoff as compared to the development analyzed in the prior EIRs. However, the alternative would implement the applicable drainage and hydrology regulations and would result in less than significant impacts on storm drain capacities. Therefore, impacts associated with stormwater drainage facility capacity would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Future development associated with the alternative in Subareas 1, 2, 3, and 5 could exceed the capacity of the County's existing or planned stormwater drainage facilities as compared to the proposed project. Construction and/or post-construction activities would have the potential to alter existing drainages and hydrology or increase the impermeable surfaces within these subareas and increase the volume or rate of runoff. However, similar to the proposed project the alternative would implement the applicable drainage and hydrology regulations and would result in less than significant impacts on storm drain capacities. Therefore, impacts associated with stormwater drainage facility capacity would be similar compared to the proposed project. Like the proposed project, these impacts remain less than significant.

Issue 6: Place Housing within a 100-year Flood Hazard Area

As shown in Figures 2.8-5a and 5b of this SEIR, a portion of Subarea 4 is located within a mapped County floodplain and adjacent to Subarea 2 (County of San Diego 2018). FEMA map floodplains, shown in Figures 2.8-7a and 7b of this SEIR, include a mapped floodplain adjacent to Subarea 2. As shown in Figures 2.8-6a and 6b of this SEIR, a portion of Subarea 4 is located within a mapped County floodway. The current General Plan provides policies that require development to be restricted in floodways and floodplains; documentation and annual review of areas prone to flooding; development management based on federal floodplain maps; allow new uses and development within the floodplain fringe only when environmental impacts and hazards are mitigated; and limit new or expanded uses in floodways to agricultural, recreational, and other such low-intensity uses.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. The alternative would cause more severe impacts related to housing within a 100-year flood hazard area compared to development allowable under the current General Plan. However, implementation of the current General Plan policies and the prior EIRs mitigation

measures, and compliance with existing regulations would reduce impacts related to housing within a 100-year flood hazard area to a less than significant level. Therefore, impacts associated with housing within flood hazard areas would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project. The alternative would cause less severe but similar impacts related to housing within a 100-year flood hazard area compared to development allowable under the proposed project. Implementation of the current General Plan policies and the prior EIRs mitigation measures, and compliance with existing regulations would reduce impacts related to housing within a 100-year flood hazard area to a less than significant level. Therefore, impacts associated with housing within flood hazard areas would be similar compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 7: Impede or Redirect Flood Flows

A portion of Subarea 2 and the southwestern portion of Subarea 4 are located within a 100-year flood hazard area. Future development projects within the Alpine CPA would be required to conform with applicable regulations pertaining to the prohibition of structures within floodways. The current General Plan provides policies that require development to be restricted in floodways and floodplains; documentation and annual review of areas prone to flooding; development management based on federal floodplain maps; allow new uses and development within the floodplain fringe only when environmental impacts and hazards are mitigated; and limit new or expanded uses in floodways to agricultural, recreational, and other such low-intensity uses.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. The alternative would increase the development density within 100-year flood hazard areas as compared to the development allowable under the current General Plan. However, implementation of the current General Plan policies and prior EIRs mitigation measures, and compliance with existing regulations would reduce the proposed project's impacts related to impeding and redirecting flood flows to a less than significant level. Therefore, impacts associated with placing structures within a flood hazard area would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project. The alternative would decrease the density in Subarea and 4 within 100-year flood hazard areas as compared to the development allowable under the proposed project. Implementation of the current General Plan policies and prior EIRs mitigation measures, and compliance with existing regulations would reduce the proposed project's impacts related to impeding and redirecting flood flows to a less than significant level. Therefore, impacts associated with placing structures within a flood hazard area would be similar compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 8: Expose People to Dam Inundation and Flood Hazards

As shown in Figures 2.8-8a and 8b of this SEIR, approximately 43 acres within existing semi-rural residential land uses in the Alpine CPA is located within dam inundation areas but there are no dam

inundation zones within the Village Boundary, and none of the subareas are located within dam inundation areas. The current General Plan policies include measures that require implementing the Flood Damage Prevention Ordinance to reduce flood losses in specified areas and the Grading, Clearing and Watercourses Ordinance to limit activities affecting watercourses. Implementation of the current General Plan policies and prior EIRs mitigation measures, and compliance with existing regulations, would reduce impacts related to flooding on- or off-site.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. However, there are no dam inundation areas within the subareas and the increased development would not result in more severe impacts related to exposure of people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam, compared to impacts identified in the prior EIRs. Therefore, impacts related to exposing people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project. However, there are no dam inundation areas within the subareas that would expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam. Therefore, impacts related to exposing people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam would be similar compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 9: Expose People to Seiche, Tsunami, and Mudflow Hazards

There is potential for mudflows to occur in some areas of the unincorporated County as a result of large amounts of precipitation in a relatively short time frame. Similar direct effects related to mudflow would occur with future development of the proposed project, where structures would be placed within areas subject to mudflow events. Additionally, areas within the Alpine CPA are susceptible to wildland fires and subsequent flash floods and debris flows during rainstorms. The current General Plan includes several policies within the Conservation and Open Space Element and Safety Element that would reduce the potential for the proposed project to expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche or mudflow. In addition, the prior EIRs identified several mitigation measures addressing impacts related to inundation by seiche or mudflow that would be applicable to future development in the Alpine CPA.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. The alternative would locate more development in areas considered susceptible to mudflows, which has the potential to cause significant impacts related to inundation by mudflow compared to the impact identified in the prior EIRs. However, implementation of the current General Plan policies and prior EIRs mitigation measures and compliance with existing regulations would reduce the impacts related to inundation by mudflow to a less than significant level. Therefore, impacts associated with exposing people to seiche, tsunami, and mudflow hazards would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project. The alternative would also locate land uses and development in areas considered susceptible to mudflows, which has the potential to cause significant impacts related to inundation by mudflow compared to the impact identified in the proposed project. However, implementation of the current General Plan policies and prior EIRs mitigation measures and compliance with existing regulations would reduce the impacts related to inundation by mudflow to a less than significant level. Therefore, impacts associated with exposing people to seiche, tsunami, and mudflow hazards would be similar compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

4.7.1.9 Mineral Resources

The effects of Alternative 4 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-74.

Table 4-74 Mineral Resources Impacts Comparison

Issue	Prior EIRs	Alt. 4 Compared to Prior EIRs	Proposed Project	Alt. 4 Compared to Proposed Project
MIN-1 Mineral Resource Availability	SU	▲ SU	SU	= SU
MIN-2 Mineral Resource Recovery Sites Loss	SU	▲ SU	SU	= SU

SU- Significant and Unavoidable
 LS- Less than Significant
 ▼Impacts are reduced
 ▲Impacts are greater
 = Impacts are similar

Issue 1: Mineral Resource Availability

The locations of the existing mineral resources in the Alpine CPA are shown in Figures 2.9-1a and 1b of this SEIR. There are eight mineral deposits in the Alpine CPA, one of which is in Subarea 4 and three of which are in Subarea 7. There are four identified gold or silver deposits, one of which is in Subarea 1. There is one sand and gravel deposit, but it is not located within a subarea. There are no industrial or chemical minerals identified within the Alpine CPA. No metallic or gemstone mines are currently located within the Alpine CPA.

All of Subareas 1, 2, 4, 6, 7, the majority of Subarea 3, and a small portion of Subarea 5 are located on land classified as MRZ-3. None of the subareas are located on land classified as MRZ-2, or within 1,300 feet from MRZ-2 lands. Approximately 0.40 acre of the Alpine CPA is classified as MRZ-2, in the northwest portion of the Alpine CPA, north of Subarea 4. The majority of the Alpine CPA is in the uncategorized zone, including most of Subarea 5 and portions of Subarea 7. In addition, according to the USGS, granite has been identified within the Alpine CPA (USGS 1980). Granite is considered a valuable mineral resource because it can be mined for different valuable mineral materials. Two surface mines have been historically mapped in the Alpine CPA, the Turvey Pit and the Palo Verde Lake Pit. The Turvey Pit is an active surface mine located at the interchange of I-8 and Dunbar Lane (see Figures 2.10-4a and 4b). However, the Palo Verde Lake Pit is a closed mining operation that was permitted in 1985 for a 1- to 3-year restoration

project for Palo Verde Lake. The alternative includes land use changes and density increases to five of the seven subareas and mobility network changes as compared to the current General Plan.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. This increase in density and mobility network changes in these subareas has the potential to prevent future mineral resource extraction in lands classified as MRZ-3. The alternative could make lands inaccessible to future mining that may have otherwise been available. Therefore, impacts on mineral resource availability under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Both the alternative and proposed project would increase density and mobility network changes compared to the current General Plan, which has the potential to prevent future mineral resource extraction in lands classified as MRZ-3. The alternative, like the proposed project could make lands inaccessible to future mining that may have otherwise been available. Therefore, impacts on mineral resource availability under this alternative would be similar compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 2: Mineral Resource Recovery Sites Loss

All of Subareas 1, 2, 4, 6, 7; the majority of Subarea 3; and a small portion of Subarea 5 are located on land classified as MRZ-3. None of the subareas are located on land classified as MRZ-2, or within 1,300 feet from MRZ-2 lands. Approximately 0.40 acre of the Alpine CPA is classified as MRZ-2, in the northwest portion of the Alpine CPA, north of Subarea 4. The alternative would introduce incompatible uses on land within the Alpine CPA mapped by the CGS as MRZ-3 in Subareas 1 through 5. Future development in these areas would have the potential to encroach on known or unknown mineral resource deposits and potentially prevent the success of future resource recovery sites.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. The alternative would increase density in these subareas and introduce incompatible land uses in subareas categorized as MRZ-3, and unclassified lands that may be underlain by granite (USGS 1980), as compared to the prior EIRs. Therefore, impacts on mineral resource availability under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Similar to the proposed project, implementation of the alternative would result in potentially significant impacts on the future extraction of aggregate resources because the alternative would allow for higher-density development in areas of known, or likely, locally important resource recovery sites or areas where important resource recovery sites could potentially be located. Therefore, impacts on mineral resource recovery under this alternative would be similar compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

4.7.1.10 Noise

The effects of Alternative 4 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-75.

Table 4-75 Noise Impacts Comparison

Issue	Prior EIRs	Alt. 4 Compared to Prior EIRs	Proposed Project	Alt. 4 Compared to Proposed Project
NOI-1 Excessive Noise Levels	LS	▲ SU	SU	= SU
NOI-2 Excessive Groundborne Vibration or Noise	LS	▲ LS	LS	= LS
NOI-3 Permanent Ambient Noise Level Increase	SU	▲ SU	SU	= SU
NOI-4 Temporary Noise Level Increase	LS	▲ LS	LS	= LS
NOI-5 Excessive Airport Noise Exposure	LS	= LS	LS	= LS

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

Bolded text – a change in impact conclusion

Issue 1: Excessive Noise Levels

The 2011 General Plan EIR included three noise measurements that give a snapshot of different types of noise levels currently experienced within the Alpine CPA: a measurement at Alpine Lutheran Church indicated a noise level of 52.6 dBA L_{eq} , and a measurement at the Alpine Branch Library indicated a noise level of 64.9 dBA L_{eq} . A third short-term noise measurement adjacent to I-8, just east of the Alpine CPA (between Willows Road and Japatul Valley Road), indicated a noise level of 70.1 dBA L_{eq} . Because development and traffic conditions have not changed much in the community since the 2011 General Plan EIR, these noise levels are still a reliable (perhaps slightly conservative) indication of the variety of existing ambient noise conditions experienced in the CPA. The primary source of noise affecting the Alpine CPA is traffic on I-8, which bisects the community from east to west. Lower noise levels are generated by local roadways, which have lower traffic volumes and lower traffic speeds. The 2011 General Plan EIR estimated that 3,264 acres within the Alpine CPA is exposed to noise levels of 60 dB CNEL or more, 1,052 acres is exposed to noise levels of 65 dB CNEL or more, 126 acres is exposed to noise levels of 70 dB CNEL or more, and 4 acres is exposed to noise levels of 75 dB CNEL or more. The Alpine CPA is not exposed to substantial noise from aircraft because it is well outside the existing noise contours (60 dB CNEL or more) and Airport Influence Areas of any public use airports or military airfields. No railroads are within or immediately adjacent to the Alpine CPA; therefore, rail noise does not contribute to existing noise levels.

Existing NSLU that could be affected by increased traffic noise associated with Subarea 1 are primarily residences; existing NSLU in the vicinity of Subarea 2 are primarily residences, as well as churches, Boulder Oaks Elementary School, and Joan MacQueen Middle School; existing NSLU in the vicinity of Subarea 3 are residences; existing NSLU in the vicinity of Subarea 4 are primarily residences, as well as a church and Los Cochés Creek Middle School; existing NSLU in the vicinity of Subarea 5 are primarily

residences; and existing NSLU in the vicinity of Subarea 6 are primarily residences, as well as a number of churches.

Future discretionary development projects would be subject to an environmental review process to identify potential noise and vibration sources, ensure compliance with the Noise Ordinance, and identify mitigation measures that would minimize impacts related to noise and vibration. In addition, any future projects in the Alpine CPA will be subject to federal, state, and local regulations, and must conform to the goals and policies established in the current General Plan.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. The alternative would increase development potential and, subsequently, population density relative to the current General Plan in five of the seven subareas. The alternative would provide for new roadway connections and allow for a greater density and increase in commercial use. The increase in development could expose persons to or generate noise levels in excess of standards in the current General Plan, noise ordinance, or applicable standards within the Alpine CPA. The proposed density increase would have the potential to expose land uses to more severe traffic noise levels in excess of noise compatibility guidelines than those identified in the prior EIRs. Therefore, this would be considered a new significant impact. Therefore, impacts on excessive noise levels under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Similar to the proposed project, the alternative would increase development potential and, subsequently, population density relative to the current General Plan. The alternative, like the proposed project, would provide for new roadway connections and allow for a greater density and increase in commercial use. The increase in development could expose persons to or generate noise levels in excess of standards in the current General Plan, noise ordinance, or applicable standards within the Alpine CPA. Therefore, the impacts on excessive noise levels would be reduced compared to the proposed project. Unlike the proposed project for which impacts were found to be significant and unavoidable, these impacts would be less than significant.

Issue 2: Excessive Groundborne Vibration or Noise

Future development occurring under this alternative would involve up to 5,691 homes within Subareas 1 through 7. While future development under this alternative may require the use of construction equipment that could generate groundborne vibrations, the potential for these vibrations to affect vibration-sensitive land uses would be low because vibration levels would attenuate before reaching the nearest vibration-sensitive land uses. In addition, this alternative would not locate sensitive land uses in the vicinity of groundborne vibration-inducing land uses. Any future discretionary development projects would be subject to an environmental review process to identify potential noise and vibration sources, ensure compliance with the Noise Ordinance, and identify mitigation measures that would minimize impacts related to noise and vibration. In addition, any future projects in the Alpine CPA will be subject to federal, state, and local regulations, and must conform to the goals and policies established in the current General Plan.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. Implementation of the alternative would increase development density, and the likelihood of any given construction project occurring close to a sensitive receptor would generally increase; thus, a corresponding increase would occur in the number of potential significant impacts compared to the prior EIRs. However, implementation of the same current General Plan policies identified in Section 2.10.3.2 and the prior EIRs mitigation measures identified in Section 2.10.6 in this SEIR would reduce the impacts to a less than significant level. Therefore, impacts from excessive groundborne vibration or noise under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Implementation of the alternative, similar to the proposed project, would increase development density, and the likelihood of any given construction project occurring close to a sensitive receptor would generally increase. However, the corresponding decrease in density would occur in the number of potential significant impacts compared to the proposed project. Similar to the proposed project, implementation of the same current General Plan policies identified in Section 2.10.3.2 and the prior EIRs mitigation measures identified in Section 2.10.6 in this SEIR would reduce the impacts to a less than significant level. Therefore, impacts from excessive groundborne vibration or noise under this alternative would be similar compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 3: Permanent Ambient Noise Level Increase

Future development for the alternative would lead to increased traffic volumes on many roads within the Alpine CPA relative to both existing conditions and the current adopted Community Plan. This is due to the higher development density that would be permitted. In addition, the project proposes four new Mobility Element roads and traffic on these new connections would represent a new noise source with associated noise increases at adjacent NSLU. Any future discretionary development projects would be subject to an environmental review process to identify potential noise and vibration sources, ensure compliance with the Noise Ordinance, and identify mitigation measures that would minimize impacts related to permanent ambient noise levels. In addition, any future projects in the Alpine CPA will be subject to federal, state, and local regulations, and must conform to the goals and policies established in the current General Plan.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. Implementation of the alternative would result in higher development density in the Alpine CPA, which would increase traffic volumes on many roads. The overall impacts related to traffic noise increases would be greater than those described in the prior EIRs. In addition, the alternative would permit increased residential development, including in proximity to industrial zones and potential agricultural activity, as well as new designated commercial zones, which have the potential to increase ambient noise levels. Therefore, impacts to permanent ambient noise levels under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project. Implementation of the alternative, similar to the proposed project, would result in higher development density in the Alpine CPA, which would increase traffic volumes on many roads. The overall impacts related to traffic noise increases would be similar to those described in the proposed project. In addition, the alternative would permit increased residential development, including in proximity to industrial zones and potential agricultural activity, as well as new designated commercial zones, which have the potential to increase ambient noise levels. Therefore, the impacts to permanent ambient noise levels would be similar compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 4: Temporary Noise Level Increase

Future development occurring under these land uses would generate noise from construction activities, which could exceed the County's noise standards. Implementation of current General Plan policies, prior EIRs mitigation measures, and compliance with regulations would reduce this impact. In addition, future development occurring under this alternative would create potential sources of nuisance noise in the form of amplified music, barking dogs, landscape maintenance, etc.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. The types of construction activity that would occur under the alternative would be the same as those analyzed as part of the prior EIRs. The probability of construction noise impacts at any individual project site would be incrementally increased, relative to the current General Plan, at locations where the alternative proposes increased development density. The alternative would allow higher-density residential development, which would have the potential to result in an increased number of nuisance noise events and of residents registering noise complaints from neighboring uses. Implementation of the current General Plan policies and the prior EIRs mitigation measures, and MM-NOI-2 identified in Section 2.10.6 in this SEIR would reduce the impacts to a less than significant level. Therefore, impacts to temporary increases in noise levels under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The types of construction activity that would occur under the alternative would be the same as those analyzed as part of the proposed project. The probability of construction noise impacts at any individual project site would be similar relative to the proposed project but at locations where the alternative proposes increased development density. The alternative would allow lower density residential development compared to the proposed project, which would have the potential to result in an increased number of nuisance noise events and of residents registering noise complaints from neighboring uses. Implementation of the current General Plan policies and the prior EIRs mitigation measures, and MM-NOI-2 identified in Section 2.10.6 in this SEIR would reduce the impacts to a less than significant level. Therefore, impacts to temporary increases in noise levels under this alternative would be similar compared to the proposed project. Like the proposed project, impacts would remain less than significant.

Issue 5: Excessive Airport Noise Exposure

The Alpine CPA is not currently affected by any substantial noise from airstrips located inside or outside of the Alpine CPA. None of the land use changes occurring under this alternative would be within the vicinity of a USFS facility (airstrip) called On the Rocks Airport in the Alpine CPA nor result in excessive noise exposure from a private airstrip. Implementation of the current General Plan policies and compliance with the 1990 California Airport Noise Standards would reduce potential impacts.

Alternative Compared to Prior EIRs

The prior EIRs determined that future development would have the potential to expose NSLU to excessive noise from a private airstrip. However, the Alpine CPA is not currently affected by any substantial noise from airstrips located inside or outside of the Alpine CPA. The level of density in this alternative would be similar in Subarea 7 compared to the development analyzed in the prior EIRs. Therefore, impacts to excessive airport noise exposure under this alternative would be similar compared to prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

The Alpine CPA is not currently affected by any substantial noise from airstrips located inside or outside of the Alpine CPA. In addition, no operational airstrips are within the Alpine CPA, and neither the proposed project nor this alternative propose any new airstrips. The level of density in this alternative would be similar in Subarea 7 compared to the development allowed in the proposed project. Therefore, impacts to excessive airport noise exposure under this alternative would be similar compared to the proposed project. Like the proposed project, these impacts remain less than significant.

4.7.1.11 Public Services

The effects of Alternative 4 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-76.

Table 4-76 Public Services Impacts Comparison

Issue	Prior EIRs	Alt. 4 Compared to Prior EIRs	Proposed Project	Alt. 4 Compared to Proposed Project
PS-1 Fire Protection Services	LS	▲ SU	SU	= SU
PS-2 Police Protection Services	LS	▲ LS	LS	= LS
PS-3 School Services	SU	▼ LS	LS	= LS
PS-4 Other Public Services (Library Facilities)	LS	▲ SU	SU	= SU

SU- Significant and Unavoidable
 LS- Less than Significant
 ▼ Impacts are reduced
 ▲ Impacts are greater
 = Impacts are similar
Bolded text – a change in impact conclusion

Issue 1: Fire Protection Services

As shown in Figures 2.11-1a and 1b of this SEIR, fire protection services are provided by several agencies/fire protection districts in the Alpine CPA. The Alpine FPD service area covers the western, central, and the Village portions of the CPA. The Lakeside FPD service area covers a small section in the western portion of the CPA north of I-8. CSA 135 of the County Fire Authority provides fire protection service to the majority of the CPA, including properties close to the CNF. The USFS is responsible for fire protection and prevention on federal lands (Federal Responsibility Areas) and private lands within the boundaries of the CNF. USFS Alpine Forest Station 47, located between Subareas 3 and 6, provides fire protection during fire season (late summer/fall). Tribal reservation fire departments also provide mutual fire service assistance to unincorporated County areas that are near or bordering the reservation community area. The Viejas Reservation Fire Department provides fire protection service to their properties within the Alpine CPA. As shown in Table 2.11-3 of this SEIR, fire protection districts are currently not meeting travel time standards for existing land use designations within Subareas 4, 5, and 7.

This alternative would result in approximately 5,691 allowable dwelling units in the seven subareas, which would result in 1,626 more units than the current General Plan and 387 fewer units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout Subareas 1 through 7 of approximately 40,455 residents, which is 4,537 more residents than the current General Plan and 1,080 fewer residents than the proposed project. Alternative 4 would re-designate land uses in Subareas 1 through 5. No land use changes to other subareas would be proposed with this alternative when compared to the current General Plan. Four new Mobility Element roads are proposed in this alternative.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units in Subareas 1 through 5 than analyzed in the prior EIRs. Implementation of the alternative has the potential to increase density that would occur under the current General Plan, resulting in additional development and population within the Alpine CPA from what was anticipated in the prior EIRs. The proposed density increase would have the potential to increase the demand for fire protection services in excess of the need identified in the prior EIRs. Therefore, impacts on fire protection services under this alternative would be greater and significant and unavoidable compared to the prior EIRs, for which impacts were found to be less than significant.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The reduced level of density and intensity proposed in this subarea would result in a similar demand for fire protection services compared to the development allowed by the proposed project. Therefore, impacts on fire protection services under this alternative would be similar and remain significant and unavoidable as compared to the proposed project.

Issue 2: Police Protection Services

Within the Alpine CPA, police protection services are provided by the SDSD Alpine Station, Campo, Lakeside, and Pine Valley Substations, as shown in Figures 2.11-4a and 4b of this SEIR. The Alpine Station provides service to all seven of the subareas. The Alpine Station currently provides 27 sworn staff and four professional staff members and serves approximately 25,000 people (SDSD 2020). The existing number of patrol officers currently meets the SDSD goal. This alternative would result in approximately

5,691 allowable dwelling units in the seven subareas, which would result in 1,626 more units and 387 fewer units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout Subareas 1 through 7 of approximately 40,455 residents, which is 4,537 more residents than the current General Plan and 1,080 fewer residents than the proposed project. Alternative 4 would re-designate land uses in Subareas 1 through 5. No land use changes to other subareas would be proposed with this alternative when compared to the current General Plan. Four new Mobility Element roads (New Roads 25, 26, 27, and 29) are proposed in this alternative.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units in Subareas 1 through 5 than analyzed in the prior EIRs. Implementation of the alternative has the potential to increase density that would occur under the current General Plan, resulting in additional development and population within the Alpine CPA from what was anticipated in the prior EIRs. The proposed density increase would have the potential to increase the demand for police protection services. However, current staffing levels would meet the SDSO goals under implementation of the alternative, and impacts would be less than significant. Therefore, impacts on police protection services under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The reduced level of density and intensity proposed in this alternative would result in similar demand for police protection services compared to the development allowed by the proposed project. Therefore, impacts on police protection services under this alternative would be similar compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 3: School Services

The service boundaries of five public elementary school districts (Alpine, Cajon Valley, Dehesa, Jamul-Dulzura, and Lakeside) fall within the Alpine CPA. Elementary school districts are shown in Figures 2.11-5a and 5b of this SEIR. The Alpine Union School District provides school services to Subareas 1, 2, 3, 5, 6; Subarea 4 is within the Cajon Valley Union School District and Lakeside Union School District. The Dehesa Union School District serves Subareas 2 and 7. The Alpine CPA is entirely within the boundaries of the Grossmont Union High School District for high school students. Subarea 7 is located within the Dehesa, Jamul-Dulzura, and Lakeside elementary school district boundaries. Increased density would result in student population growth, which could require new or expanded school facilities, the construction of which would potentially have adverse environmental impacts. The student enrollment for school districts serving the Alpine CPA in 2018_19 reflects a total enrollment of 215,620 students, as shown in Table 2.11-4 of this SEIR. The number of potential students that would be living within the district boundaries in the Alpine CPA for Alternative 4, based on housing types and number of potential dwelling units, would total 6,138 students. The potential number of students associated with the proposed project would be 7,014, as shown in Table 2.11-6 of this SEIR.

This alternative would result in approximately 5,691 allowable dwelling units in the seven subareas, which would result in 1,626 more units and 387 fewer units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout CPA of approximately 40,455 residents, which is 4,537 more residents than the current General Plan and 1,080 fewer residents than the proposed project. Alternative 4 would re-designate land uses in Subareas 1 through 5. No land use changes to other subareas would be proposed with this alternative when compared to the current

General Plan. Four new Mobility Element roads (New Roads 25, 26, 27, and 29) are proposed in this alternative.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units in Subareas 1 through 5 than analyzed in the prior EIRs. The prior EIRs concluded that impacts would be significant and unavoidable even with implementation of mitigation measures and current General Plan policies, because projects proposing the construction or expansion of school facilities would be approved by the individual school districts and would not be subject to discretionary approval or oversight by the County.

The increased level of density and population proposed in these subareas would result in a greater demand for school services compared to the development analyzed in the prior EIRs. Implementation of the current General Plan policies and prior EIRs mitigation measures, in addition to implementation of existing regulations such as SB 50, would reduce the impacts associated with the provision of new or physically altered school facilities to a less than significant level because payment of the SB 50 statutory fee would mitigate the impact. Therefore, impacts on school services under this alternative would be reduced compared to the prior EIRs. Unlike the prior EIRs for which impacts were found to be significant and unavoidable, these impacts would be less than significant.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The reduced level of density and population proposed in this alternative would result in a similar demand for school services compared to the development allowed by the proposed project. Implementation of the current General Plan policies and prior EIRs mitigation measures, in addition to implementation of existing regulations such as SB 50, would reduce the impacts associated with the provision of new or physically altered school facilities to a less than significant level because payment of the SB 50 statutory fee would mitigate the impact. Therefore, impacts on school services under this alternative would be similar compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 4: Other Public Services (Library Facilities)

Library service areas within the Alpine CPA include Alpine, Campo, Crest, Descanso, East Bookmobile, El Cajon, Lakeside, Pine Valley, and Rancho San Diego, as shown in Figures 2.11-7a and 7b of this SEIR. All subareas, except for Subarea 4 and parts of subarea 7, fall within the Alpine Branch's library service area. Subarea 4 falls within the Lakeside library service area. The closest library to the seven subareas is the recently constructed Alpine Branch Library, a 12,700-square-foot facility that opened in August 2016, located at 1752 Alpine Boulevard. The Alpine Branch, which is approximately 12,700 square feet, serves the Alpine CPA (SDCL 2016). The current facility meets the SDCL service goal and is considered adequate to serve the community. Alpine CPA has a surplus of approximately 4,028 square feet in library facility service space based on the SDCL service goal.

This alternative would result in approximately 5,691 allowable dwelling units in the seven subareas, which would result in 1,626 more units than the prior EIRs and 387 fewer units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout the CPA of approximately 40,455 residents, which is 4,537 more residents than the current General Plan and 1,080 fewer residents than the proposed project. Alternative 4 would re-designate land uses in Subareas 1 through 5. No land use changes to other subareas would be proposed with this alternative when compared

to the current General Plan. Four new Mobility Element roads (New Roads 25, 26, 27, and 29) are proposed in this alternative.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units in Subareas 1 through 5 than analyzed in the prior EIRs. Implementation of the alternative would increase density that would occur under the current General Plan. The proposed density increase would have the potential to increase the demand for library services in excess of the need identified in the prior EIRs. Therefore, impacts on other public services (library facilities) under this alternative would be greater compared to the prior EIRs. Unlike the prior EIRs for which impacts were found to be less than significant, these impacts would be significant and unavoidable .

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The reduced level of density and population proposed in this alternative would be similar to the demand for other public services (library facilities) compared to the development allowed by the proposed project. Therefore, impacts on other public services (library facilities) under this alternative would be similar compared to the proposed project. Like the proposed project, these impacts would be significant and unavoidable.

4.7.1.12 Recreation

The effects of Alternative 4 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-77.

Table 4-77 Recreation Impacts Comparison

Issue	Prior EIRs	Alt. 4 Compared to Prior EIRs	Proposed Project	Alt. 4 Compared to Proposed Project
REC-1 Parks and Recreational Facilities	LS	▲ LS	LS	= LS
REC-2 New Recreational Facilities	LS	▲ LS	LS	= LS

SU- Significant and Unavoidable
 LS- Less than Significant
 ▼ Impacts are reduced
 ▲ Impacts are greater
 = Impacts are similar

Issue 1: Parks and Recreational Facilities

The Alpine CPA contains several recreational facilities including parks, trails, preserves, reservoirs, and other amenities that provide valuable recreational opportunities to the community while preserving the natural and cultural resources within it. The County of San Diego’s DPR operates several trails within the Alpine CPA. In addition, DPR recently purchased 98 acres of parkland (2480 South Grade Road) of which 24 acres will be developed as active recreation. The balance of acreage will remain as open space/preserve lands. However, there are other recreational facilities managed by non-County entities available for public use within the Alpine CPA. Most of the community trails are south of the Village Boundary near or adjacent to Subareas 2 and 6 (see Figures 2.12-2a and 2b). One regional trail, the

California Riding and Hiking Trail, connects the northeastern portion of the Alpine CPA to the southwestern border of the CPA near the Loveland Reservoir through Subarea 5. The CNF extends throughout the northwest and eastern portions of the Alpine CPA and portions of the forest lie adjacent to Subarea 3 and extend into Subarea 5. The County of San Diego does not own any reservoirs or forests within the Alpine CPA. However, the County has recently purchased 98 acres south of Subarea 2, which will become available to residents and visitors of the Alpine CPA upon its development. The application of existing federal, state, and local regulations in combination with the adopted current General Plan policies and prior EIRs mitigation measures would mitigate impacts to recreational facilities.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. The alternative would re-designate the land use designations within these subareas of the Alpine CPA and result in an increase in density and potential housing units at buildout from what was anticipated in the current General Plan and analyzed in the prior EIRs. The level of density proposed in this alternative would be greater compared to the development analyzed in the prior EIRs and could result in increased use of existing parks and recreational facilities, resulting in accelerated deterioration. However, the application of existing regulations in combination with the adopted current General Plan policies and prior EIRs mitigation measures, would reduce the potential impacts to less than significant. Therefore, impacts on parks and recreational facilities under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project. The level of density proposed in this alternative would be similar compared to the development anticipated in the proposed project and could result in decreased use of existing parks and recreational in the Alpine CPA. Additionally, the application of existing regulations in combination with the adopted current General Plan policies and prior EIRs mitigation measure, would reduce the potential impacts to less than significant. Therefore, impacts on parks and recreational facilities under this alternative would be similar compared to the proposed project. Like the proposed project, these impacts would remain less than.

Issue 2: New Recreational Facilities

The ratio of existing local parks to the population of the Alpine CPA is 1.44 acres of parkland per 1,000 area residents, which does not meet the County's minimum LOS standard of 3 acres of local parkland per 1,000 residents. The ratio of existing regional parks to the population of the Alpine CPA is 0.0 acres of parkland per 1,000 residents, which also does not meet the County's minimum LOS standard of 10 acres of regional parkland per 1,000 residents. A deficit of parkland does not automatically create a significant impact on the environment however it does indicate that the future construction or expansion of recreational facilities may be likely. Future development projects, including the construction or expansion of recreational facilities, will comply with local regulations protecting environmental resources, such as the Zoning Ordinance, the Noise Ordinance, the MSCP, the HLP Ordinance, and other relevant policies. The application of existing regulations in combination with the adopted current General Plan policies and prior EIRs mitigation measures would mitigate impacts to recreational facilities.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. The level of density proposed in this alternative would be

greater compared to the development analyzed in the prior EIRs and would further increase the number of residents in the Alpine CPA, creating an even greater demand for recreational resources. It is possible that the increase in demand for recreational resources could lead to the construction or expansion of recreational facilities within the Alpine CPA. The application of existing regulations in combination with the adopted current General Plan policies and prior EIRs mitigation measures would mitigate impacts to recreational facilities to less than significant. Therefore, impacts associated with construction of new recreational facilities under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project. However, the proposed project and alternative would both result in a similar increase in demand for recreational resources that could lead to the construction or expansion of recreational facilities within the Alpine CPA. The application of existing regulations in combination with the adopted current General Plan policies and prior EIRs mitigation measures would mitigate impacts to recreational facilities to less than significant. Therefore, impacts associated with construction of new recreational facilities under this alternative would be similar compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

4.7.1.13 Transportation and Traffic

The effects of Alternative 4 compared to the proposed project are summarized below by issue area and in Table 4-78. Only the 2011 General Plan EIR will be used for analysis of transportation and traffic due to the outcome of litigation of the FCI GPA.

Table 4-78 Transportation and Traffic Impacts Comparison

Issue	Prior EIR	Alt. 4 Compared to Prior EIR	Proposed Project	Alt. 4 Compared to Proposed Project
TRA-1 Conflict with a Program, Plan, Ordinance or Policy Addressing the Circulation System	SU	= SU	SU	= SU
TRA-2 Exceed Threshold for Vehicle Miles Traveled	N/A ¹	N/A ¹	SU	= SU
TRA-3 Substantially Increase Hazards Due to a Design Feature	SU	▲ SU	SU	= SU
TRA-4 Result in Inadequate Emergency Access	LS	▲ LS	LS	= LS

¹The 2011 General Plan EIR analyzed LOS not VMT, as SB 743 did not have an effective date until July 1, 2020.

N/A- Not applicable

SU- Significant and Unavoidable

LS- Less than Significant

▼Impacts are reduced

▲Impacts are greater

= Impacts are similar

Issue 1: Conflict with a Program, Plan, Ordinance or Policy Addressing the Circulation System

This alternative would result in approximately 5,691 allowable dwelling units in the seven subareas, which would result in 1,626 more units than the prior EIR and 387 fewer units than the proposed project throughout Subareas 1 through 7. Subareas 1 through 7 are located near existing transportation infrastructure including I-8 and Alpine Boulevard. Two bus routes (838 and 888) service the Alpine CPA. Route 838 provides access along Alpine Boulevard and between Willows Road and Viejas Casino (along Subareas 6 and 7), and route 888 travels from Jacumba/Campo to El Cajon and also provides access along Alpine Boulevard (Subarea 6). An on-demand bus service (MTS Access) provides service to the public with physical, cognitive, and visual disabilities. Many roadways and intersections in the Alpine CPA do not currently have pedestrian or bicycle facilities. Because this is a programmatic-level analysis, it is assumed that the Mobility Element will be fully built out, and all Mobility Element roadways and intersections will be designed to County standards and able to accommodate the appropriate bicycle and pedestrian demand.

The alternative proposes changes to the existing ME Network including the deletion of the following roadways: West Willows Road (existing ME ID 12), and New Roads 14, 18, 23, and 24. In addition, the alternative would result in changes to the roadway capacity on several roadways, and would add four new roadways: New Road 25 in Subarea 2 and New Roads 26, 27, and 29 in Subarea 5 (see Figures 4-8a and 8b). All of the new roads are minor collector roads. New Road 26 would run from Alpine Boulevard to Via Dieguenos via Viejas Creek Trail and provide a secondary access to Palo Verde Estates, which currently has one way in and one way out.

Transportation facilities proposed under the Alpine CPA would be required to be built in compliance with the existing County of San Diego Public Road Standards (County of San Diego 2012). In addition, all new Alpine Community Plan Mobility Element roadways or roadway improvements would be required to be designed to accommodate the multi-modal facilities planned within the County of San Diego's Active Transportation Plan, and in accordance with the relevant policies in the County's General Plan Mobility Element. All new roadway facilities or improvements will be designed to limit conflicts with any transit routes or services within the community. Land use developments within the community will be required to provide adequate pedestrian and bicycle access and on-site facilities based on their associated land use needs and features.

SB 743 mandated a change in the way public agencies evaluate transportation impacts of projects under CEQA, focusing on VMT rather than LOS and other delay-based metrics. Therefore, a VMT analysis was prepared for the proposed project instead of an LOS analysis for the purposes of the transportation impact. The VMT generated for the Alpine CPA existing conditions (i.e., base year 2012), current General Plan, proposed project, and alternatives were derived from the SANDAG Series 13 model, as documented in Appendix G. Alpine is anticipated to have an average VMT/Capita of 24.58 miles and an average VMT/Employee of 32.37 miles under this alternative, compared to the current General Plan resulting in VMT/Capita of 25.62 miles and an average VMT/Employee of 33.97 miles and the proposed project resulting in VMT/Capita of 24.41 miles and an average VMT/Employee of 31.79 miles.

Alternative Compared to Prior EIR

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIR; this increase in units would occur in Subareas 1 through 5. The prior EIR concluded that the 2011 General Plan had the potential to result in a potentially significant impact on traffic and LOS levels, and specific

implementation programs were identified as mitigation. Current regulation requires the use of VMT for the metric to measure traffic impacts, as described in Section 2.13 of this SEIR. Therefore, this alternative is analyzed for consistency with the new VMT policies and plans. As documented in Appendix G, the alternative would exceed the residential, employee, and retail VMT thresholds based on SANDAG's model results; therefore, the alternative would not be consistent with VMT policies. Implementation of the General Plan policies and compliance with existing regulations would reduce impacts related to the circulation systems, but not to a level below significant. Therefore, impacts associated with program, plan, ordinance, or policy addressing circulation systems under this alternative would be similar compared to the prior EIR. Like the prior EIR, these impacts would be significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project. As documented in Appendix G, the total VMT for the alternative is less than the proposed project; however, the VMT per capita and employee is greater. Similar to the proposed project, the alternative would exceed the residential, employee, and retail VMT thresholds; therefore, the alternative would not be consistent with VMT policies. Implementation of the General Plan policies and compliance with existing regulations would reduce impacts related to the circulation systems, but not to a level below significant. Therefore, impacts associated with program, plan, ordinance, or policy addressing circulation systems under this alternative would be similar compared to the proposed project. Like the proposed project, these impacts would be significant and unavoidable.

Issue 2: Exceed Threshold for Vehicle Miles Traveled

This alternative would result in approximately 5,691 allowable dwelling units in the seven subareas, which would result in 1,626 more units than the prior EIR and 387 fewer units than the proposed project throughout Subareas 1 through 7. The prior EIR concluded that the General Plan would result in a potentially significant impact on unincorporated traffic and LOS levels. The prior EIR provided that the 2011 GP buildout conditions for the year 2030 would result in a total VMT of 361,102 for the Alpine CPU. However, SB 743 was enacted on September 27, 2013, with an effective date of July 1, 2020, and therefore a significance analysis was not prepared nor required for the prior EIR. SB 743 mandated a change in the way public agencies evaluate transportation impacts of projects under CEQA, focusing on VMT rather than LOS and other delay-based metrics. Therefore, a VMT analysis was prepared for the proposed project instead of an LOS analysis for the purposes of the transportation impact. The VMT generated for the Alpine CPA existing conditions (i.e., base year 2012), current General Plan, proposed project, and alternatives were derived from the SANDAG Series 13 model, as documented in Appendix G. Alpine is anticipated to have an average VMT/Capita of 24.58 miles and an average VMT/Employee of 32.37 miles under this alternative, compared to the current General Plan resulting in VMT/Capita of 25.62 miles and an average VMT/Employee of 33.97 miles and the proposed project resulting in VMT/Capita of 24.41 miles and an average VMT/Employee of 31.79 miles.

The alternative proposes changes to the existing ME Network including the deletion of the following roadways: West Willows Road (existing ME ID 12), and New Roads 14, 18, 23, and 24. In addition, the project would result in changes to the roadway capacity on several roadways, and would add four new roadways: New Road 25 in Subarea 2 and New Roads 26, 27, and 29 in Subarea 5 (see Figures 4-8a and 8b). All of the new roads are minor collector roads. New Road 26 would run from Alpine Boulevard to Via Dieguenos via Viejas Creek Trail and provide a secondary access to Palo Verde Estates, which currently has one way in and one way out.

Alternative Compared to Prior EIR

No impact conclusion was determined for this issue in the prior EIR; therefore, no impact comparison can be made. However, for informational purposes, Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIR; this increase in units would occur in Subareas 1 through 5. The level of density and population in these subareas would be greater. As documented in Appendix G, the total VMT is greater while VMT per capita and VMT per employee for the alternative are reduced compared to the current General Plan.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project. As documented in Appendix G the total VMT for the alternative is less than the proposed project; however, the VMT per capita and employee is greater. As documented in Appendix G similar to the proposed project, the alternative would exceed the residential, employee, and retail VMT thresholds. Like the proposed project, the proposed ME Network changes have the potential to induce travel through the proposed new roadway link and provision of additional capacity. Implementation of the General Plan policies and compliance with existing regulations would reduce impacts related to the circulation systems, but not to a level below significant. Therefore, impacts associated with exceeding VMT thresholds under this alternative would be similar compared to the proposed project. Like the proposed project, these impacts would be significant and unavoidable.

Issue 3: Substantially Increase Hazards Due to a Design Feature

This alternative would result in approximately 5,691 allowable dwelling units in the seven subareas, which would result in 1,626 more units than the prior EIR and 387 fewer units than the proposed project throughout Subareas 1 through 7. The alternative proposes changes to the ME Network roadway segments to decrease capacity along Chocolate Summit Drive and Tavern Road; increase the capacity along New Road 11, North/East Victoria Drive, and Viejas View Place; and add four new roadways, New Road 25 in Subarea 2 and New Roads 26, 27, and 29 in Subarea 5 (see Figures 4-8a and 8b). The new roadways would be designed and constructed in accordance with the County DPW Public Road Standards (2012), and per DPW's review procedures, new roadway plans would be reviewed by the County engineer. Design standards and design review requirements would ensure proposed roadways do not contain any hazardous features such as sharp curves or dangerous intersections.

The General Plan includes several policies within the Mobility and Land Use Elements that require development to design and construct roads that are compatible with the local terrain and the uses, scale, and pattern of the surrounding development, as defined in Section 2.13 of this SEIR. Additionally, the prior EIR identified mitigation measures Tra-1.3, Tra-1.4, Tra-1.6, and Tra-3.1, which included implementation of County Public Road Standards during review of new development projects, implementation of County Guidelines for Determining Significance for Transportation and Traffic to evaluate adverse environmental effects of projects, development of project review procedures to require large commercial and office development to use Transportation Demand Programs, and coordination with SANDAG to obtain funding for operational improvements to state highways and freeways.

Alternative Compared to Prior EIR

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIR; this increase in units would occur in Subareas 1 through 5. The alternative would result in greater potential impacts related to higher-density development, causing greater roadway hazards along rural roads due to

incompatible uses compared to the prior EIR. In addition, the density would result in a greater risk to pedestrians and bicyclists by increasing and/or redistributing traffic patterns. General Plan policies and prior EIR mitigation measures identified in Section 2.13 of this SEIR would reduce impacts on hazards due to incompatible uses. However, like the proposed project, some of the transportation facilities in the unincorporated County are within the jurisdiction of another agency, such as Caltrans, and the County cannot ensure design hazards are mitigated in those locations. Therefore, impacts related to increased hazards due to incompatible uses would be greater compared to the prior EIR. Like the prior EIR, these impacts would be significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project. The alternative would result in similar potential impacts related to lower-density development; causing a similar roadway hazards along rural roads due to incompatible uses compared to the proposed project. In addition, the density would result in a similar risk to pedestrians and bicyclists by increasing and/or redistributing traffic patterns. General Plan policies and prior EIR mitigation measures identified in Section 2.13 of this SEIR would reduce impacts on hazards due to incompatible uses. However, like the proposed project, some of the transportation facilities in the unincorporated County are within the jurisdiction of another agency, such as Caltrans, and the County cannot ensure design hazards are mitigated in those locations. Therefore, impacts related to increased hazards due to incompatible uses would be similar compared to the proposed project. Like the proposed project, these impacts would be significant and unavoidable.

Issue 4: Result in Inadequate Emergency Access

This alternative would result in approximately 5,691 allowable dwelling units in the seven subareas, which would result in 1,626 more units than the prior EIR and 387 fewer units than the proposed project throughout Subareas 1 through 7. Inadequate emergency access and egress can occur as a result of an incomplete or not fully interconnected roadway network, such as inadequate roadway widths, turning radii, dead end or gated roads, one-way roads, single ingress and egress routes, or other factors. In addition to Mobility Element roads, a comprehensive network includes regional freeways and highways and local public, private, and fire access roads. Private roads also have the potential to impair emergency access. Private roads are often unpaved and poorly maintained, which poses risks to public safety, especially in high wildfire hazard areas. Dirt roads, or roads with potholes, may cause damage to fire apparatus vehicles and/or impede an emergency vehicle from accessing a site. Dirt roads pose additional safety concerns as dust can obstruct the view of evacuees during a firestorm, which can cause vehicles to drive off the road or into the fire. While the Alpine CPU does not propose private roads, development that includes private roads would be required to comply with the County's Standards for Private Roads (County of San Diego n.d.), which establish minimum design and construction requirements, and include provisions related to emergency access. Proposed New Roads 25 through 29 would be constructed per the County's Public Road Standards (2012), which would ensure that roadways meet the design requirements to accommodate emergency access and vehicles.

Alternative Compared to Prior EIR

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIR; this increase in units would occur in Subareas 1 through 5 and proposes changes to the Mobility Element roadways. The alternative would increase development potential and, subsequently, population density in five of the seven subareas compared to the current General Plan. Implementation of the current General Plan

policies, compliance with existing regulations, and prior EIR mitigation measures would reduce impacts on emergency access to less than significant. Therefore, potential significant impacts associated with inadequate emergency access would be similar compared to the prior EIR. Like the prior EIR, these impacts would be less than significant.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project. Similar to the proposed project, this alternative proposes changes to the Mobility Element roadways. The alternative would have a similar increase in development potential and, subsequently, population density in four of the seven subareas compared to the proposed project. Implementation of the current General Plan policies, compliance with existing regulations, and prior EIR mitigation measures would reduce impacts on emergency access to less than significant. Therefore, potential significant impacts associated with inadequate emergency access would be similar compared to the proposed project. Like the proposed project, these impacts would be less than significant.

4.7.1.14 Utilities and Service Systems

The effects of Alternative 4 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-79.

Table 4-79 Utilities and Service Systems Impacts Comparison

Issue	Prior EIRs	Alt. 4 Compared to Prior EIRs	Proposed Project	Alt. 4 Compared to Proposed Project
UTIL-1 Expanded Utility Facilities	LS	▲ SU	SU	= SU
UTIL-2 Adequate Water Supply	SU	▲ SU	SU	= SU
UTIL-3 Wastewater Treatment Capacity	LS	▲ LS	LS	= LS
UTIL-4 Landfill Capacity	SU	▼ LS	LS	= LS
UTIL-5 Solid Waste Regulations	LS	= LS	LS	= LS

SU- Significant and Unavoidable
 LS- Less than Significant
 ▼Impacts are reduced
 ▲Impacts are greater
 = Impacts are similar
Bolded text – a change in impact conclusion

Issue 1: Expanded Utility Facilities

The alternative would re-designate the land use designations within five of seven subareas of the Alpine CPA. Subareas 1 through 5 would result in an increase in density and potential housing units at buildout from what is allowed under the current General Plan. Under the alternative, approximately 5,691 housing units could be developed at buildout within the seven subareas, which represents an increase of approximately 1,626 housing units from what could be developed under the current General Plan and 387 fewer than the proposed project. To accommodate development allowed by this alternative, the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities could be required.

Environmental review of utility infrastructure projects would be conducted by the utility providers and agencies directly responsible for the approval and construction of new or expanded facilities. Any mitigation measures needed to avoid or reduce significant environmental impacts associated with the construction or expansion of these facilities would be implemented by these utility providers and agencies. The construction of any new septic systems to service future development would require the installation of septic tanks and leach lines. Future development would be required to incorporate such design elements as storm drains, ditches, swales, or other means of conveying runoff. However, any runoff would be required to be treated prior to being discharged from the site in accordance with County WPO and Regional MS4 requirements. In addition, redevelopment of currently developed areas could require the relocation of existing storm drains. The Alpine CPA is within the service boundary of SDG&E, which provides electricity and natural gas throughout the San Diego County.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. The alternative would allow for an increased number of housing units requiring water and wastewater service connections and new or expanded electrical and natural gas transmission lines compared to the prior EIRs. Additionally, future development under this alternative would be intensified compared to the prior EIRs. Implementation of the current General Plan policies would reduce impacts, but not below a level of significance because the relocation or construction of new or expanded utilities would be under the purview of utility providers and/or agencies, and not the County. As a result, it cannot be guaranteed that impacts associated with the relocation or construction of new or expanded utilities would be reduced to less than significant. Therefore, potential significant impacts associated with the relocation or construction of new or expanded water, wastewater, stormwater, electrical or natural gas facilities would be greater compared to the prior EIRs. Unlike the prior EIRs for which impacts were found to be less than significant, these impacts would be significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The alternative would allow for a slightly decreased number of housing units requiring water and wastewater but not to a degree to substantially affect demand for utilities compared to the proposed project. Implementation of the current General Plan policies would reduce impacts, but not below a level of significance because the relocation or construction of new or expanded utilities would be under the purview of utility providers and/or agencies, and not the County. As a result, it cannot be guaranteed that impacts associated with the relocation or construction of new or expanded utilities would be reduced to less than significant. Therefore, potential significant impacts associated with the relocation or construction of new or expanded water, wastewater, stormwater, electrical, or natural gas facilities would be similar compared to the proposed project. Like the proposed project, these impacts, would remain significant and unavoidable.

Issue 2: Adequate Water Supply

Within the Alpine CPA, potable water is primarily obtained by importing water from water districts or pumping water from local groundwater basins. Within the Alpine CPU area, Subareas 1, 2, 3, 4, 6, and 7 as well as a small portion of Subarea 5 are within the SDCWA service boundary. As shown in Figures 2.14-2a and 2b, a majority of Subarea 5 is outside of the Padre Dam Municipal Water District service boundary. Future development within the Padre Dam Municipal Water District service boundary would be required to obtain will serve letters from the water district prior to getting approved. Additionally, future projects

that meet the definition of a water demand project, as defined in State CEQA Guidelines Section 15155, would be required to obtain a water supply assessment from the governing body of a public water system (i.e., water district) that demonstrates available water supplies are available.

Groundwater-dependent users (e.g., residences, commercial uses) are either served by on-site private wells or groundwater provided by a small water system such as a small water company or water district. However, no groundwater-dependent water districts serve the Alpine CPA, which means that all development outside of the SDCWA boundary relies on on-site private wells for groundwater.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. Because this growth would not have been accounted for in the water supply and demand projections of Padre Dam Municipal Water District's 2015 Urban Water Management Plan (UWMP), which identified shortages under certain long-term scenarios, this alternative would further strain local water supplies. The alternative would increase density and potential housing units at buildout from what was anticipated in the prior EIRs for potable water from the district. The alternative would increase the number of potential dwelling units in groundwater-dependent areas of the Alpine CPA from what was anticipated in the prior EIRs and would increase development that could result in the depletion of groundwater supplies or necessitate the installation of new groundwater wells. Implementation of the current General Plan policies and the prior EIRs mitigation measures would reduce the proposed project's impacts on water supplies, but not below a level of significance due to the uncertainty surrounding the availability of long-term water supplies to serve future development associated with the proposed project. Therefore, impacts on water supplies would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The alternative would reduce density slightly from what was analyzed in the proposed project but, because the growth proposed in the alternative would not have been accounted for in the water supply and demand projections of Padre Dam Municipal Water District's 2015 UWMP, neither the alternative nor proposed project would further strain local water supplies. The alternative would slightly decrease density and potential housing units at buildout than what was anticipated in the proposed project for potable water from the district. The alternative would decrease the number of potential dwelling units in groundwater-dependent areas of the Alpine CPA from what was anticipated in the proposed project and, similar to the proposed project, would increase development that could result in the depletion of groundwater supplies or necessitate the installation of new groundwater wells. Implementation of the current General Plan policies and the prior EIRs mitigation measures would reduce the proposed project's impacts on water supplies, but not below a level of significance due to the uncertainty surrounding the availability of long-term water supplies to serve future development associated with the proposed project. Therefore, impacts on water supplies would be similar compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 3: Wastewater Treatment Capacity

The Alpine CPA is within the regulatory boundaries of the San Diego Regional Water Quality Control Board, which regulates wastewater discharge in the majority of the eastern, central, and western unincorporated County. The Alpine CPA is served by the Alpine and Lakeside Sanitation Districts;

however, these districts only serve a small portion of the community. Within the subareas, the San Diego County Sanitation District serves all or a portion of Subareas 1, 2, 3, 4, 6, and 7. Proposed project changes outside of the service boundaries, such as in portions of Subareas 4 and 7, or in Subarea 5, for this sanitation district would rely on septic systems for wastewater, as shown in Figures 2.14-1a and 1b of this SEIR, as shown in Figures 2.14-1a and 1b of this SEIR.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. The alternative would increase the number of potential dwelling units within the San Diego County Sanitation District service boundary from what was analyzed in the prior EIRs, further increasing the demand for wastewater services from the district. In addition, any future development occurring outside of the sanitation District boundaries, such as in Subarea 4, would rely on septic systems unless substantial infrastructure improvements are completed. However, annexation to the sanitation district would be required prior to completing any future connections for Subarea 4 to the sanitation district. Annexation to the sanitation district would first be subject to the Local Area Formation Commission (LAFCO) annexation process. At this programmatic level of analysis, it is unknown whether future development within Subarea 4 would be annexed to the sanitation district. However, implementation of the current General Plan policies and the prior EIRs mitigation measures would reduce this impact to less than significant. Therefore, impacts on water supplies would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The alternative would slightly decrease the number of potential dwelling units within the San Diego County Sanitation District service boundary as compared to the proposed project. Any future development occurring outside of the sanitation district boundaries, such as in Subarea 4, would rely on septic systems unless substantial infrastructure improvements are completed. However, annexation to the sanitation district would be required prior to completing any future connections for Subarea 4 to the sanitation district. Annexation to the sanitation district would first be subject to the LAFCO annexation process. At this programmatic level of analysis, it is unknown whether future development within Subarea 4 would be annexed to the sanitation district. However, implementation of the current General Plan policies and the prior EIRs mitigation measures would reduce this impact to less than significant. Therefore, impacts on water supplies would be similar compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 4: Landfill Capacity

Permitted capacity of the region's landfills is available through 2059 per the 2018 Integrated Waste Management Plan Five-Year Review Report. Numerous federal, state, and local regulations exist to ensure adequate solid waste facilities are available. Based on the disposal projections in the Five-Year Review Report, as well as recycling requirements and program requirements, the County has sufficient landfill capacity to accommodate disposal for at least the next 15 years, and it was determined that no revisions to the Countywide Siting Element of the County's Integrated Waste Management Plan were required. The current General Plan includes several policies within its Land Use Element that would further reduce the potential for proposed land uses and development associated with the Alpine CPU to generate solid waste in excess of standards or capacity by requiring new infrastructure, facilities and services prior to development, diversion of solid waste from landfills, siting new solid waste management facilities in a manner that minimizes environmental impacts, and encouraging composting. In addition, future

development associated with the proposed project would be required to demonstrate compliance with federal, state, and local regulations, including AB 341 and the County's Integrated Waste Management Plan.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. The prior EIRs determined that development of future land uses as designated in the 2011 General Plan and FCI GPA would have the potential to be served by landfills with insufficient capacity to accommodate the future solid waste disposal needs if additional landfills are not constructed and existing landfills are not expanded, resulting in a significant impact. The alternative would allow for an increase in potential housing units that would generate solid waste needing to be disposed of at regional landfills. Despite the increase in solid waste generation, permitted capacity of the region's landfills is available through 2059 per the 2018 Integrated Waste Management Plan Five-Year Review Report, which is beyond the 30-year planning horizon for the alternative. In addition, future development associated with the proposed project would be required to demonstrate compliance with federal, state, and local regulations related to recycling and waste diversion. Therefore, impacts on landfill capacity under this alternative would be reduced as compared to the prior EIRs. Unlike the prior EIRs for which impacts were found to be significant and unavoidable, these impacts would be less than significant.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The permitted capacity of the region's landfills is shown as available to meet planned growth through 2059, well beyond the state-mandated 15-year waste disposal protection period of 2032. Sufficient landfill capacity is available to serve either the alternative or proposed project. In addition, future development associated with the proposed project would be required to demonstrate compliance with federal, state, and local regulations, including AB 341 and the County's Integrated Waste Management Plan. Therefore, impacts on landfill capacity under this alternative would be similar compared to the proposed project. Like the proposed projects, these impacts would remain less than significant.

Issue 5: Solid Waste Regulations

Numerous federal, state, and local regulations exist to ensure adequate solid waste facilities are available. These include the Integrated Waste Management Act (AB 939) and AB 341, which regulate the management of solid waste within the state; the Non-Exclusive Solid Waste Management Agreement, which regulates waste collection in a market driven business; and the Integrated Waste Management Plan, which presents strategies to assist in the siting of solid waste disposal facilities. Future development within the Alpine CPA would be required to comply with all applicable federal, state, and local management and reduction statutes and regulations related to solid waste. Specifically, state and local regulations are in place that require waste diversion and recycling to reduce waste disposal, such as those described in AB 75, SB 1016, AB 341, AB 1826, and County Ordinance 68.571.

Alternative Compared to Prior EIRs

Alternative 4 would allow for 1,626 more dwelling units than analyzed in the prior EIRs; this increase in units would occur in Subareas 1 through 5. The alternative would allow for an increase in potential housing units that would generate solid waste needing to be disposed of at regional landfills, which have capacity through 2059 per the 2018 Integrated Waste Management Plan Five-Year Review Report. This

capacity horizon is well beyond the state-mandated 15-year landfill capacity requirement. Similar to the prior EIRs, future development associated with the alternative would be required to demonstrate compliance with federal, state, and local regulations. Therefore, impacts associated with solid waste regulations under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 4 would allow 387 fewer dwelling units than the proposed project throughout Subareas 1 through 7. The alternative would allow for a slight decrease increase in potential housing units as compared to the proposed project that would generate solid waste needing to be disposed of at regional landfills, which have capacity through 2059 per the 2018 Integrated Waste Management Plan Five-Year Review Report. This capacity horizon is well beyond the state-mandated 15-year landfill capacity requirement. Similar to the proposed project, future development associated with the alternative would be required to demonstrate compliance with federal, state, and local regulations. Therefore, impacts associated with solid waste regulations under this alternative would be similar compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

4.7.2 Fulfillment of Project Objectives

As shown in Table 4-80, Alternative 4 performs fairly well in meeting most of the basic project objectives. It performs similarly to the proposed project for Objectives 1, 2, 5, 8, and 9; performs better than the proposed project for Objectives 3 and 7; and slightly worse for Objectives 4 and 6.

Table 4-80 Alternative 4 Objectives Summary

Alpine CPU Objectives	Alt. 4- Moderate Alternative	Objective Fulfillment Rationale
1. Refine the policies and land use framework established by the General Plan to encompass the community’s vision for Alpine.	●	This alternative would result in refinement to the General Plan policies and framework to encompass the community’s vision.
2. Provide community-specific policies and establish development guidance in pursuit of the County’s greenhouse gas emission reduction targets.	●	This alternative was developed in light of the County’s targets for greenhouse gas emissions. It increases total VMT compared to the current General Plan, increases VMT compared to existing conditions, has similar/slightly less total VMT to the proposed project and similar/slightly higher VMT per capita and per employee than the proposed project.
3. Ensure new development is planned and designed in a manner that protects Alpine’s natural setting and unique community character.	●	This alternative proposes an increase in density around areas where services, amenities, underutilized land, and freeway access already exist and where planned Mobility Element roads will be developed primarily by Otto Avenue, Tavern Road, and Chocolate Summit, thereby protecting the

Alpine CPU Objectives	Alt. 4- Moderate Alternative	Objective Fulfillment Rationale
		natural setting and unique community character.
4. Require new development and encourage existing development to minimize impacts to public safety and provide adequate defensibility from wildfires.	●	This alternative would increase the density compared to the allowed development in the current General Plan, including extending the village boundary to the east in portions of Subarea 5. The demand for public safety services would increase and defensibility would decrease. Four new Mobility Element roads would allow for improved access for evacuation and emergency vehicles.
5. Promote sustainability by focusing growth where services and infrastructure exist or can be reasonably built.	●	This alternative proposes an increase in density around areas where services, amenities, underutilized land, and freeway access already exist and where planned Mobility Element roads will be developed primarily by Otto Avenue, Tavern Road, and Chocolate Summit, thereby promoting sustainability.
6. Encourage compact, mixed use development to support a vital Village core and advance the County’s goals to reduce Vehicle Miles Travelled (VMT).	●	This alternative proposes increased density and only residential uses beyond the development allowed in the current general Plan, with four new Mobility Element roads (New Roads 25–29) proposed. It increases total VMT compared to the current General Plan, increases VMT compared to existing conditions, has similar/slightly less total VMT to the proposed project and similar/slightly higher VMT per capita and per employee than the proposed project.
7. Minimize the impacts from development on sensitive natural resources—such as Alpine Creek, Viejas Mountain, and Cleveland National Forest for the benefit of the community.	●	Development is focused in Village boundary and in subareas with existing development, therefore minimizing potential impacts in areas of sensitive natural resources.
8. Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns.	●	The four new Mobility Element roads (New Roads 25–29) would enhance connectivity, while focused development in the Village boundary would concentrates housing and services near existing and planned transit stops. It increases total VMT compared to the current General Plan, increases VMT compared to existing conditions, has

Alpine CPU Objectives	Alt. 4- Moderate Alternative	Objective Fulfillment Rationale
		similar/slightly less total VMT to the proposed project and similar/slightly higher VMT per capita and per employee than the proposed project.
9. Reinforce the vitality, local economy, and character of Alpine while balancing housing, employment, and recreational opportunities	●	Density and intensity would be similar to what is allowed by the proposed project. It would result in similar levels of housing, employment, and recreational opportunities as the proposed project.

Fulfillment of Objectives Ratings
From "Fully Meets" ● to "Does Not Meet" ○
●●●○

4.8 Analysis of the High Alternative (Alternative 5)

The High Alternative (Alternative 5) would re-designate land use designations in Subareas 1 through 6. Subarea 7 would retain the land use designations assigned in the current General Plan under this alternative. The land use designation changes would include changing the existing limited I-1 and Village Residential 7.3 (VR-7.3) to VR-15 in Subarea 1; changing the existing VR-2, VR-2.9, VR-4.3, and SR-1 to VR-10.9, VR-20, and VR-24 and adding one new light collector roadway adjacent and east of Subarea 2; extending the Village boundary to the west by changing the existing SR-1 area to VR-10.9 and VR-7.3 in Subarea 3; changing SR-2, SR-, and VR-2 to SR-0.5 in Subarea 4; changing existing VR-2 and SR-4 designations to VR-4.3, VR-7.3, VR-10.9, and VR-2.9 along I-8 and farther south changing SR-4 and RL-40 to SR-1, SR-10, and RL-20, and in the northeast changing SR-4 to GC and VR-7.3 in Subarea 5. While a transfer request has not been submitted nor is it the County’s intent to submit a request, the alternative would include evaluating the possibility of land exchanges with the CNF for PAL located in the southwest portion of the subarea. Subarea 6 would re-designated from VR-15, SR-1, C-1, C-4, and P/SP to C-5 to provide high-density residential options and flexibility in commercial options (see Figure 4-9).

As shown in Table 4-81 this alternative would result in approximately 11,498 allowable dwelling units in the seven subareas (7,433 more units than allowed in the current General Plan and 5,420 more than the proposed project), a total forecasted population for the CPA of approximately 56,657 residents, which is 20,739 more residents than the current General Plan and 15,122 more residents than the proposed project.

Table 4-81 Allowable Dwelling Units (Subareas 1–7)

	Total	Difference Alternative 5
Alternative 5	11,498	-
Current General Plan	4,065	+7,433
Proposed Project	6,078	+5,420

Nine new Mobility Element roadways are proposed under this alternative, New Roads 25 through 33. In Subarea 2, New Road 25 is a new light collector roadway that would abut Wright’s Field to the north. In

Subarea 5, New Road 26 is a minor collector road from Alpine Boulevard to Via Dieguenos via Viejas Creek and would provide a secondary access to Palo Verde Estates. New Roads 27 through 33 are minor collector roads off of Alpine Boulevard in Subarea 5 (see Figures 4-10a and 10b).

Table 4-81 shows a comparison of the total number of allowable dwelling units within Subareas 1 through 7 between Alternative 5 and the current General Plan and proposed project. Alternative 5 would result in 7,433 more units than analyzed in the current General Plan and 5,420 more units than the proposed project.

4.8.1 Comparison of the Effects of Alternative 5 to the Prior EIRs and Proposed Project

4.8.1.1 Aesthetics

The effects of Alternative 5 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-82.

Table 4-82 Aesthetics Impacts Comparison

Issue	Prior EIRs	Alt. 5 Compared to Prior EIRs	Proposed Project	Alt. 5 Compared to Proposed Project
AES-1 Scenic Vistas	LS	▲ SU	LS	▲ SU
AES-2 Scenic Resources	LS	▲ SU	LS	▲ SU
AES-3 Visual Character or Quality	SU	▲ SU	SU	▲ SU
AES-4 New Light or Glare	SU	▲ SU	SU	▲ SU

SU- Significant and Unavoidable
 LS- Less than Significant
 ▼ Impacts are reduced
 ▲ Impacts are greater
 = Impacts are similar
Bolded text – a change in impact conclusion

Issue 1: Scenic Vistas

Future development occurring under this alternative would involve the development of up to 11,498 dwelling units within the seven subareas, which would result in 7,433 more dwelling units than analyzed in the current General Plan and 5,420 more dwelling units than the proposed project. The higher level of density and massing that would occur under this alternative by increasing the village residential density and increasing the village core mixed uses could result in a substantial obstruction or detracting from the scenic vistas available in the Alpine CPA. This alternative would also incorporate existing regulations and prior EIRs mitigation measures to mitigate potential impacts to scenic vistas.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. The level of density and massing of development proposed in this alternative would be substantially greater compared to the development analyzed in the prior EIRs. Therefore, impacts on scenic vistas under this alternative would be greater compared to the prior EIRs. Unlike the prior EIRs for

which the impacts were found to be less than significant, these impacts would be significant and unavoidable .

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and massing of development proposed in this alternative would be substantially greater compared to the allowable development under the proposed project. Therefore, the impacts on scenic vistas would be greater compared to the proposed project. Unlike the proposed project for which the impacts were found to be less than significant, these impacts would be significant and unavoidable.

Issue 2: Scenic Resources

The existing Alpine Community Plan identifies three scenic view corridors from I-8: (1) views toward El Capitan Reservoir, (2) east and west views of Viejas Mountain, and (3) south views along Sweetwater River (see Figures 2.1-2a and 2b of this SEIR). This alternative would involve land use designation changes within viewsheds available from I-8, an eligible State Scenic Highway. However, this segment of I-8 is at a lower elevation than the land to the north of the freeway and there is a bluff that abuts the freeway. Similarly, bluffs or intervening vegetation obscures much of the southern viewshed available from the east and westbound lanes of I-8 as they travel through Subarea 5 with only brief glimpses of broader viewsheds available along these portions of I-8 (such as before the Alpine Boulevard/Willows Road exit). The development occurring under this alternative would be higher density; would have the potential to be visible from I-8; and could remove or substantially change features, such as historic resources, trees, or rock outcroppings, that contribute to the viewsheds available from I-8. Therefore, implementation of this alternative has the potential to result in significant adverse impacts on scenic resources visible from I-8. Future development would require implementation of current General Plan and Alpine CPU policies and the prior EIRs mitigation measures related to scenic resources. There are also numerous regulations in place that will continue to apply to subsequent projects that are discretionary, including the County's Guidelines for Determining Significance – Visual Resources, and scenic designators.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units than analyzed in the prior EIRs. The level of density and intensity of development proposed in this alternative would be greater as compared to the development analyzed in the prior EIRs. Implementation of the same current General Plan and Alpine CPU policies and prior EIRs mitigation measures would reduce this alternative's impacts to scenic resources, but not below a level of significance. Therefore, impacts on scenic resources under this alternative would be greater compared to the prior EIRs. Unlike the prior EIRs for which the impacts were found to be less than significant, these impacts would be significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project. The level of density and intensity of development proposed in the alternative would be increased compared to the allowable development under the proposed project. Implementation of the same current General Plan and Alpine CPU policies and prior EIRs mitigation measures would reduce this alternative's impacts to scenic resources, but not below a level of significance. Therefore, the impacts on scenic resources would be greater compared to the proposed project. Unlike the proposed project for which the impacts were found to be less than significant, these impacts would be significant and unavoidable.

Issue 3: Visual Character or Quality

The Alpine CPA is defined by its small-town character currently consisting largely of semi-rural residential uses. Architecture tends to be low profile with most structures remaining within one- to two-story height limits and containing varying, but relatively traditional styles. Under Alternative 5, uniform lot and structure sizes, greater lot coverage, consistent setbacks and massing, and similar architectural styles would become more common. The land use designation changes that could occur under Alternative 5 could result in the development of up to 11,498 dwelling units in the seven subareas.

The land use designation changes occurring as part of this alternative would allow for an increase in density and intensity of residential development within Subareas 1 through 6, the implementation of which would result in alteration of the visual character and quality of the subareas. Additionally, nine new Mobility Element roads (New Roads 25 through 33) are proposed under this alternative. Current General Plan policies and the prior EIRs mitigation measures would reduce direct impacts on visual character and quality.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. The level of density and higher-profile nature of development proposed in the alternative would be greater as compared to the development analyzed in the prior EIRs. Implementation of the current General Plan and prior EIRs mitigation measures would reduce this alternative's impacts to the visual character of the community, but not below a level of significance. Therefore, impacts on visual character or quality under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The level of density would be greater in the proposed alternative compared to the allowable development under the proposed project. Implementation of the current General Plan and prior EIRs mitigation measures would reduce this alternative's impacts to the visual character of the community, but not below a level of significance. Therefore, the impacts on visual character or quality would be greater compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 4: New Light or Glare

Under existing conditions, the Alpine CPA, which has a concentration of commercial uses along Alpine Boulevard, has a greater lighting footprint in that part of the Alpine CPA and a lesser lighting footprint in the surrounding rural uses. Higher-density areas are more likely to contain additional sources of light, such as streetlights, that are not found in the more rural areas. All development occurring under this alternative would be required to comply with the lighting standards of the County of San Diego Zoning Ordinance, which would reduce light pollution and light trespass. In addition, with the density increases that would be allowed with implementation of Alternative 5, up to 11,498 dwelling units could be added to Subareas 1 through 7, which would result in a substantial new source of nighttime lighting within a consolidated area. Current General Plan policies and the prior EIRs mitigation measures, in combination with other applicable regulations including the Light Pollution Code and the San Diego County Zoning Ordinance, would lessen impacts on nighttime views.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. The level of density and building materials associated with village residential housing and village core mixed uses proposed in the alternative would be greater as compared to the development analyzed in the prior EIRs. Implementation of the current General Plan policies and prior EIRs mitigation measures would reduce this alternative's impacts from new source of lighting or glare, but not below a level of significance. Therefore, impacts on new sources of light or glare under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and building materials associated with village residential housing and village core mixed uses would be increased in the proposed alternative compared to the allowable development under the proposed project. Implementation of the current General Plan and prior EIRs mitigation measures would reduce this alternative's impacts from new source of lighting or glare, but not below a level of significance. Therefore, the potential impacts on new sources of light or glare would be greater compared to the proposed project. Like the proposed project, impacts would remain significant and unavoidable.

4.8.1.2 Agriculture and Forestry Resources

The effects of Alternative 5 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-83.

Table 4-83 Agriculture and Forestry Impacts Comparison

Issue	Prior EIRs	Alt. 5 Compared to Prior EIRs	Proposed Project	Alt. 5 Compared to Proposed Project
AG-1 Direct Conversion of Agricultural Resources	SU	▲ SU	SU	▲ SU
AG-2 Conflict with Agricultural Zoning or Williamson Act Contract	LS	▲ SU	LS	▲ SU
AG-3 Indirect Conversion of Agricultural Resources	SU	▲ SU	SU	▲ SU
AG-4 Direct and Indirect Conversion of Forestry Resources	SU ¹	▲ SU	SU	▲ SU

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

Bolded text – a change in impact conclusion

¹ This issue was not included in the State CEQA Guidelines at the time of the 2011 General Plan EIR; therefore this issue impact conclusion is from the 2016 FCI EIR.

Issue 1: Direct Conversion of Agricultural Resources

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. Only Subareas 5 and 7 contain lands designated as Agricultural Preserve and lands under Williamson Act Contract. Most zones allow for agricultural uses, but there are two specific agricultural zones: A70 and 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.

Subareas 1 through 7 have agricultural resources identified within their boundaries. County-identified field crop lands are mapped in Subareas 2, 3, 4, 5, 6, and 7; County identified grazing lands are mapped in Subareas 2 and 7; and County identified intensive agriculture, croplands Orchards and Vineyards, and truck crops are mapped in Subarea 7. In addition, Subareas 2 and 7 contain land mapped as Farmland of Local Importance; and Subareas 2, 6, and 7 are located in areas mapped as Grazing land by FMMP. County Candidate Soils of Prime significance have been mapped in Subareas 2, 5, 6, and 7; County Candidate Soils of Statewide Importance are mapped in Subareas 2, 4, 6, and 7. Future development occurring under this alternative would involve the development of up to 11,498 dwelling units within Subareas 1 through 7. In addition, the proposed changes to the Mobility Element would include adding nine new road segments (New Roads 25 through 33). New road segments 25 and 26 would be located in an area where County Candidate Soils of Prime significance have been identified and new road segment 26 is located in an area where County field crops are mapped; which could result in the conversion of an agricultural resource to a non-agricultural resource. There are also regulations in place that would continue to apply to subsequent discretionary projects, including the current General Plan, the Agricultural Guidelines, and agricultural designators.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. The level of density in areas identified with important agricultural resources or existing agricultural use would be increased compared to the development analyzed in the prior EIRs. Implementation of the current General Plan policies, agricultural guidelines and designators, and prior EIRs mitigation measures would reduce this alternative's impacts to agricultural resources, but not below a level of significance. Therefore, impacts on the direct conversion of agricultural resources under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity would be increased compared to the development allowed by the proposed project. Implementation of the current General Plan policies, agricultural guidelines and designators, and prior EIRs mitigation measures would reduce this alternative's impacts to agricultural resources, but not below a level of significance. Therefore, impacts on agricultural resources under this alternative would be greater compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 2: Conflict with Agricultural Zoning or Williamson Act Contract

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 5b in this SEIR depict the agricultural zoning within the Alpine CPA

subareas. Subareas 1 through 7 contain existing land zoned as A70; and Subareas 4, 5, and 7 contain land zoned as A72. In addition, Subareas 5 and 7 contain existing land mapped as Williamson Act Contract land and Agricultural Preserve land. Future development occurring under this alternative would involve the development of up to 11,498 dwelling units within the seven subareas. New Mobility Element roads 26, 27, 28, 29, 30, 31, 32, and 33 are located in areas zones as A70 and A72; and new Mobility Element roads 27, 28, and 29 are located in areas mapped as Williamson Act Contracts or Agricultural Preserves. The introduction of new Mobility Element roads would introduce a conflict with agricultural zoning. There are also regulations in place that would continue to apply to subsequent discretionary projects, including the current General Plan, the Agricultural Guidelines, agricultural designators, and conformance to the Williamson Act.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. The level of density would be increased for land zoned for agriculture areas compared to the prior EIRs. Conformance with the Williamson Act, and implementation of the same current General Plan policies, agricultural guidelines and designators, and prior EIRs mitigation measures would reduce this alternative's impacts to agricultural resources, but not below a level of significance. Therefore, impacts to a conflict with agricultural zoning or Williamson Act Contracts under this alternative would be greater compared to the prior EIRs. Unlike the prior EIRs for which impacts were found to be less than significant, these impacts would be significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The level of density would be increased for land zoned for agriculture areas compared to the proposed project. Conformance with the Williamson Act, and implementation of the same current General Plan policies, agricultural guidelines and designators, and prior EIRs mitigation measures would reduce this alternative's impacts to agricultural resources, but not below a level of significance. Therefore, impacts to a conflict with agricultural zoning or Williamson Act Contracts under this alternative would be greater compared to the proposed project. Unlike the proposed project for which impacts were found to be less than significant, these impacts would be.

Issue 3: 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. 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. Subareas 1 through 7 have agricultural resources identified within its boundaries. County-identified field crop lands are mapped in Subareas 2, 3, 4, 5, 6, and 7; County-identified grazing lands are mapped in Subareas 2, 4, 6, and 7; and County-identified truck crops and grazing lands are mapped in Subarea 7. In addition, Subareas 2 and 7 contain land mapped as Farmland of Local Importance; and Subareas 2, 6, and 7 are located in areas mapped as grazing land by FMMP. Subareas 2 and 3 contain existing land zoned as A70; and Subareas 4, 5, and 7 contain land zoned as A70 and A72. In addition, Subareas 5 and 7 contain existing land mapped as Williamson Act Contract land and Agricultural Preserve land. Future development occurring under this alternative would involve the development of up to 11,498 dwelling units within the seven subareas. In addition, new Mobility Element road segment 26 is located in an area where County field crops are mapped; new Mobility Element roads 26, 27, 28, 29, 30, 31, 32, and 33 are located in areas zones as A70 and/or A72; and new Mobility Element roads 27, 28, and 29 are

located in areas mapped as Williamson Act Contracts or Agricultural Preserves. Future development could result in the indirect conversion of agricultural resources. There are regulations in place that would continue to apply to subsequent discretionary projects, including the current General Plan, the Agricultural Guidelines, agricultural designators, and conformance to the Williamson Act.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. The level of density would be increased in land zoned for agriculture areas compared to the prior EIRs. Compliance with current General Plan policies, the Agricultural Guidelines, agricultural designators, and conformance to the Williamson Act would reduce potential impacts, but not to a level below significance. Therefore, impacts to the indirect conversion of agricultural resources under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The level of density would be increased in land zoned for agriculture areas compared to the proposed project. Compliance with current General Plan policies, the Agricultural Guidelines, agricultural designators, and conformance to the Williamson Act would reduce potential impacts, but not below levels of significance. Therefore, impacts to the indirect conversion of agricultural resources under this alternative would be greater compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 4: Direct and Indirect Conversion of Forestry Resources

The Alpine CPA also includes areas within the 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. The Alpine CPA does not contain any “timberland” as defined by PRC Section 4526.

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, which also includes former FCI lands. Subarea 2 has 1.61 acres of mapped forestry vegetation, Subarea 3 has 18.70 acres, Subarea 4 has 7.86 acres, Subarea 5 has 165.48 acres, Subarea 6 has 13.58 acres, and Subarea 7 has 2007.09 acres of mapped forestry vegetation; and have the potential to support forestry resources. The alternative would increase density in areas identified with land mapped or adjacent to land mapped as forestry resources. In addition, mapped forest vegetation and the CNF are present within a 1-mile radius of the subareas. The development density of this alternative could convert forestry resources.

Alternative Compared to Prior EIRs

This issue was not included in the State CEQA Guidelines at the time of the 2011 General Plan EIR; therefore, it was not evaluated at that time. However, the 2016 FCI EIR did contain an analysis of these resources. Therefore, this alternative is compared to the 2016 FCI EIR, which was an SEIR to the 2011 General Plan EIR.

Alternative 5 would allow for 7,433 more dwelling units than analyzed in the prior EIRs in Subareas 1 through 6. The alternative would be incompatible with forest resources because the proposed land uses are of higher density and intensity. Therefore, impacts to the direct or indirect conversion of forestry resources under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable .

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The alternative would be incompatible with forest resources because the proposed land uses are of higher density and intensity. Therefore, impacts to the direct or indirect conversion of forestry resources under this alternative would be greater compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

4.8.1.3 Air Quality

A comparison of the effects of Alternative 5 to the prior EIRs and proposed project by issue area is provided in Table 4-84 and the sections that follow. Consistent with the analysis provided in Section 2.3 of this SEIR, only the 2011 General Plan is used for the air quality analysis due to the outcome of litigation of the FCI GPA.

Table 4-84 Air Quality Impacts Comparison

Issue	Prior EIR	Alt. 5 Compared to Prior EIR	Proposed Project	Alt. 5 Compared to Proposed Project
AQ-1 Conformance with Applicable Plans	LS	▲ SU	SU	▲ SU
AQ-2 Cumulatively Considerable Net Increase of Criteria Air Pollutants	SU	▲ SU	SU	▲ SU
AQ-3 Sensitive Receptor Exposure to Substantial Pollutant Concentrations	SU	▲ SU	SU	▲ SU
AQ-4 Other Emissions	LS	= LS	SU	= LS

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

Bolded text – a change in impact conclusion

Issue 1: Conformance with Applicable Plans

The RAQS and SIP are the relevant air quality plans for demonstrating attainment with the federal and state ambient air quality strategies. The RAQS and SIP provide attainment plans based on anticipated regional growth based, in part, on the planned growth identified in regional and local land use plans. Regional growth in the unincorporated County was estimated based on identified growth in the County's General Plan. Therefore, projects that would result in increases in population or employment growth beyond that projected in regional or local plans could result in increases in VMT above that forecasted in the attainment plans. Future development occurring under this alternative would increase projected

growth from the General Plan. This increase in allowable development would result in annual VMT and emissions greater than what was anticipated through the General Plan. This increase in population, employment, and VMT, therefore, would not have been considered in the regional growth forecasts used in preparation of the RAQS and SIP. Because this alternative would result in growth greater than what was assumed in the RAQS and SIP, the alternative would potentially conflict with the region's attainment plans.

Alternative Compared to the Prior EIR

Alternative 5 would allow for 7,433 more dwelling units than analyzed in the prior EIR in Subareas 1 through 6. Alternative 5 would allow higher dwelling units and less non-residential acreage than assumed in the prior EIR, resulting in an increase in anticipated population, employment, and VMT. The prior EIR identified a less than significant impact related to conformance with applicable plans. This alternative would propose dwelling units greater than the allowable General Plan growth forecasts and would not have been considered in the growth projections included in the RAQS and SIP. Therefore, this impact would be greater compared to the prior EIR. Unlike the prior EIR, for which impacts were found to be less than significant, this impact would be significant and unavoidable.

Through the local regulatory process, the County would provide the projected growth associated with Alternative 5 buildout to SANDAG in the development of future growth projections that would be used in the development of the updated RAQS and SIP. However, because the timing of this update is not fully known, the impacts would be greater compared to the prior EIR. Unlike the prior EIR, for which impacts were found to be less than significant, this impact would be significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. Alternative 5 would allow greater dwelling units and less non-residential acreage compared to the proposed project. The analysis for the proposed project identified a significant and unavoidable impact related to conformance with applicable plans because it is proposing growth that was not considered in the General Plan and, thus, not included in the regional growth projections used to develop the RAQS and SIP. Future allowable development under this alternative would also result in higher population, employment, and VMT projections than the General Plan. This growth would not have been included in the regional growth projections used to develop the RAQS. Therefore, this impact would be greater than the proposed project. Like the proposed project, this impact would be significant and unavoidable.

Issue 2: Cumulatively Considerable Net Increase in Pollutants

Future development occurring under this alternative would result in emissions of criteria air pollutants from construction- and operational-related activities. Because the timing and intensity of construction activities are dependent on market conditions and unknown at this time, emissions from construction activities from future developments may result in exceedances of the County SLTs.

A quantitative analysis for operational emissions of criteria air pollutants and precursors was conducted for this alternative consistent with the methodology presented in Section 2.3.2.2 of this SEIR. Potential impacts from operation of this alternative were determined based on the potential increase in emissions of criteria air pollutants beyond what is currently allowed in the General Plan. Table 4-85 summarizes the maximum daily operational emissions of criteria air pollutants and precursors that would be generated

by buildout of the allowed uses under this alternative and the General Plan, and a comparison of the net change in emissions to the County's SLTs.

Table 4-85. Modeled Maximum Daily Emissions of Criteria Air Pollutants and Precursors (lb/day) Associated with the General Plan and Alternative 5 Buildout

Source	lb/day					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
General Plan Buildout of Alpine CPA						
Natural Gas Usage	8	72	40	<1	6	6
Architectural Coating	66	<1	<1	<1	<1	<1
Consumer Products	439	<1	<1	<1	<1	<1
Hearth	16,267	318	20,079	36	2,815	2,815
Landscaping	27	10	878	<1	5	5
Mobile	222	505	2,562	8	169	70
Total	17,028	905	23,559	45	2,995	2,896
Alternative 5						
Natural Gas Usage	10	89	47	1	7	7
Architectural Coating	97	<1	<1	<1	<1	<1
Consumer Products	633	<1	<1	<1	<1	<1
Hearth	27,642	540	34,121	62	4,784	4,784
Landscaping	45	17	1,490	<1	8	8
Mobile	296	674	3,416	11	225	93
Total	28,723	1,320	39,074	73	5,025	4,892
Exceed Screening Level Threshold?	Yes	Yes	Yes	No	Yes	Yes
Net Change from General Plan	+11,695	+414	+15,515	+28	+2,030	+1,997
Net Change from Existing Conditions ¹	+18,022	+400	+23,198	+43	+3,166	+3,096
Screening Level Threshold	75	250	550	250	100	55

Source: Appendix D.

Notes: CO = carbon dioxide; CPA = community plan area; lb/day = pounds per day; NO_x = nitrous oxide; PM_{2.5} = fine particulate matter; PM₁₀ = respirable particulate matter; SO_x = sulfur oxides; VOC = volatile organic compounds

¹ Detailed emissions estimates for existing conditions are presented in Chapter 2.3, *Air Quality*.

Totals may not add exactly due to rounding.

Emissions from industrial sources were modeled in separate CalEEMod files to reflect no increase in industrial uses beyond existing conditions. Details are shown in Appendix D.

Alternative Compared to the Prior EIR

Section 2.3.3.3 of this SEIR identifies that construction emissions from the development of one-quarter of the proposed project over a 2-year period would result in potentially significant impacts related to emissions of criteria air pollutants (see Table 2.3-8 of this SEIR for a summary of construction emissions associated with one-quarter buildout of the proposed project). This construction analysis was conducted

to reflect a substantial amount of development occurred in a short timeframe and includes a significant amount of simultaneous construction activity. This analysis is considered conservative and representative of the maximum amount of construction in the Alpine CPA that could be occurring simultaneously. Because this reflects potential maximum, simultaneous construction activities, it is assumed that construction emissions of criteria air pollutants associated with this alternative would be similar to the level of emissions identified in this analysis.

As shown in Table 4-85, operational activities would result in a net increase in emissions of criteria air pollutants compared to the General Plan buildout. Alternative 5 would allow for more dwelling units than the General Plan. The project would result in a cumulative net increase in criteria air pollutant emissions greater than existing conditions, and would increase estimated daily criteria air pollutant emission generation beyond the allowable buildout of the General Plan. The increase in daily criteria air pollutant emissions above allowed General Plan buildout would be in excess of the County's SLTs for VOC, NO_x, CO, PM₁₀, and PM_{2.5}. This alternative would implement Alpine CPU mitigation like the proposed project that would reduce emissions of criteria air pollutants to the extent feasible. However, because quantification of all mitigation is not feasible, this impact would be significant and unavoidable. The prior EIR identified significant and unavoidable impacts related to generation of criteria air pollutants. Therefore, this impact would be greater compared to the prior EIR. With the exception of SO_x, it would still result in the generation of criteria air pollutants beyond existing conditions in excess of the County's SLTs. Like the prior EIR, this impact would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 5 would allow for more dwelling units and less non-residential acreage than the proposed project. The proposed project identified a significant and unavoidable impact related to the net increase in criteria air pollutant emissions because it would generate total emissions and result in a net increase in emissions from the General Plan when compared to the County's SLTs. As shown below in Table 4-86, this alternative would generate greater daily emissions of criteria air pollutants than the proposed project.

As shown in Table 4-86, this alternative would result in a potentially significant impact from the generation of criteria air pollutants during construction and operations. This alternative would result in a net increase in VOC, NO_x, CO, PM₁₀, and PM_{2.5} greater than the County's SLTs. The alternative would implement Alpine CPU mitigation, identified in Section 2.3.6.2 of this SEIR, like the proposed project. However, because quantification of all mitigation measures is not feasible (see Section 2.3.6.2 of this SEIR for additional details), it is not fully known if the alternative's impacts would be reduced to a less than significant level. Therefore, this impact would be greater compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

Issue 3: Sensitive Receptor Exposure to Substantial Pollutant Concentrations

Implementation of Alternative 5 would result in exposure of sensitive receptors to construction-related TACs. However, given that future development on this alternative would occur incrementally between 2020 and 2050 and in various areas throughout the Alpine CPA, it is unlikely that any one sensitive receptor would be exposed to construction-related TACs for extended periods of time. Therefore, construction activity as a result of the allowable Alternative 5 buildout would not result in the exposure of existing or new sensitive receptors to a substantial increase in TAC emissions.

Table 4-86. Modeled Maximum Daily Emissions of Criteria Air Pollutants and Precursors (lb/day) Associated with the Proposed Project and Alternative 5 Buildout

Source	lb/day					
	VOC	NO _x	CO	SO _x	PM ₁₀	PM _{2.5}
Proposed Project						
Natural Gas Usage	9	76	42	<1	6	6
Architectural Coating	74	<1	<1	<1	<1	<1
Consumer Products	488	<1	<1	<1	<1	<1
Hearth	19,347	378	23,882	43	3,348	3,348
Landscaping	32	12	1,043	<1	6	6
Mobile	257	586	2,970	10	196	81
Total	20,207	1,052	27,937	53	3,556	3,441
Alternative 5						
Natural Gas Usage	10	89	47	1	7	7
Architectural Coating	97	<1	<1	<1	<1	<1
Consumer Products	633	<1	<1	<1	<1	<1
Hearth	27,642	540	34,121	62	4,784	4,784
Landscaping	45	17	1,490	<1	8	8
Mobile	296	674	3,416	11	225	93
Total	28,723	1,320	39,074	73	5,025	4,892
Exceed Screening Level Threshold?	Yes	Yes	Yes	No	Yes	Yes
Net Change from Proposed Project	+8,516	+267	+11,137	+20	+1,469	+1,451
Net Change from Existing Conditions ¹	+18,022	+400	+23,198	+43	+3,166	+3,096
Screening Level Threshold	75	250	550	250	100	55

Source: Appendix D

Notes: CO = carbon dioxide; CPA = community plan area; lb/day = pounds per day; NO_x = nitrous oxide; PM_{2.5} = fine particulate matter; PM₁₀ = respirable particulate matter; SO_x = sulfur oxides; VOC = volatile organic compounds

¹ Detailed emissions estimates for existing conditions are presented in Chapter 2.3, *Air Quality*.

Totals may not add exactly due to rounding.

Emissions from industrial sources were modeled in separate CalEEMod files to reflect no increase in industrial uses beyond existing conditions. Details are shown in Appendix D.

This alternative would also result in VMT growth above existing conditions along local roadways within the County as a result of allowable future development. This increase in vehicle and truck traffic greater than existing conditions may exacerbate health risks to existing and future sensitive uses located in proximity to roadways with high traffic volumes. The primary TAC of concern related to on-road vehicle emissions is diesel PM. All new development undergoing discretionary review would be required to evaluate TAC exposure and incorporate available reduction measures in accordance with the SDAPCD requirements, if necessary. However, the level at which future sensitive receptors could be exposed to harmful pollutant emissions exacerbated by development associated with Alternative 5 is unknown.

Alternative Compared to the Prior EIR

Alternative 5 would allow for more dwelling units and less non-residential acreage compared to the prior EIR, resulting in additional population, employment, and VMT than what was assumed for the Alpine CPA in the prior EIR. The prior EIR identified a significant and unavoidable impact related to exposure of sensitive receptors to substantial pollutant concentrations. This alternative would propose development greater than the allowable General Plan development, and would result in greater VMT and associated on-road vehicle emissions from new vehicle and truck traffic. As discussed previously under Issue 2, this alternative would implement Alpine CPU mitigation that would reduce emissions of criteria air pollutants and TACs to the extent feasible. However, because the project-level details and health risk associated with development are unknown, this impact would be significant and unavoidable. Therefore, this impact would be greater compared to the prior EIR. Like the prior EIR, this impact would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 5 would allow for more dwelling units and less non-residential acreage than the proposed project. The proposed project identified a significant and unavoidable impact related to exposure of sensitive receptors to substantial pollutant concentrations because of the unknown level to which future operational emissions from on-road vehicles would exacerbate existing exposure of sensitive receptors to TACs (specifically, diesel PM). Future allowable development under this alternative would result in increased population, employment, and VMT projections compared to the proposed project; however, it is also unknown the level to which this alternative would expose existing and new sensitive receptors to TACs. As noted previously, the project would implement Alpine CPU mitigation to reduce emissions of criteria air pollutants and TACs to the extent feasible. However, because project-level details and health risk associated with development are unknown, this impact would be significant and unavoidable. Therefore, this impact would be increased compared to the proposed project. Similar to the proposed project, this impact would remain significant and unavoidable.

Issue 4: Other Emissions (Odors)

Alternative 5 would generate odors during construction activities. These odors would be temporary and would occur at various locations within the Alpine CPA. This alternative does not propose any land uses that would typically be considered odor-generating (e.g., wastewater treatment facility, confined animal facility, or organic agricultural operations). Should any odor-generating uses be developed in the Alpine CPA, they would be required to comply with relevant SDAPCD and County regulations for managing and mitigating odors, described in Section 2.3.2.3 of this SEIR.

Alternative Compared to the Prior EIR

Alternative 5 would allow for the development of similar land use types assumed in the prior EIR. The development allowed under the General Plan would result in temporary odors generated during construction activities. However, these odors would not be of concern because they are temporary and would occur at various locations throughout the Alpine CPA. These potential odors would not be generated in a single location for an extended period, and thus would not expose any one sensitive receptor to significant odor emissions. The prior EIR did not identify any operational uses typically considered to be odor-generating. Further, any odor-generating uses proposed in the Alpine CPA would be required to comply with relevant SDAPCD and County regulations for managing and mitigating odors. Therefore, this impact would be similar compared to the prior EIR. Like the prior EIR, this impact would remain less than significant.

Alternative Compared to Proposed Project

Alternative 5 would allow for the development of similar land use types assumed in the proposed project. The development allowed under the proposed project would result in temporary odors generated during construction activities. However, these odors would not be of concern because they are temporary and would occur at various locations throughout the Alpine CPA. These potential odors would not be generated in a single location for an extended period, and thus would not expose any one sensitive receptor to significant odor emissions. The proposed project did not identify any operational uses typically considered to be odor-generating. Further, any odor-generating uses proposed in the Alpine CPA would be required to comply with relevant SDAPCD and County regulations for managing and mitigating odors. Therefore, this impact would be similar compared to the proposed project. Like the proposed project, this impact would remain less than significant.

4.8.1.4 Biological Resources

The effects of Alternative 5 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-87.

Issue 1: Special-Status Plant and Wildlife Species

Table 2.4-8 in this SEIR documents the estimated total area of impacts to special-status plants in the Alpine CPA. USFWS-designated critical habitat for three species occurs within the Alpine CPA. Future development would potentially result in the direct loss of critical habitat for the coastal California gnatcatcher and the arroyo toad. All potential impacts to critical habitat for the coastal California gnatcatcher would occur within Subarea 4. Critical habitat for the coastal California gnatcatcher, arroyo toad, and San Diego thornmint is present within Subarea 7. Potential impacts on critical habitat would require site-specific analysis and project-level details during discretionary review of future projects.

Several vegetation communities are mapped within the seven subareas, including areas mapped as chaparral, coastal sage scrub, grasslands, urban-disturbed habitat, agriculture, and eucalyptus woodland. These vegetation communities provide habitat for several special-status plant and wildlife species, as identified in Section 2.4 of this SEIR. Alternative 5 would re-designate land uses within Subareas 1 through 7, which would result in an overall increase in density and intensity of dwelling units in the Alpine CPA. Future development occurring under this alternative would involve the development of up to 11,498 dwelling units within the seven subareas. Site-specific analysis of impacts on biological resources,

Table 4-87 Biological Resources Impacts Comparison

Issue	Prior EIRs	Alt. 5 Compared to Prior EIRs	Proposed Project	Alt. 5 Compared to Proposed Project
BIO-1 Special-Status Plant and Wildlife Species	SU	▲ SU	SU	▲ SU
BIO-2 Riparian Habitat and Other Sensitive Natural Communities	SU	▲ SU	SU	▲ SU
BIO-3 Federally Protected Wetlands	LS	▲ LS	LS	▲ LS
BIO-4 Wildlife Movement Corridors and Nursery Sites	SU	▲ SU	SU	▲ SU
BIO-5 Conflict with Local Policies and Ordinances	LS	= LS	LS	= LS
BIO-6 Habitat Conservation Plans	LS	= LS	LS	= LS

SU- Significant and Unavoidable
LS- Less than Significant
▼ Impacts are reduced
▲ Impacts are greater
= Impacts are similar

including biological resource surveys if deemed required by the County, would be required for future discretionary projects that could impact vegetation communities and special-status plant and wildlife species.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. The level of density and intensity of development proposed in this alternative would be increased compared to the development analyzed in the prior EIRs. Implementation of the same current General Plan policies and mitigation measures identified in Section 2.4 of this SEIR would reduce this alternative's impacts on special-status species and sensitive habitat, but not below a level of significance because it cannot be ensured that impacts from future development could be mitigated. Therefore, this impact would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be increased compared to the development allowed by the proposed project. Implementation of the same current General Plan policies and mitigation measures identified in Section 2.4 in this SEIR would reduce this alternative's impacts on special-status species and sensitive habitat, but not below a level of significance because it cannot be ensured that impacts from future development could be mitigated. Therefore, this impact would be greater compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 2: Riparian Habitat and Other Sensitive Natural Communities

The Alpine CPA includes three riparian communities: Southern Cottonwood-Willow Riparian Forest, Southern Coast Live Oak Riparian Forest, and Southern Riparian Forest. All subareas except Subarea 1 contain riparian habitat. Site-specific analysis of impacts on riparian habitat, including biological resource surveys if deemed required by the County, would be required for future discretionary projects that could impact riparian habitat. Other sensitive vegetation communities within the subareas include chaparral and other woodlands. Future development occurring under this alternative would involve the development of up to 11,498 dwelling units within the seven subareas. Site-specific analysis of impacts on riparian habitat, including biological resource surveys if deemed required by the County, would be required for future discretionary projects that could impact riparian habitat.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. The level of density and intensity of development proposed in this alternative would be increased compared to the development analyzed in the prior EIRs. Implementation of current General Plan policies and mitigation measures identified in Section 2.4 in this SEIR, in addition to compliance with applicable regulations, would reduce impacts to riparian habitat and other sensitive natural communities but not below a level of significance because it cannot be ensured that impacts from future development could be mitigated. Therefore, this impact would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be increased compared to the development allowed by the proposed project. However, any development of the land uses under the alternative could still result in significant impacts requiring mitigation. Implementation of the same current General Plan policies and mitigation measures identified in Section 2.4 would reduce this alternative's impacts to riparian habitat and other sensitive natural communities but not below a level of significance because it cannot be ensured that impacts from future development could be mitigated. Therefore, this impact would be greater compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 3: Federally Protected Wetlands

Table 2.4-11 in this SEIR summarizes the wetland types within the seven subareas, as well as the estimated acreages of impacts under the current General Plan and proposed project. Subareas 2, 4, 5, and 7 contain areas mapped as USFWS National Wetlands Inventory and Estimated RPO Wetlands. Additionally, Subareas 2 through 7 contain areas mapped as Estimated RPO Wetlands (see Figures 2.4-3a and 3b). Future development occurring under this alternative would involve the development of up to 11,498 dwelling units within the seven subareas. With the exception of Subarea 1, development within the subareas could result in the loss of federally protected and/or County RPO wetlands. Subsequent discretionary projects proposed for development within the Alpine CPA would be analyzed through the CEQA process for potential impacts related to federally protected wetlands.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subarea 1 through 6 than analyzed in the prior EIRs. The level of density and intensity of development proposed in this alternative would be increased

compared to the development analyzed in the prior EIRs. Implementation of current General Plan policies and mitigation measures identified in Section 2.4, in addition to compliance with applicable regulations, would reduce impacts to federally protected wetlands. Therefore, impacts to federally protected wetlands under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be greater compared to the development allowed in the proposed project. Implementation of current General Plan policies and mitigation measures identified in Section 2.4 in this SEIR, in addition to compliance with applicable regulations, would reduce impacts to federally protected wetlands. Therefore, impacts to federally protected wetlands under this alternative would be greater compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 4: Wildlife Movement Corridors and Nursery Sites

A habitat linkage was identified on the west side of the Alpine CPA within the boundaries of the adopted South County Plan, linking habitat patches from south San Diego County to important aquatic resources at El Capitan Reservoir. Approximately 14.5 acres of habitat linkage identified by the South County Plan is within Subarea 4 of the Alpine CPU area. Nursery sites are located throughout undeveloped areas within the Alpine CPA and include areas that provide the resources necessary for reproduction of a species, including foraging habitat, breeding habitat, and water sources. Subsequent discretionary projects proposed for development within the Alpine CPA would be analyzed through the CEQA process for potential impacts related to loss of nursery sites. Future development occurring under this alternative would involve the development of up to 11,498 dwelling units within Subareas 1 through 7. The level of density and intensity that would occur under this alternative would result in increased land area that could be developed in the subareas. Subsequent discretionary projects proposed for development within the Alpine CPA would be analyzed through the CEQA process for potential impacts related to loss of nursery sites.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. The level of density and intensity of development proposed in these subareas would be increased compared to the development analyzed in the prior EIRs. Implementation of the current General Plan policies and mitigation measures identified in Section 2.4 of this SEIR, in addition to compliance with applicable regulations, would reduce impacts on nursery sites but not below a level of significance. Therefore, this impact would be greater compared to the prior EIRs. Like the prior EIRs, this impact would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be increased compared to the development allowed by the proposed project. Implementation of the current General Plan policies and mitigation measures identified in Section 2.4 of this SEIR, in addition to compliance with applicable regulations, would reduce impacts on nursery sites but not below a level of

significance. Therefore, this impact would be greater compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

Issue 5: Conflict with Local Policies and Ordinances

Future development associated within the Alpine CPA has the potential to significantly impact sensitive biological resources identified for protection under the MSCP South County Plan, Guidelines, RPO, BMO, and/or HLP Ordinance. Future discretionary projects within the adopted MSCP South County Plan would be subject to the County BMO, while projects outside of the MSCP would be subject to the HLP Ordinance. The County's RPO applies throughout the unincorporated County and requires avoidance of impacts to environmentally sensitive lands from discretionary projects. Future development associated with the alternative would be required to comply with these ordinances, and demonstrate compliance, when applicable.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. The level of density and intensity of development proposed in this alternative would be increased compared to the development analyzed in the prior EIRs. Future development associated with this alternative would be required to comply with the ordinances and policies protecting biological resources to the same degree as development analyzed in the prior EIRs. Therefore, impacts associated with conflicting with local policies and ordinances would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be increased compared to the development allowed by the proposed project. Future development associated with this alternative would be required to comply with the ordinances and policies protecting biological resources to the same degree as development allowed by the proposed project. Therefore, impacts associated with conflicting with local policies and ordinances would be similar compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 6: Conflict with Adopted Habitat Conservation Plans and Natural Community Conservation Plans

The MSCP South County Plan is the applicable adopted HCP and NCCP for the unincorporated County, which includes Subareas 1, 2, and 4 (entirely within the MSCP boundaries), and Subareas 3, 5, 6, and 7 (partially within the MSCP boundaries). In addition, PAMA designated lands in the MSCP South County Plan are identified within the eastern portion of Subarea 4 and the southwestern portion of Subarea 5; however, the MSCP South County Plan does not preclude a landowner from developing on PAMA lands. As a result, impacts on PAMA would not constitute a conflict with the provisions of the MSCP South County Plan. Additionally, this alternative would not re-designate areas identified as preserve land in either the MSCP South County Plan or draft East County Plan boundaries.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. The level of density and intensity of development proposed in this alternative would be increased compared to the development analyzed in the prior EIRs. This alternative would result in

increased impacts on sensitive plant and animal species, riparian and other natural communities, and habitat corridors that are identified for protection under the MSCP South County Plan. Future development associated with this alternative would be required to comply with the HCP and NCCP. Therefore, impacts associated with conflicting with these plans would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be increased compared to the development allowed by the proposed project. Future development associated with this alternative would be required to comply with the HCP and NCCP. Therefore, impacts associated with conflicting with these plans would be similar compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

4.8.1.5 Cultural and Paleontological Resources

The effects of Alternative 5 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-88.

Table 4-88 Cultural and Paleontological Resources Impacts Comparison

Issue	Prior EIRs	Alt. 5 Compared to Prior EIRs	Proposed Project	Alt. 5 Compared to Proposed Project
CUL-1 Historic Resources	LS	▲ LS	LS	▲ LS
CUL-2 Archaeological Resources	LS	▲ LS	LS	▲ LS
CUL-3 Paleontological Resources	LS	▲ LS	LS	▲ LS
CUL-4 Human Remains	LS	▲ LS	LS	▲ LS

SU- Significant and Unavoidable
 LS- Less than Significant
 ▼ Impacts are reduced
 ▲ Impacts are greater
 = Impacts are similar

Issue 1: Historic Resources

As shown in Figures 2.5-1a and 1b, there are two known historical resources within the Alpine CPA. The Julian Eltinge Residence is located along South Grade Road, south of Subareas 2 and 6. The Alpine Woman’s Club is located along Alpine Boulevard, west of Subarea 6. Some historical resources exist within the Alpine CPA that are historically significant but have not yet been designated, and there may also be unknown historical resources within the Alpine CPA. Some historical resources exist within the Alpine CPA that are historically significant but have not yet been designated, and there may also be unknown historical resources within the Alpine CPA. Future development occurring under this alternative would involve the development of up to 11,498 dwelling units within the seven subareas. Nine new Mobility Element roadways are proposed under this alternative. Any future discretionary development projects would be subject to an environmental review process, which may include records searches, site-specific pedestrian surveys, and historical evaluations. The purpose of the review process is to identify potential historical resources and identify mitigation measures that will minimize any impacts to these resources.

In addition, any future projects in the Alpine CPA will be subject to federal, state, and local regulations, and must conform to the goals and policies established in the current General Plan.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. The level of density and proposed land use changes near identified historic resources in this alternative would be increased substantially compared to the development analyzed in the prior EIRs. Future development associated with this alternative would be required to comply with the RPO and Zoning Ordinance and the implementation of the proposed Alpine CPU policies and mitigation measures identified in Section 2.5.6.1 of this SEIR. Therefore, impacts on historic resources under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and proposed land use changes near identified historic resources in this alternative would be increased compared to the development allowed by the proposed project. However, future development associated with this alternative would be required to comply with the RPO and Zoning Ordinance and the implementation of the proposed Alpine CPU policies and mitigation measures identified in Section 2.5.6.1 of this SEIR. Therefore, impacts on historic resources under this alternative would be greater compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 2: Archaeological Resources

Many prehistoric habitation and smaller resource gathering and processing sites have been recorded within the Alpine CPA. Information about these sites is kept confidential to protect these resources from destruction or theft. Subsequent projects seeking a discretionary permit may be subject to an environmental review process, at which point a records search would be conducted to determine whether a pedestrian survey or cultural resources evaluations would be required. The application of existing regulations in combination with the County's RPO, Zoning Ordinance, the current General Plan policies and prior EIRs, and Alpine CPU mitigation measures would mitigate impacts to archaeological resources.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. Impacts on archaeological resources, known and unknown, would be increased due to the increase in density compared to the development analyzed in the prior EIRs. However, future development associated with this alternative would be required to comply with the County's RPO, Zoning Ordinance, current General Plan policies and mitigation measures, and Alpine CPU mitigation measures identified in Section 2.5.6.2 of this SEIR. Therefore, impacts on archaeological resources under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 5 would allow 7,433 more dwelling units than the proposed project throughout Subareas 1 through 7. Impacts on archaeological resources, known and unknown, would be increased due to the increase in density compared to the development allowed by the proposed project. However, future

development associated with this alternative would be required to comply with the County's RPO, Zoning Ordinance, current General Plan policies and mitigation measures, and Alpine CPU mitigation measures identified in Section 2.5.6.2 of this SEIR. Therefore, impacts on archaeological resources under this alternative would be greater compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 3: Paleontological Resources

Figures 2.5-2a and 2b of this SEIR identify regions of the Alpine CPA that are sensitive for paleontological resources. Only Subarea 2 has a moderate sensitivity for producing paleontological resources. The other subareas have no sensitivity for producing unique paleontological resources; however, unknown paleontological resources have the potential to occur within the Alpine CPA. Subsequent projects seeking a discretionary permit may be subject to environmental review; federal, state, and local regulations; and the current General Plan. The application of existing regulations in combination with the County's RPO, Zoning Ordinance, the current General Plan policies and prior EIRs and Alpine CPU mitigation measures would mitigate impacts to paleontological resources.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. Impacts on paleontological resources, known and unknown, would be increased due to the increase in density compared to the development analyzed in the prior EIRs. However, future development associated with this alternative would be required to comply with the County's RPO, Zoning Ordinance, current General Plan policies and mitigation measures, and Alpine CPU mitigation measures identified in Section 2.5.6.3 of this SEIR. Therefore, impacts on paleontological resources under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 5 would allow 7,433 more dwelling units than the proposed project throughout Subareas 1 through 7. Impacts on paleontological resources, known and unknown, would be increased due to the increase in density compared to the development allowed by the proposed project. However, future development associated with this alternative would be required to comply with the County's RPO, Zoning Ordinance, current General Plan policies and mitigation measures, and Alpine CPU mitigation measures identified in Section 2.5.6.2 of this SEIR. Therefore, impacts on paleontological resources under this alternative would be greater compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 4: Human Remains

Construction activities associated with future development within the Alpine CPA would have the potential to disturb human remains, and any disturbance would be considered a significant impact. Ground-disturbing activities associated with the land use designation and mobility changes, such as grading, excavation, and utilities installation, would have the potential to directly adversely impact unknown human remains. Subsequent projects seeking a discretionary permit may be subject to environmental review; federal, state, and local regulations; and the current General Plan. The application of existing regulations in combination with the County's RPO, Zoning Ordinance, the current General Plan policies and prior EIRs mitigation measures, and Alpine CPU mitigation measures identified in Section 2.5.6.2 of this SEIR would mitigate impacts to human remains.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. Impacts on human remains, known and unknown, would be greater due to the increase in density compared to the development analyzed in the prior EIRs. However, future development associated with this alternative would be required to comply with the County’s RPO, Zoning Ordinance, current General Plan policies and prior EIRs mitigation measures, and Alpine CPU mitigation measures identified in Section 2.5.6.2 of this SEIR. Therefore, impacts on human remains under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. Impacts on human remains, known and unknown, would be greater due to the increase in density compared to the development allowed by the proposed project. However, future development associated with this alternative would be required to comply with the County’s RPO, Zoning Ordinance, current General Plan policies and prior EIRs mitigation measures, and Alpine CPU mitigation measures identified in Section 2.5.6.2 of this SEIR. Therefore, impacts on human remains under this alternative would be greater compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

4.8.1.6 Greenhouse Gas Emissions

A comparison of the effects of Alternative 5 to the prior EIRs and proposed project are summarized below by issue area and in Table 4-89. Consistent with the analysis provided in Section 2.6 of this SEIR, only the 2011 General Plan is used for the GHG analysis due to the outcome of litigation of the FCI GPA.

Table 4-89 Greenhouse Gas Emissions Impacts Comparison

Issue	Prior EIR ¹ (2030/2050)	Alt. 5 Compared to Prior EIR (2030/2050)	Proposed Project (2030/2050)	Alt. 5 Compared to Proposed Project (2030/2050)
GHG-1 Generate Significant Greenhouse Gas Emissions	LS / N/A	▲ SU / SU	SU / SU	▲ SU / ▲ SU
GHG-2 Conflict with an Applicable Plan	LS / N/A	▲ SU / SU	SU / SU	▲ SU / ▲ SU

¹ The 2011 General Plan EIR did not contemplate an impact for a 2050 horizon year.

N/A- Not applicable

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

Bolded text = a change in impact conclusion

Issue 1: Generate Significant Greenhouse Gas Emissions

Alternative 5 would generate GHG emissions from construction- and operational-related activities. This alternative would result in a net increase in GHG emissions over existing conditions under potential buildout in 2030 and 2050.

For comparison purposes and consistent with the analysis provided in Section 2.6, of this SEIR, Table 4-90 presents a comparison of estimated GHG emissions generated by this alternative to the General Plan and proposed project. The methodology for estimating these emissions is described in Section 2.6.3.1 of this SEIR.

Table 4-90 GHG Emissions Associated with Alternative 5 and Compared to the General Plan and Proposed project (MTCO_{2e})

Source	Alt. 5	Net Change from Existing Conditions ¹	Net Change Compared to General Plan ¹	Net Change Compared to Proposed Project ¹
2030 Buildout				
Area	27,574	+17,553	+11,347	+8,274
Building Energy	47,558	+25,182	+8,997	+6,643
Mobile (Vehicular)	238,004	+95,344	+59,515	+31,084
Solid Waste	9,443	+5,908	+2,445	+1,843
Water and Wastewater	9,817	+6,227	+1,968	+1,403
Total	332,397	+150,213	+84,273	+49,247
2050 Buildout				
Area	27,574	+17,553	+11,347	+8,274
Building Energy	31,470	+9,094	+3,547	+2,620
Mobile (Vehicular)	219,369	+76,709	+54,855	+28,650
Solid Waste	9,443	+5,908	+2,445	+1,843
Water and Wastewater	5,570	+1,980	+623	-2,895
Total	293,427	+111,244	+72,819	+38,492

Source: Appendix D

Notes: Alt = alternative; CPU = community plan update; GHG = greenhouse gas; MTCO_{2e} = metric tons of carbon dioxide equivalent

¹ Detail summaries of the emissions estimates for Existing Conditions, General Plan Buildout, and proposed project are provided in Chapter 2.6, *Greenhouse Gas Emissions*.

Emissions from industrial sources were modeled in separate CalEEMod files to reflect no increase in industrial uses beyond existing conditions. Details are shown in Appendix D.

Alternative Compared to the Prior EIR

The prior EIR identified that allowable development under the General Plan would result in a potentially significant impact related to GHGs in 2020. Since the adoption of this EIR, State law extended targets to future years to reduce emissions to 40 percent below 1990 levels by 2030, and a goal to reduce emissions to 80 percent below 1990 levels by 2050. Because the prior EIR identified potentially significant impacts related to GHGs in 2020, it is assumed these impacts would also be potentially significant related to impacts in 2030 and 2050. Through the implementation of General Plan policies and mitigation measures identified in the 2011 General Plan EIR, these impacts in 2020 would be reduced to a less than significant level. The 2011 General Plan EIR identified that the planning horizon for the General Plan would be 2030. Due to the cumulative nature of GHG emissions, the General Plan's cumulative impact related to consistency with applicable plans was determined to be less than significant because the General Plan

would be consistent with the State's 2020 reduction target. However, as identified in the prior EIR, meeting the State's 2050 GHG emissions reduction goal would be beyond the planning horizon scope for General Plan buildout. The prior EIR identified that consistency with state targets in 2020 relies heavily on federal and state programs to reduce GHG emissions (County of San Diego 2011:2.17-28). Thus, without existing regulations in place at the time of the adoption of the 2011 General Plan EIR that would reduce emissions consistent with the State's 2050 GHG reduction goals, potential impacts in the 2011 General Plan EIR in 2050 were not identified.

Alternative 5 would allow for more dwelling units and less non-residential acreage than identified in the prior EIR. As shown in Table 4-90, this alternative would generate greater net GHG emissions compared to the allowable General Plan buildout in 2030 and 2050. The threshold for determining significance related to the generation of GHG emissions is consistent with the "Scoping Plan measures" identified in the 2017 Scoping Plan, described in detail in Section 2.6 of this SEIR. Through consistency with the 2017 Scoping Plan, emissions associated with this alternative would be less than significant for 2030. The 2017 Scoping Plan provides generalized measures that are further developed in Section 2.6 into project-level BMPs that would be feasible to implement within the Alpine CPA. These BMPs identify feasible construction or operation included in recent CEQA documents or regulations and requirements applied in similar air districts that would reduce project-generated GHG emissions. Through the implementation of these BMPs, a project would demonstrate consistency with the 2017 Scoping Plan. However, Alternative 5 does not include policies consistent with these BMPs or the 2017 Scoping Plan.

Alternative 5 would implement Alpine CPU mitigation like the proposed project that would require all future development to implement applicable BMPs consistent with the 2017 Scoping Plan. Through the implementation of this mitigation, Alternative 5 would demonstrate consistency with the BMPs but would not achieve VMT reductions consistent with state climate goals. This alternative would allow for increased development and an associated increase in GHG emissions. Therefore, this impact in 2030 would be greater compared to the prior EIR. Unlike the prior EIR, for which impacts were found to be less than significant in 2030, this impact would remain significant and unavoidable.

The 2017 Scoping Plan does not identify a pathway to achieving the State's 2050 GHG reduction goal through existing mitigation measures and technologies. No impact conclusion was determined for this issue for a 2050 horizon year in the prior EIR and therefore no comparison can be made. However, for information purposes, this alternative would result in development that would generate GHG emissions in 2050 greater than estimated emissions from anticipated buildout of the General Plan in the same year.

Alternative Compared to Proposed Project

Alternative 5 would allow for more dwelling units and less non-residential acreage compared to the proposed project. As shown in Table 4-90, this alternative would generate greater net GHG emissions than allowable proposed project buildout. However, impact determination for this issue was based on consistency with the 2017 Scoping Plan. Alternative 5 would result in a potentially significant impact from the generation of GHGs and would require implementation of Alpine CPU mitigation like the proposed project that would enforce future projects developed in the Alpine CPA to implement BMPs consistent with the project-level Scoping Plan measures. Through the implementation of this mitigation, Alternative 5 would demonstrate consistency with the BMPs but would not achieve VMT reductions consistent with state climate goals. Therefore, this impact would be greater in 2030 compared to the proposed project. Like the proposed project, this impact in 2030 would remain significant and unavoidable.

The 2017 Scoping Plan does not identify a pathway to achieving the State's 2050 GHG reduction goal through existing mitigation measures and technologies. Thus, even with the application of this mitigation,

allowable development under this alternative would potentially conflict with the State's ability to achieve the 2050 GHG reduction goal. Therefore, this impact would be greater in 2050 compared to the proposed project. Like the proposed project, this impact in 2050 would remain significant and unavoidable.

Issue 2: Conflict with an Applicable Plan

Applicable plans for the purpose of reducing GHG emissions include the RTP/SCS and the 2017 Scoping Plan. Both plans provide pathways for reducing GHG emissions based on growth forecasts consistent with anticipated local, regional, and statewide plan buildout. In the unincorporated County, this potential buildout was based on the growth projections provide in the General Plan, which were used in the development of the RTP/SCS.

Consistency with the 2017 Scoping Plan is used to determine if this alternative would conflict with an applicable plan for the purposes of reducing GHGs. Alternative 5 would be compliant with statewide laws and regulations implemented for the purposes of reducing statewide GHGs (e.g., Renewable Portfolio Standard, or low Carbon Fuel Standard). Implementation of the BMPs, described briefly above and in further detail in Section 2.6, would be required to demonstrate project-level consistency with the 2017 Scoping Plan. However, this alternative does not include project-level policies consistent with the 2017 Scoping Plan.

Alternative Compared to the Prior EIR

The prior EIR identified that allowable development under the General Plan would potentially conflict with statewide reduction targets in 2030. Through the implementation of General Plan policies and mitigation measures identified in the prior EIR, development in 2030 would not conflict with the achievement of the State's 2030 GHG reduction target. However, as identified in the prior EIR, meeting the State's 2050 GHG emissions reduction goal is not currently feasible based on existing technologies and mitigation measures. The anticipated growth associated with Alternative 5 would be greater than the growth projections included in the General Plan and used in development of the RTP/SCS. Thus, this growth would not be accounted for in regional population or VMT projections. Further, this alternative does not include project-level policies consistent with the 2017 Scoping Plan. Therefore, this alternative would result in a potentially significant impact related to consistency with applicable plans.

Alternative 5 would allow for more dwelling units and less non-residential acreage than identified in the prior EIR. Alternative 5 would implement Alpine CPU mitigation like the proposed project that would require all future development to implement applicable BMPs consistent with the 2017 Scoping Plan. Through the implementation of this mitigation, Alternative 5 demonstrates consistency with the BMPs but would not achieve VMT reductions consistent with state climate goals. This alternative would allow for increased development and an associated increase in GHG emissions. Therefore, this impact would be greater in 2030 compared to the 2030 prior EIR. Unlike the prior EIR, for which impacts were found to be less than significant in 2030, this impact would be significant and unavoidable.

The 2017 Scoping Plan does not identify a pathway to achieving the State's 2050 GHG reduction goal through existing mitigation measures and technologies. No impact conclusion was determined for this issue for a 2050 horizon year in the prior EIR and therefore no comparison can be made. However, for information purposes, this alternative would result in development that would generate GHG emissions in 2050 greater than estimated emissions from anticipated buildout of the General Plan in the same year.

Alternative Compared to Proposed Project

Alternative 5 would allow for more dwelling units and less non-residential acreage than identified in the proposed project. This alternative would result in a net increase in GHG emissions beyond what was estimated for the proposed project and would not have been accounted for in the regional growth projections used to prepare the RTP/SCS. The impact determination for the proposed project was based on consistency with the 2017 Scoping Plan. This alternative does not include any project-level policies that are consistent with the 2017 Scoping Plan. Therefore, the alternative’s impact would be potentially significant. Alternative 5 would implement Alpine CPU mitigation like the proposed project that would require future projects developed in the Alpine CPA to implement BMPs consistent with the project-level Scoping Plan measures. Through the implementation of these measures, the alternative would be estimated to generate GHG emissions at a level greater than the proposed project. The alternative would demonstrate consistency with the BMPs but would not achieve VMT reductions consistent with state climate goals. Therefore, this impact in 2030 would be greater compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

The 2017 Scoping Plan does not identify a pathway to achieving the State’s 2050 GHG reduction goal through existing mitigation measures and technologies. Thus, even with the application of this mitigation, allowable development under this alternative would potentially conflict with the State’s ability to achieve the 2050 GHG reduction goal. Therefore, this impact in 2050 would be greater compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

4.8.1.7 Wildfire

The effects of Alternative 5 compared to the proposed project are summarized below by issue area and in Table 4-91. It should be noted that the conclusions in the prior EIR are shown for informational purposes only. Only the 2011 General Plan EIR will be used for analysis of wildfire due to the outcome of litigation of the FCI GPA.

Table 4-91 Wildfire Impacts Comparison

Issue	Prior EIR¹	Alt. 5 Compared to Prior EIR	Proposed Project	Alt. 5 Compared to Proposed Project
WILD-1 Adopted Emergency Response or Emergency Evacuation Plan	LS	▲ SU	SU	▲ SU
WILD-2 Expose Receptors to Pollutants from Wildfire	N/A	N/A /SU	SU	▲ SU
WILD-3 Exacerbate Wildfire Risk from New Infrastructure	N/A	N/A /SU	SU	▲ SU
WILD-4 Expose People or Structures to Significant Risks from Post-Wildfire Hazards	N/A	N/A /SU	SU	▲ SU

¹ Although wildfire hazards were discussed in the prior EIR, the impact analysis and conclusions do not completely align with the current CEQA Appendix G issue questions.

N/A - not applicable

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

Bolded text – a change in impact conclusion

Issue 1: Adopted Emergency Response or Emergency Evacuation Plan

This SEIR does not wholly rely on the prior EIR as a baseline. Although the 2011 General Plan is not the baseline, many of the regulations and existing land use designations and Mobility Elements described in the 2011 General Plan EIR are referenced in this section. The baseline for existing conditions for the issue topics not addressed in the prior EIR is August 2018, when the NOP for the proposed project was issued. The August 2018 baseline includes relevant changes to the existing conditions analyzed in the 2011 General Plan EIR.

Approximately 60,072 acres of the Alpine CPA is within the WUI, which represents 88 percent of the community, and all seven subareas are entirely within the WUI. In addition, all seven subareas are within a Very High FHSZ, while Subarea 6 also contains areas designated as a High FHSZ (approximately 41 percent of the subarea). According to the pamphlet entitled “Alpine Emergency Evacuation Routes” distributed by the Alpine Fire Safe Council, Subareas 1, 4, and 5 are not directly connected to main evacuation roads (Alpine Fire Safe Council n.d.). Future projects would be required to comply with the numerous regulations related to emergency response and evacuation plans, and discretionary permits would be evaluated according to the County’s Guidelines for Determining Significance – Wildland Fire and Fire Protection.

This alternative would result in approximately 7,433 more units than the current General Plan and 5,420 more units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout Subareas 1 through 7 of approximately 56,657 residents, which is 20,739 more residents than the current General Plan and 15,122 more residents than the proposed project.

One new Mobility Element road is proposed in Subarea 2 and eight are proposed in Subarea 5 (New Roads 25 through 33). Because Subarea 5 is impacted by the proposed changes to the mobility network, it is possible that the adopted evacuation and emergency response plans could be substantially impaired by roadway expansions or construction. However, the proposed mobility network expansion within Subarea 5 has been designed to connect to the main evacuation road. Once constructed, it would provide better access to evacuation routes and will align with existing evacuation and emergency response plans.

Alternative Compared to Prior EIR

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIR. The level of density and proposed land use changes in these subareas would be increased compared to the development analyzed in the prior EIR. The 2011 General Plan EIR concluded that the implementation of the 2011 General Plan would have the potential to substantially impair an adopted emergency response plan or emergency evacuation plan or result in inadequate emergency access. Impacts were determined to be less than significant with implementation of mitigation measures and General Plan policies. Furthermore, emergency response and evacuation plans are bolstered by the County Consolidated Fire Code, California Code of Regulation Title 14 Division 1.5, and State Fire Regulations. However, there is a potential that emergency response and evacuation would be insufficient during wildfires due to the substantial potential growth that could occur in the CPA. Therefore, implementation of Alternative 4 could substantially impair existing emergency response and evacuation plans, potentially increasing the risk of loss of life and property in the event of a wildfire. Therefore, impacts that impair an adopted emergency response plan or emergency evaluation plan or result in

inadequate emergency access would be similar compared to the prior EIR. Unlike the prior EIR for which impacts were found to be less than significant, these impacts would be significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and proposed land use changes in these subareas would be greater as compared to the development allowed by the proposed project. Therefore, impacts that impair an adopted emergency response plan or emergency evaluation plan or result in inadequate emergency access would be greater compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 2: Expose Receptors to Pollutants from Wildfire

Impacts related to wildfire risk and pollutant exposure from implementation of the 2011 General Plan were not addressed explicitly in the 2011 General Plan EIR because wildfire was not analyzed as a separate section at the time it was adopted. However, Sections 2.7, *Hazards and Hazardous Materials*; 2.8, *Hydrology and Water Quality*; 2.13, *Public Services*; 2.15, *Transportation and Traffic*; and 2.17, *Global Climate Change* of the 2011 General Plan EIR address wildfire risk and exposure to pollutants.

Development within or adjacent to areas designated as Very High FHSZ and/or WUI areas has the potential to exacerbate wildfire risk, particularly if it occurs in areas with steep topography and/or prevailing winds as these conditions contribute to the spread of wildfires and make it more difficult to contain wildfires. As shown in Figure 2.7-1a and 1b of this SEIR, a majority of the Alpine CPA is within a WUI area and Very High FHSZ under either state or federal responsibility. Within the Alpine CPA, all seven subareas are within a Very High FHSZ, while Subarea 6 also contains areas designated as a High FHSZ (approximately 41 percent of the subarea). All seven subareas are entirely within the WUI. Development in fire hazardous areas could result in increased pollutant exposure. Approximately 50 percent of the Alpine CPA contains areas with slopes greater than 25 percent, as shown in Figures 2.7-5a and 5b of this SEIR, which are more susceptible to wildfire spreading. Subareas 4 and 5 in particular are situated in areas with substantial topographical changes, with the Sweetwater River valley bordering Subarea 5 to the south and contain large swaths of fire-prone vegetation such as chaparral and coastal sage scrub.

This alternative would result in approximately 7,433 more units than the current General Plan and 5,420 more units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout Subareas 1 through 7 of approximately 56,657 residents, which is 20,739 more residents than the current General Plan and 15,122 more residents than the proposed project. Any future discretionary development would be subject to an environmental review process and federal, state, and local regulations that minimize wildfire risk and pollutant exposure. Future projects would also be expected to conform with the goals and policies of the current General Plan.

Alternative Compared to Prior EIR

No impact conclusion was determined for this issue in the prior EIR and therefore no impact comparison can be made. However, for informational purposes, Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIR. The level of density and population in these subareas would be substantially increased compared to the development analyzed in the prior EIR. In this alternative, future development within the Alpine CPA would have a potential to exacerbate wildfire risk by introducing more new residents, who in turn could be exposed to pollutant concentrations such as particulate matter in the event of a wildfire compared to the development analyzed in the prior EIR.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and population in this alternative would be greater compared to the development allowed by the proposed project. In this alternative, future development within the Alpine CPA would have potential to exacerbate wildfire risk by introducing an increased number of new residents, who in turn could be exposed to pollutant concentrations such as particulate matter in the event of a wildfire compared to the development allowed by the proposed project. Therefore, this impact would be greater compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

Issue 3: Exacerbate Wildfire Risk from New Infrastructure

Impacts related to wildfire risk and pollutant exposure from implementation of the current General Plan were not addressed explicitly in the 2011 General Plan EIR because Wildfire was not analyzed as a separate section at the time it was adopted. However, Sections 2.7, *Hazards and Hazardous Materials*; 2.9, *Land Use*; 2.13, *Public Services*; and 2.15, *Transportation and Traffic* of the 2011 General Plan EIR address wildfire risk.

The Alpine CPA contains many of the characteristics described above, including varying topography, fire-prone vegetation, and predominant weather patterns that increase wildfire risk. Regarding topography, approximately 34,382 acres, or 50 percent, of the Alpine CPA contains areas with slopes greater than 25 percent. In addition, a vast majority of the Alpine community (approximately 78 percent) contains fire-prone vegetation such as chaparral, coastal sage scrub, and grasslands. Development in fire hazardous areas could result in increased pollutant exposure. Subareas 4 and 5 in particular are situated in areas with substantial topographical changes, with the Sweetwater River valley bordering Subarea 5 to the south, and contain large swaths of fire-prone vegetation such as chaparral and coastal sage scrub.

This alternative would result in approximately 7,433 more units than the current General Plan and 5,420 more units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout Subareas 1 through 7 of approximately 56,657 residents, which is 20,739 more residents than the current General Plan and 15,122 more residents than the proposed project. Any future discretionary development would be subject to an environmental review process and federal, state, and local regulations that minimize wildfire risk and pollutant exposure. Future projects would also be expected to conform with the goals and policies of the current General Plan.

Alternative Compared to Prior EIR

No impact conclusion was determined for this issue in the prior EIR and therefore no impact comparison can be made. However, for informational purposes, Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIR. The level of density and intensity in these subareas would be greater resulting in more new structures subject to wildfire risk as compared to the development analyzed in the prior EIR.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity in these subareas would result in an increased potential to exacerbate wildfire risk from new structures as compared to the development allowed by the proposed project. Therefore, this impact would be greater compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

Issue 4: Expose People or Structures to Significant Risks from Post-Wildfire Risks

Impacts related to post-wildfire risks from implementation of the current General Plan were not addressed explicitly in the 2011 General Plan because Wildfire was not analyzed as a separate section at the time it was adopted. However, Sections 2.7, *Hazards and Hazardous Materials*; 2.8, *Hydrology and Water Quality*; 2.15, *Transportation and Traffic*; and 2.17, *Global Climate Change* of the 2011 General Plan EIR address post-wildfire hazard risk.

According to the USGS, fast moving and highly destructive debris flows triggered by intense rainfall are considered one of the most dangerous post-wildfire hazards. While several factors contribute to post-fire debris flow, it is generally triggered by one of the following two processes: surface erosion caused by rainfall runoff; and landslides caused by rainfall seeping into the ground. These hazards pose a risk to life and property due to their sudden occurrence; extreme force; and ability to strip vegetation, block drainages, and damage infrastructure.

As discussed under Issue 2, approximately 50 percent of the Alpine CPA contains areas with slopes greater than 25 percent. Subareas 4 and 5 are situated in areas with substantial topographical changes, with the Sweetwater River valley bordering Subarea 5 to the south, and contain large swaths of fire-prone vegetation such as chaparral and coastal sage scrub, making them particularly susceptible to post-wildfire hazards such as debris flows, landslides, and slope instability. Additionally, the western portion of Subarea 5 is within the burn area of the West Fire, which burned approximately 504 acres and destroyed 56 structures in 2018. Most recently, the 2020 Valley Fire burned 76,067 acres and damaged or destroyed 75 structures (Cleveland National Forest 2020). The Valley Fire was located outside Alpine and to the southeast.

This alternative would result in approximately 7,433 more units than the current General Plan and 5,420 more units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout Subareas 1 through 7 of approximately 56,657 residents, which is 20,739 more residents than the current General Plan and 15,122 more residents than the proposed project.

Alternative Compared to Prior EIR

No impact conclusion was determined for this issue in the prior EIR and therefore no impact comparison can be made. However, for informational purposes, Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 7 than analyzed in the prior EIR. The proposed mobility network expansion within Subarea 5 has been designed to connect to the main evacuation road. Once constructed, it would provide better access to evacuation routes and will align with existing evacuation and emergency response plans. The level of density and population in these subareas would be greater resulting in the potential exposure of more people or structures to significant risks from post-wildfire risks as compared to the development analyzed in the prior EIR.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. Like the proposed project, the proposed mobility network expansion within Subarea 5 has been designed to connect to the main evacuation road. Once constructed, it would provide better access to evacuation routes and will align with existing evacuation and emergency response plans. The level of density and population in these subareas would result in an increased potential to expose people or structures to significant risks from post-wildfire risks as compared to the development allowable under

the proposed project. Therefore, this impact would be greater compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

4.8.1.8 Hydrology and Water Quality

The effects of Alternative 5 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-92.

Issue 1: Violate Water Quality Standards and Requirements

Future development occurring in the Alpine CPA under this alternative would have the potential to contribute to a violation of water quality standards or degradation of surface water or groundwater quality. Table 2.8-2 of this SEIR identifies watersheds within the Alpine CPA that contain eight impaired water bodies as defined by the CWA 303(d) list. All discretionary projects, including grading permits, are subject to review by the County for impacts on water quality. Under the NPDES Construction General Permit program, SWPPPs must be prepared, and the BMPs identified in the SWPPPs must be implemented for construction sites greater than 1 acre, in order to reduce the occurrence of pollutants in surface water. Future development projects allowed under this alternative would be required under the MS4 NPDES permit program to include BMPs. This alternative would also incorporate existing regulations and mitigation measures in Section 2.8 of this SEIR to mitigate potential impacts to violating water quality standards and requirements.

Table 4-92 Hydrology and Water Quality Impacts Comparison

Issue	Prior EIRs	Alt. 5 Compared to Prior EIRs	Proposed Project	Alt. 5 Compared to Proposed Project
HYD-1 Violate Water Quality Standards and Requirements	SU	▲ SU	SU	▲ SU
HYD-2 Deplete Groundwater Supplies and Interfere with Recharge	SU	▲ SU	SU	▲ SU
HYD-3 Result in Erosion or Siltation	LS	▲ LS	LS	▲ LS
HYD-4 Result in Flooding	LS	▲ LS	LS	▲ LS
HYD-5 Exceed Capacity of Stormwater Systems	LS	▲ LS	LS	▲ LS
HYD-6 Place Housing within a 100-year Flood Hazard Area	LS	▲ LS	LS	▲ LS
HYD-7 Impede or Redirect Flood Flows	LS	▲ LS	LS	▲ LS
HYD-8 Expose People to Dam Inundation and Flood Hazards	LS	= LS	LS	= LS
HYD-9 Expose People to Seiche, Tsunami, and Mudflow Hazards	LS	▲ LS	LS	▲ LS

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

The Padre Dam Municipal Water District serves Subareas 1, 2, 3, 4, 6, and 7, as well as a portion of Subarea 5. A majority of Subarea 5 is outside of the Padre Dam Municipal Water District and SDCWA service boundaries. Within the Alpine CPU area, the majority of Subarea 5 is entirely groundwater-dependent. Groundwater impacts associated with gasoline, which include benzene and MTBE, have been identified within Subareas 2 and 6. New wells constructed to support development in these areas would be potentially susceptible to inducing the flow of contaminated groundwater, which could result in the spread of the groundwater contamination plumes. Areas adjacent to Subareas 3 and 5, and north of Subarea 6 contain groundwater with nitrate levels that currently exceed water quality standards and therefore limit the availability of potable groundwater.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. The level of density and intensity of development proposed in this alternative would be increased compared to the development analyzed in the prior EIRs. Implementation of the current General Plan policies and mitigation measures from the prior EIRs, in addition to compliance with existing regulations, would reduce the impact related to surface water quality standards and requirements but not below a level of significance. Therefore, this impact would be greater compared to the prior EIRs. Like the prior EIRs, this impact would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be increased compared to the development allowed by the proposed project. Implementation of the current General Plan policies and mitigation measures from the prior EIRs, in addition to compliance with existing regulations, would reduce the impact related to surface water quality standards and requirements but not below a level of significance. Therefore, this impact would be greater compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

Issue 2: Deplete Groundwater Supplies and Interfere with Recharge

The Padre Dam Municipal Water District serves Subareas 1, 2, 3, 4, 6, and 7, as well as a portion of Subarea 5. A majority of Subarea 5 is outside of the Padre Dam Municipal Water District and SDCWA service boundaries and is groundwater dependent. Future development in Subareas 2, 4, and 6 could interfere with groundwater recharge by increasing impervious surfaces associated with new residential and commercial buildings, roadways, parking lots, and sidewalks. Future development projects within the Alpine CPA would be required to comply with applicable regulations, including the County's Groundwater Ordinance and current General Plan policies that address groundwater supplies and recharge.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. The level of density and intensity of development proposed in these subareas would be increased compared to the development analyzed in the prior EIRs. Implementation of the current General Plan policies and mitigation measures identified in Section 2.4 of this SEIR, in addition to compliance with applicable regulations, would reduce groundwater supply and recharge impacts, but not below a level of significance. Therefore, this impact would be greater compared to the prior EIRs. Like the prior EIRs, this impact would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units in Subareas 1 through 6 than the proposed project. The level of density and intensity of development proposed in this alternative would be increased compared to the development allowed by the proposed project. Implementation of the current General Plan policies and mitigation measures identified in Section 2.4 of this SEIR, in addition to compliance with applicable regulations, would reduce groundwater supply and recharge impacts, but not below a level of significance. Therefore, this impact would be greater compared to the proposed project. Like the proposed project, this impact would remain significant and unavoidable.

Issue 3: Result in Erosion or Siltation

Implementation of Alternative 5 would result in 11,498 allowable dwelling units, which is 7,433 more units than the current General Plan and 5,420 more units than the proposed project throughout Subareas 1 through 7. These activities would alter drainage patterns in a manner that could result in substantial erosion or siltation on or off site. Future construction activities within the Alpine CPA would be required to comply with the NPDES permit program, which requires a SWPPP to be prepared and BMPs to be implemented for construction sites greater than 1 acre. Additionally, all land disturbance activities occurring within the Alpine CPA would be subject to the discharge prohibitions and additional requirements stated in the County WPO. Adherence to existing regulations would limit erosion by minimizing site disturbance to the maximum extent practicable and installing erosion control BMPs to prevent off-site sediment discharges. There are a number of federal, state, and local regulations in place to reduce on- and off-site erosion with which future development in the Alpine CPA is required to comply.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. The level of density and intensity of development proposed in this alternative would be increased compared to the development analyzed in the prior EIRs. However, future development associated with this alternative would be required to comply with existing regulations, current General Plan policies, and prior EIRs mitigation measures. Therefore, impacts to erosion and siltation under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be increased compared to the development allowed by the proposed project. However, future development associated with this alternative would be required to comply with existing regulations and implement current General Plan policies and prior EIRs mitigation measures. Therefore, impacts to erosion and siltation under this alternative would be greater compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 4: Result in Flooding

Alternative 5 allows for a total of 11,498 dwelling units in the seven subareas, which would result in 7,433 more dwelling units than the current General Plan and 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. None of the subareas within the Alpine CPA are located within a County Dam Inundation Zone. Land-disturbing construction activities associated with the development of future land uses as designated by the alternative, such as grading and excavation, construction of new

building foundations, roads, driveways, and trenches for utilities, would result in the localized alteration of drainage patterns. Temporary ponding and/or flooding could result from activities such as temporary alterations of the drainage system or the temporary creation of a sump condition. Such activities would have the potential to increase the rate or amount of surface runoff that may in turn result in flooding on or off site. The current General Plan policies include measures that require implementing the Flood Damage Prevention Ordinance to reduce flood losses in specified areas and the Grading, Clearing and Watercourses Ordinance to limit activities affecting watercourses. Implementation of the current General Plan policies and prior EIRs mitigation measures, and compliance with existing regulations, would reduce the impacts related to flooding on- or off-site.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. The level of density and intensity of development proposed in this alternative would be increased compared to the development analyzed in the prior EIRs. However, future development associated with this alternative would be required to comply with existing regulations and implement current General Plan policies and prior EIRs mitigation measures. Therefore, impacts with flooding under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be increased compared to the development allowed by the proposed project. However, future development associated with this alternative would be required to comply with existing regulations and implement current General Plan policies and prior EIRs mitigation measures. Therefore, impacts with flooding under this alternative would be greater compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 5: Exceed Capacity of Stormwater Systems

The Alpine CPA has a range of stormwater drainage facilities, some of which include curb and gutter connected with underground storms drains and roadside ditches. Future development within the Alpine CPA would include prior EIRs mitigation measures requiring compliance with the WPO and LID standards, which limit runoff that results in flooding; and the RPO to restrict development in floodplains/floodways. Additionally, mitigation measures require the implementation of the Flood Damage Prevention Ordinance, to reduce flood losses in specified areas, and implementation of the Grading, Clearing, and Watercourses Ordinance to limit activities affecting watercourses. Relevant current General Plan policies would reduce the potential for exceeding existing stormwater drainage facilities, by requiring development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities, efficient irrigation systems, and stormwater filtration; require protection of water supply sources; and require development to minimize impervious surfaces.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. The level of density and intensity of development proposed in this alternative would be increased compared to the development analyzed in the prior EIRs. However, future development associated with this alternative would be required to comply with existing regulations and implement

current General Plan policies and prior EIRs mitigation measures. Therefore, impacts related to exceeding capacity of stormwater systems under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be increased compared to the development allowed by the proposed project. However, future development associated with this alternative would be required to comply with existing regulations and implement current General Plan policies and prior EIRs mitigation measures. Therefore, impacts related to exceeding capacity of stormwater systems under this alternative would be greater compared to the proposed project. Like the proposed project, these impacts would remain less than significant compared to the proposed project.

Issue 6: Place Housing within a 100-year Flood Hazard Area

As shown in Figures 2.8-5a and 5b of this SEIR, a portion of Subarea 4 is located within a mapped County floodplain and adjacent to Subarea 2 (County of San Diego 2018). FEMA map floodplains, shown in Figures 2.8-7a and 7b of this SEIR, include a mapped floodplain adjacent to Subarea 2. As shown in Figures 2.8-6a and 6b of this SEIR, a portion of Subarea 4 is located within a mapped County floodway. The current General Plan provides policies that require development to be restricted in floodways and floodplains; documentation and annual review of areas prone to flooding; development management based on federal floodplain maps; allow new uses and development within the floodplain fringe only when environmental impacts and hazards are mitigated; and limit new or expanded uses in floodways to agricultural, recreational, and other such low-intensity uses.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. The level of density and intensity of development proposed in this alternative would be increased compared to the development analyzed in the prior EIRs. Implementation of the current General Plan policies and the prior EIRs mitigation measures, and compliance with existing regulations would reduce impacts related to housing within a 100-year flood hazard area to a less than significant level. Therefore, impacts from placing housing within a 100-year flood hazard area under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be increased compared to the development allowed by the proposed project. Implementation of the current General Plan policies and the prior EIRs mitigation measures, and compliance with existing regulations would reduce impacts related to housing within a 100-year flood hazard area to a less than significant level. Therefore, impacts from placing housing within a 100-year flood hazard area under this alternative would be greater compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 7: Impede or Redirect Flood Flows

A portion of Subarea 2 and the southwestern portion of Subarea 4 are located within a 100-year flood hazard area. Future development projects within the Alpine CPA would be required to conform with applicable regulations pertaining to the prohibition of structures within floodways. The current General Plan provides policies that require development to be restricted in floodways and floodplains; documentation and annual review of areas prone to flooding; development management based on federal floodplain maps; allow new uses and development within the floodplain fringe only when environmental impacts and hazards are mitigated; and limit new or expanded uses in floodways to agricultural, recreational, and other such low-intensity uses.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. The level of density and intensity of development proposed in this alternative would be increased compared to the development analyzed in the prior EIRs. However, future development associated with this alternative would be required to comply with existing regulations and implement current General Plan policies and prior EIRs mitigation measures. Therefore, impacts related to impeding or redirecting flood flows under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be increased compared to the development allowed by the proposed project. However, future development associated with this alternative would be required to comply with existing regulations and implement current General Plan policies and prior EIRs mitigation measures. Therefore, impacts related to impeding or redirecting flood flows under this alternative would be greater compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 8: Expose People to Dam Inundation and Flood Hazards

As shown in Figures 2.8-8a and 8b of this SEIR, a dam inundation zone is located within Subarea 7 along Palo Verde Lake. Implementation of Alternative 5 would allow up to 2,863 dwelling units throughout Subarea 7. The development potential for Subarea 7 would be unchanged from the proposed project and the no project alternatives. Future development implemented under this alternative would be required to comply with applicable regulations and implementation of the current General Plan policies and prior EIRs mitigation measures to mitigate impacts related from the failure of a levee or dam.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 2,863 dwelling units in Subarea 7, which is the same number of dwelling units analyzed in the prior EIRs. The alternative would not increase development densities within dam inundation areas as compared to the development analyzed in the prior EIRs. Therefore, impacts related from the failure of a levee or dam under this alternative would be similar compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 5 would allow for 2,863 dwelling units in Subarea 7, which is the same number of dwelling units analyzed in the proposed project. The alternative would not increase development densities within dam inundation areas as compared to the proposed project. Therefore, impacts related from the failure of a levee or dam under this alternative would be similar compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 9: Expose People to Seiche, Tsunami and Mudflow Hazards

There is potential for mudflows to occur in some areas of the unincorporated County as a result of large amounts of precipitation in a relatively short time frame. Similar direct effects related to mudflow would occur with future development of the proposed project, where structures would be placed within areas subject to mudflow events. Additionally, areas within the Alpine CPA are susceptible to wildland fires and subsequent flash floods and debris flows during rainstorms. The current General Plan includes several policies within the Conservation and Open Space Element and Safety Element that would reduce the potential for the proposed project to expose people or structures to a significant risk of loss, injury, or death involving inundation by seiche or mudflow. In addition, the prior EIRs identified several mitigation measures addressing impacts related to inundation by seiche or mudflow that would be applicable to future development in the Alpine CPA.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. The level of density and intensity of development proposed in this alternative would be increased compared to the development analyzed in the prior EIRs. However, future development associated with this alternative would be required to comply with existing regulations and implement current General Plan policies and prior EIRs mitigation measures. Therefore, impacts related to mudflow hazards under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development proposed in this alternative would be increased compared to the development allowed by the proposed project. However, future development associated with this alternative would be required to comply with existing regulations and implement current General Plan policies and prior EIRs mitigation measures. Therefore, impacts related to mudflow hazards under this alternative would be greater compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

4.8.1.9 Mineral Resources

The effects of Alternative 5 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-93.

Table 4-93 Mineral Resources Impacts Comparison

Issue	Prior EIRs	Alt. 5 Compared to Prior EIRs	Proposed Project	Alt. 5 Compared to Proposed Project
MIN-1 Mineral Resource Availability	SU	▲ SU	SU	▲ SU
MIN-2 Mineral Resource Recovery Sites Loss	SU	▲ SU	SU	▲ SU

SU- Significant and Unavoidable
 LS- Less than Significant
 ▼ Impacts are reduced
 ▲ Impacts are greater
 = Impacts are similar

Issue 1: Mineral Resource Availability

The locations of the existing mineral resources in the Alpine CPA are shown in Figures 2.9-1a and 1b of this SEIR. There are eight mineral deposits in the Alpine CPA, one of which is in Subarea 4 and three of which are in Subarea 7. There are four identified gold or silver deposits, one of which is in Subarea 1. There is one sand and gravel deposit, but it is not located within a subarea. There are no industrial or chemical minerals identified within the Alpine CPA. No metallic or gemstone mines are currently located within the Alpine CPA.

All of Subareas 1, 2, 4, 6, 7; the majority of Subarea 3; and a small portion of Subarea 5 are located on land classified as MRZ-3. None of the subareas are located on land classified as MRZ-2, or within 1,300 feet from MRZ-2 lands. Approximately 0.40 acre of the Alpine CPA is classified as MRZ-2, in the northwest portion of the Alpine CPA, north of Subarea 4. The majority of the Alpine CPA is in the uncategorized zone, including most of Subarea 5 and portions of Subarea 7. In addition, according to the USGS, granite has been identified within the Alpine CPA (USGS 1980). Granite is considered a valuable mineral resource because it can be mined for different valuable mineral materials. Two surface mines have been historically mapped in the Alpine CPA, the Turvey Pit and the Palo Verde Lake Pit. The Turvey Pit is an active surface mine located at the interchange of I-8 and Dunbar Lane (see Figures 2.10-4a and 4b). However, the Palo Verde Lake Pit is a closed mining operation that was permitted in 1985 for a 1- to 3-year restoration project for Palo Verde Lake.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. The level of density would be increased compared to the development analyzed in the prior EIRs. The new Mobility Element roads and development could make lands inaccessible to future mining that may have otherwise been available like the development analyzed in the prior EIRs. Therefore, impacts on mineral resource availability under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The level of density would be increased compared to the development allowed by the proposed project. The new Mobility Element roads and development could make lands inaccessible to future mining that may have otherwise been available like the development allowed by the proposed project. Therefore,

impacts on mineral resource availability under this alternative would be greater compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 2: Mineral Resource Recovery Sites Loss

All of Subareas 1, 2, 4, 6, 7; the majority of Subarea 3; and a small portion of Subarea 5 are located on land classified as MRZ-3 (known mineral deposits that may qualify as mineral resources) and zones that are uncategorized. None of the subareas are located on land classified as MRZ-2, or within 1,300 feet from MRZ-2 lands. Approximately 0.40 acre of the Alpine CPA is classified as MRZ-2, in the northwest portion of the Alpine CPA, north of Subarea 4.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. The level of density and intensity would be increased compared to the development analyzed in the prior EIRs. The new Mobility Element roads have the potential to allow incompatible land uses to be developed, which would preclude the extraction of mineral resource recovery sites in the Alpine CPA similar to the development proposed in the prior EIRs. Therefore, impacts on mineral resource recovery sites under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity would be increased compared to the development allowed by the proposed project. Therefore, impacts on mineral resource recovery under this alternative would be greater compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable .

4.8.1.10 Noise

The effects of Alternative 5 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-94.

Table 4-94 Noise Impacts Comparison

Issue	Prior EIRs	Alt. 5 Compared to Prior EIRs	Proposed Project	Alt. 5 Compared to Proposed Project
NOI-1 Excessive Noise Levels	LS	▲ SU	SU	▲ SU
NOI-2 Excessive Groundborne Vibration or Noise	LS	▲ LS	LS	▲ LS
NOI-3 Permanent Ambient Noise Level Increase	SU	▲ SU	SU	▲ SU
NOI-4 Temporary Noise Level Increase	LS	▲ LS	LS	▲ LS
NOI-5 Excessive Airport Noise Exposure	LS	= LS	LS	= LS

SU- Significant and Unavoidable
 LS- Less than Significant
 ▼ Impacts are reduced
 ▲ Impacts are greater
 = Impacts are similar

Bolded text – a change in impact conclusion

Issue 1: Excessive Noise Levels

The 2011 General Plan EIR included three noise measurements that give a snapshot of different types of noise levels currently experienced within the Alpine CPA: a measurement at Alpine Lutheran Church indicated a noise level of 52.6 dBA L_{eq} , and a measurement at the Alpine Branch Library indicated a noise level of 64.9 dBA L_{eq} . A third short-term noise measurement adjacent to I-8, just east of the Alpine CPA (between Willows Road and Japatul Valley Road), indicated a noise level of 70.1 dBA L_{eq} . Because development and traffic conditions have not changed much in the community since the 2011 General Plan EIR, these noise levels are still a reliable (perhaps slightly conservative) indication of the variety of existing ambient noise conditions experienced in the CPA. The primary source of noise affecting the Alpine CPA is traffic on I-8, which bisects the community from east to west. Lower noise levels are generated by local roadways, which have lower traffic volumes and lower traffic speeds. The 2011 General Plan EIR estimated that 3,264 acres within the Alpine CPA is exposed to noise levels of 60 dB CNEL or more, 1,052 acres is exposed to noise levels of 65 dB CNEL or more, 126 acres is exposed to noise levels of 70 dB CNEL or more, and 4 acres is exposed to noise levels of 75 dB CNEL or more. The Alpine CPA is not exposed to substantial noise from aircraft because it is well outside the existing noise contours (60 dB CNEL or more) and Airport Influence Areas of any public use airports or military airfields. No railroads are within or immediately adjacent to the Alpine CPA; therefore, rail noise does not contribute to existing noise levels.

Existing NSLU that could be affected by increased traffic noise associated with Subarea 1 are primarily residences; existing NSLU in the vicinity of Subarea 2 are primarily residences, as well as churches, Boulder Oaks Elementary School, and Joan MacQueen Middle School; existing NSLU in the vicinity of Subarea 3 are residences; existing NSLU in the vicinity of Subarea 4 are primarily residences, as well as a church and Los Coches Creek Middle School; existing NSLU in the vicinity of Subarea 5 are primarily residences; and existing NSLU in the vicinity of Subarea 6 are primarily residences, as well as a number of churches.

Future discretionary development projects would be subject to an environmental review process to identify potential noise and vibration sources, ensure compliance with the Noise Ordinance, and identify mitigation measures that would minimize impacts related to noise and vibration. In addition, any future projects in the Alpine CPA will be subject to federal, state, and local regulations, and must conform to the goals and policies established in the current General Plan.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. The level of density and intensity and new Mobility Element roads in this alternative would be increased substantially compared to the development analyzed in the prior EIRs. Therefore, impacts on excessive noise levels under this alternative would be greater compared to the prior EIRs. Unlike the prior EIRs for which impacts were found to be less than significant, these impacts would be significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity and new Mobility Element roads in this alternative would be increased substantially compared to the allowable development under the proposed project. Therefore,

the impacts on excessive noise levels would be greater compared to the proposed project. Like the proposed projects, these impacts would be significant and unavoidable.

Issue 2: Excessive Groundborne Vibration or Noise

While future development under this alternative may require the use of construction equipment that could generate groundborne vibrations, the potential for these vibrations to affect vibration-sensitive land uses would be low because vibration levels would attenuate before reaching the nearest vibration-sensitive land uses. Any future discretionary development projects would be subject to an environmental review process to identify potential noise and vibration sources, ensure compliance with the Noise Ordinance, and identify mitigation measures that would minimize impacts related to noise and vibration. In addition, any future projects in the Alpine CPA will be subject to federal, state, and local regulations, and must conform to the goals and policies established in the current General Plan.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. The level of density in this alternative would be increased compared to the development analyzed in the prior EIRs. Therefore, future development associated with this alternative would cause more severe potentially significant impacts related to excessive groundborne vibration from construction activity or extractive operations. However, compliance with federal, state, and local regulations; conformance with the goals and policies established in the current General Plan; and implementation of mitigation measures from the prior EIRs would reduce the impacts to less than significant. Therefore, impacts from excessive groundborne vibration or noise under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The level of density in this alternative would be increased compared to the allowable development under the proposed project. Future development associated with this alternative would cause more severe significant impacts related to excessive groundborne vibration from construction activity or extractive operations. However, compliance with federal, state, and local regulations; conformance with the goals and policies established in the current General Plan; and implementation of mitigation measures from the prior EIRs would reduce the impacts to less than significant. Therefore, the impacts from excessive groundborne vibration or noise would be greater compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 3: Permanent Ambient Noise Levels

Future development and nine new Mobility Element roads occurring under this alternative could contribute to permanent increases in ambient noise levels. Any future discretionary development projects would be subject to an environmental review process to identify potential noise and vibration sources, ensure compliance with the Noise Ordinance, and identify mitigation measures that would minimize impacts related to permanent ambient noise levels. In addition, any future projects in the Alpine CPA will be subject to federal, state, and local regulations, and must conform to the goals and policies established in the current General Plan.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. The level of density in this alternative would be increased compared to the development analyzed in the prior EIRs. The alternative proposes nine new Mobility Element roads and traffic on these new connections would represent new noise sources with associated noise increases at adjacent NSLU. Therefore, impacts to permanent ambient noise levels under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and number of new Mobility Element roads in this alternative would be increased compared to the allowable development under the proposed project. Therefore, the impacts to permanent ambient noise levels would be greater compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 4: Temporary Noise Level Increase

Future development occurring under these land uses would generate noise from construction activities, which could exceed the County's noise standards. Implementation of current General Plan policies, prior EIRs mitigation measures, and compliance with regulations would reduce this impact. In addition, future development occurring under this alternative would create potential sources of nuisance noise in the form of amplified music, barking dogs, landscape maintenance, etc. The application of existing federal, state, and local regulations in combination with the adopted current General Plan policies and mitigation measures would mitigate impacts to temporary noise level increases.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. The level of density and intensity of development in this alternative would be increased compared to the development analyzed in the prior EIRs. However, compliance with local regulations; conformance with the goals and policies established in the current General Plan; and implementation of mitigation measures would reduce the impacts to less than significant. Therefore, this impact would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The level of density and intensity of development in this alternative would be increased compared to the allowable development under the proposed project. However, compliance with local regulations; conformance with the goals and policies established in the current General Plan; and implementation of mitigation measures would reduce the impacts to less than significant. Therefore, this impact would be greater compared to the proposed project. Like the proposed project, impacts would remain less than significant.

Issue 5: Excessive Airport Noise Exposure

The Alpine CPA is not currently affected by any substantial noise from airstrips located inside or outside of the Alpine CPA. The USFS facility (airstrip) called On the Rocks Airport is located within Subarea 7, and implementation of Alternative 5 could result in excessive noise exposure from a private airstrip.

Implementation of the current General Plan policies and compliance with the 1990 California Airport Noise Standards would reduce potential impacts.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. The level of density in this alternative would be similar in Subarea 7 compared to the development analyzed in the prior EIRs. Therefore, the impacts to excessive airport noise exposure would be similar compared to prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The level of density in this alternative would be similar in Subarea 7 compared to the allowable development under the proposed project. Therefore, the impacts to excessive airport noise exposure would be similar compared to the proposed project. Like the proposed project, these impacts remain less than significant.

4.8.1.11 Public Services

The effects of Alternative 5 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-95.

Table 4-95 Public Services Impacts Comparison

Issue	Prior EIRs	Alt. 5 Compared to Prior EIRs	Proposed Project	Alt. 5 Compared to Proposed Project
PS-1 Fire Protection Services	LS	▲ SU	SU	= SU
PS-2 Police Protection Services	LS	▲ SU	LS	▲ SU
PS-3 School Services	SU	▼ LS	LS	= LS
PS-4 Other Public Services (Library Facilities)	LS	▲ SU	SU	= SU

SU- Significant and Unavoidable

LS- Less than Significant

▼ Impacts are reduced

▲ Impacts are greater

= Impacts are similar

Bolded text – a change in impact conclusion

Issue 1: Fire Protection Services

As shown in Figures 2.11-1a and 1b of this SEIR, fire protection services are provided by several agencies/fire protection districts in the Alpine CPA. The Alpine FPD service area covers the western, central, and the Village portions of the CPA. The Lakeside FPD service area covers a small section in the western portion of the CPA north of I-8. CSA 135 of the County Fire Authority provides fire protection service to the majority of the CPA, including properties close to the CNF. The USFS is responsible for fire protection and prevention on federal lands (Federal Responsibility Areas) and private lands within the boundaries of the CNF. USFS Alpine Forest Station 47, located between Subareas 3 and 6, provides fire protection during fire season (late summer/fall). Tribal reservation fire departments also provide mutual fire service assistance to unincorporated County areas that are near or bordering the reservation

community area. The Viejas Reservation Fire Department provides fire protection service to their properties within the Alpine CPA. As shown in Table 2.11-3 of this SEIR, fire protection districts are currently not meeting travel time standards for existing land use designations within Subareas 4, 5, and 7.

This alternative would result in approximately 11,498 allowable dwelling units in the seven subareas, which would result in 7,433 more units than the current General Plan and 5,420 more units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout Subareas 1 through 7 CPA of approximately 56,657 residents, which is 20,739 more residents than the current General Plan and 15,122 more residents than the proposed project. Alternative 5 would re-designate land uses in Subareas 1 through 6. No land use changes in Subarea 7 would be proposed with this alternative when compared to the current General Plan. Nine new Mobility Element roads are proposed in this alternative.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. Implementation of the alternative has the potential to increase density that would occur under the current General Plan, resulting in additional development and population within the Alpine CPA from what was anticipated in the prior EIRs. The proposed density increase would have the potential to increase the demand for fire protection services in excess of the need identified in the prior EIRs. Therefore, impacts on fire protection services under this alternative would be greater compared to the prior EIRs. Unlike the prior EIRs for which impacts were found to be less than significant, these impacts would be significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. Implementation of the alternative has the potential to increase density that would be allowed by the proposed project, resulting in additional development and population within the Alpine CPA. The proposed density increase would have the potential to increase the demand for fire protection services in excess of the need identified in the proposed project. Therefore, impacts on fire protection services under this alternative would be greater compared to the proposed project. Unlike the proposed project for which impacts were found to be less than significant, these impacts would be significant and unavoidable compared to the proposed project, .

Issue 2: Police Protection Services

Within the Alpine CPA, police protection services are provided by the SDSD Alpine Station, Campo, Lakeside, and Pine Valley Substations, as shown in Figures 2.11-4a and 4b of this SEIR. The Alpine Station provides service to all seven of the subareas. The Alpine Station currently provides 27 sworn staff and four professional staff members and serves approximately 25,000 people (SDSD 2020). The existing number of patrol officers currently meets the SDSD goal. This alternative would result in approximately 11,498 allowable dwelling units in the seven subareas, which would result in 7,433 more units and 5,420 more units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout Subareas 1 through 7 of approximately 56,657 residents, which is 20,739 more residents than the current General Plan and 15,122 more residents than the proposed project. Alternative 5 would re-designate land uses in Subareas 1 through 6. No land use changes in Subarea 7 would be proposed with this alternative when compared to the current General Plan. Nine new Mobility Element roads (New Roads 25 through 33) are proposed in this alternative.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. Implementation of the alternative has the potential to increase density that would occur under the current General Plan, resulting in additional development and population within the Alpine CPA from what was anticipated in the prior EIRs. The proposed density increase would have the potential to increase the demand for police protection services. However, current staffing levels would not meet the SDDS goals under implementation of the alternative. Therefore, impacts on police protection services under this alternative would be greater compared to the prior EIRs. Unlike the prior EIRs for which impacts were found to be less than significant, these impacts would be significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. Implementation of the alternative has the potential to increase density that would be allowed by the proposed project, resulting in additional development and population within the Alpine CPA. The proposed density increase would have the potential to increase the demand for police protection services in excess of the need identified in the proposed project. Therefore, impacts on police protection services under this alternative would be greater compared to the proposed project. Unlike the proposed project for which impacts were found to be less than significant, these impacts would be significant and unavoidable.

Issue 3: School Services

The service boundaries of five public elementary school districts (Alpine, Cajon Valley, Dehesa, Jamul-Dulzura, and Lakeside) fall within the Alpine CPA. Elementary school districts are shown in Figures 2.11-5a and 5b of this SEIR. The Alpine Union School District provides school services to Subareas 1, 2, 3, 5, 6; Subarea 4 is within the Cajon Valley Union School District and Lakeside Union School District. The Dehesa Union School District serves Subareas 2 and 7. The Alpine CPA is entirely within the boundaries of the Grossmont Union High School District for high school students. Subarea 7 is located within the Dehesa, Jamul-Dulzura, and Lakeside elementary school district boundaries. Increased density would result in student population growth, which could require new or expanded school facilities, the construction of which would potentially have adverse environmental impacts. The student enrollment for school districts serving the Alpine CPA in 2018-19 reflects a total enrollment of 215,620 students, as shown in Table 2.11-4 of this SEIR. The number of potential students that would be living within the district boundaries in the Alpine CPA for Alternative 5, based on housing types and number of potential dwelling units, would total 12,548 students. The potential number of students associated with the proposed project would be 7,014, as shown in Table 2.11-6 of this SEIR.

This alternative would result in approximately 11,498 allowable dwelling units in the seven subareas, which would result in 7,433 more units and 5,420 more units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout Subareas 1 through 7 of approximately 56,657 residents, which is 20,739 more residents than the current General Plan and 15,122 more residents than the proposed project. Alternative 5 would re-designate land uses in Subareas 1 through 6. No land use changes in Subarea 7 would be proposed with this alternative when compared to the current General Plan. Nine new Mobility Element roads are proposed in this alternative.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. The prior EIRs concluded that impacts would be significant and unavoidable even with implementation of mitigation measures and current General Plan policies, because projects proposing the construction or expansion of school facilities would be approved by the individual school districts and would not be subject to discretionary approval or oversight by the County.

The increased level of density and population proposed in these subareas would result in a greater demand for school services compared to the development analyzed in the prior EIRs. Implementation of the current General Plan policies and prior EIRs mitigation measures, in addition to implementation of existing regulations such as SB 50, would reduce the impacts associated with the provision of new or physically altered school facilities to a less than significant level because payment of the SB 50 statutory fee would mitigate the impact. Therefore, impacts on school services under this alternative would be reduced compared to the prior EIRs. Unlike the prior EIRs for which impacts were found to be significant and unavoidable, these impacts would be less than significant.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The increased level of density and population proposed in this alternative would result in a greater demand for school services compared to the development allowed by the proposed project. Implementation of the current General Plan policies and prior EIRs mitigation measures, in addition to implementation of existing regulations such as SB 50, would reduce the impacts associated with the provision of new or physically altered school facilities to a less than significant level because payment of the SB 50 statutory fee would mitigate the impact. Therefore, impacts on school services under this alternative would be similar compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 4: Other Public Services (Library Facilities)

Library service areas within the Alpine CPA include Alpine, Campo, Crest, Descanso, East Bookmobile, El Cajon, Lakeside, Pine Valley, and Rancho San Diego, as shown in Figures 2.11-7a and 7b. All subareas, except for Subarea 4 and parts of subarea 7, fall within the Alpine Branch's library service area. Subarea 4 falls within the Lakeside library service area. The closest library to the seven subareas is the recently constructed Alpine Branch Library, a 12,700-square-foot facility that opened in August 2016, located at 1752 Alpine Boulevard. The Alpine Branch, which is approximately 12,700 square feet, serves the Alpine CPA (SDCL 2016). The current facility meets the SDCL service goal and is considered adequate to serve the community. Alpine CPA has a surplus of approximately 4,028 square feet in library facility service space based on the SDCL service goal.

This alternative would result in approximately 11,498 allowable dwelling units in the seven subareas, which would result in 7,433 more units and 5,420 more units than the proposed project throughout Subareas 1 through 7. This alternative has a total forecasted population throughout the Alpine CPA of approximately 56,657 residents, which is 20,739 more residents than the current General Plan and 15,122 more residents than the proposed project. Alternative 5 would re-designate land uses in Subareas 1 through 6. No land use changes in Subarea 7 would be proposed with this alternative when compared to the current General Plan. Nine new Mobility Element roads are proposed in this alternative.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. Implementation of the alternative would increase density that would occur under the current General Plan. The proposed density increase would have the potential to increase the demand for library services in excess of the need identified in the prior EIRs. Therefore, impacts on other public services (library facilities) under this alternative would be greater compared to prior EIRs. Unlike the prior EIRs for which impacts were found to be less than significant, these impacts would be significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. Implementation of the alternative would increase density that would occur under the current General Plan. The proposed density increase would have the potential to increase the demand for library services in excess of the need identified in the prior EIRs. Therefore, impacts on other public services (library facilities) under this alternative would be similar compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

4.8.1.12 Recreation

The effects of Alternative 5 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-96.

Table 4-96 Recreation Impacts Comparison

Issue	Prior EIRs	Alt. 5 Compared to Prior EIRs	Proposed Project	Alt. 5 Compared to Proposed Project
REC-1 Parks and Recreational Facilities	LS	▲ LS	LS	▲ LS
REC-2 New Recreational Facilities	LS	▲ LS	LS	▲ LS

SU- Significant and Unavoidable
 LS- Less than Significant
 ▼ Impacts are reduced
 ▲ Impacts are greater
 = Impacts are similar

Issue 1: Parks and Recreational Facilities

The Alpine CPA contains several recreational facilities including parks, trails, preserves, reservoirs, and other amenities that provide valuable recreational opportunities to the community while preserving the natural and cultural resources within it. The County of San Diego’s DPR operates several trails within the Alpine CPA. In addition, DPR recently purchased 98 acres of parkland (2480 South Grade Road) of which 24 acres will be developed as active recreation. The balance of acreage will remain as open space/preserve lands. However, there are other recreational facilities managed by non-County entities available for public use within the Alpine CPA. Most of the community trails are south of the Village Boundary near or adjacent to Subareas 2 and 6 (see Figures 2.12-2a and 2b). One regional trail, the California Riding and Hiking Trail, connects the northeastern portion of the Alpine CPA to the southwestern border of the CPA near the Loveland Reservoir through Subarea 5. The CNF extends throughout the northwest and eastern portions of the Alpine CPA and portions of the forest lie adjacent

to Subarea 3 and extend into Subarea 5. The County of San Diego does not own any reservoirs or forests within the Alpine CPA. However, the County has recently purchased 98 acres south of Subarea 2, which will become available to residents and visitors of the Alpine CPA upon its development. The application of existing federal, state, and local regulations in combination with the adopted current General Plan policies and prior EIRs mitigation measures would mitigate impacts to recreational facilities.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. The overall impacts related to the deterioration of parks and recreational facilities would be greater than those described in the prior EIRs. However, conformance with the goals and policies established in the current General Plan; and implementation of mitigation measures from the prior EIRs would reduce the impacts to less than significant. Therefore, impacts on parks and recreational facilities under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The impacts related to the deterioration of parks and recreational facilities would be greater than the proposed project. However, conformance with the goals and policies established in the current General Plan and implementation of mitigation measures from the prior EIRs would reduce the impacts to less than significant. Therefore, the impacts on parks and recreational facilities would be greater compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 2: New Recreational Facilities

The ratio of existing local parks to the population of the Alpine CPA is 1.44 acres of parkland per 1,000 area residents, which does not meet the County's minimum LOS standard of 3 acres of local parkland per 1,000 residents. The ratio of existing regional parks to the population of the Alpine CPA is 0.0 acres of parkland per 1,000 residents, which also does not meet the County's minimum LOS standard of 10 acres of regional parkland per 1,000 residents. A deficit of parkland does not automatically create a significant impact on the environment; however, it does indicate that the future construction or expansion of recreational facilities may be likely. Future development projects, including the construction or expansion of recreational facilities, will comply with local regulations protecting environmental resources, such as the Zoning Ordinance, the Noise Ordinance, the MSCP, the HLP Ordinance, and other relevant policies. The application of existing regulations in combination with the adopted current General Plan policies and prior EIRs mitigation measures would mitigate impacts to recreational facilities.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. Impacts related to the construction or expansion of recreational facilities would be greater than those described in the prior EIRs. However, conformance with the goals and policies established in the current General Plan and implementation of mitigation measures from the prior EIRs would reduce the impacts to less than significant. Therefore, impacts associated with construction of new recreational facilities under this alternative would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project. Impacts related to the construction or expansion of recreational facilities would be greater than those described in the proposed project. However, conformance with the goals and policies established in the current General Plan and implementation of mitigation measures from the prior EIRs would reduce the impacts to less than significant. Therefore, impacts associated with construction of new recreational facilities would be greater compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

4.8.1.13 Transportation and Traffic

The effects of Alternative 5 compared to the proposed project are summarized below by issue area and in Table 4-97. Only the 2011 General Plan EIR will be used for analysis of transportation and traffic due to the outcome of litigation of the FCI GPA.

Table 4-97 Transportation and Traffic Impacts Comparison

Issue	Prior EIR	Alt. 5 Compared to Prior EIR	Proposed Project	Alt. 5 Compared to Proposed Project
TRA-1 Conflict with a Program, Plan, Ordinance or Policy Addressing the Circulation System	SU	= SU	SU	= SU
TRA-2 Exceed Threshold for Vehicle Miles Traveled	N/A ¹	N/A /SU	SU	= SU
TRA-3 Substantially Increase Hazards Due to a Design Feature	SU	▲ SU	SU	▲ SU
TRA-4 Result in Inadequate Emergency Access	LS	= LS	LS	= LS

¹The 2011 General Plan EIR analyzed LOS not VMT, as SB 743 did not have an effective date until July 1, 2020.

N/A- Not applicable

SU- Significant and Unavoidable

LS- Less than Significant

▼Impacts are reduced

▲Impacts are greater

= Impacts are similar

Issue 1: Conflict with a Program, Plan, Ordinance or Policy Addressing the Circulation System

This alternative would result in approximately 11,498 allowable dwelling units in the seven subareas, which would result in 7,433 more units than the current General Plan and 5,420 more units than the proposed project throughout Subareas 1 through 7. Subareas 1 through 7 are located near existing transportation infrastructure including I-8 and Alpine Boulevard. Two bus routes (838 and 888) service the Alpine CPA. Route 838 provides access along Alpine Boulevard and between Willows Road and Viejas Casino (along Subareas 6 and 7), and route 888 travels from Jacumba/Campo to El Cajon and also provides access along Alpine Boulevard (Subarea 6). An on-demand bus service (MTS Access) provides

service to the public with physical, cognitive, and visual disabilities. Many roadways and intersections in the Alpine CPA do not currently have pedestrian or bicycle facilities. Because this is a programmatic-level analysis, it is assumed that the Mobility Element will be fully built out, and all Mobility Element roadways and intersections will be designed to County standards and able to accommodate the appropriate bicycle and pedestrian demand.

The alternative proposes changes to the existing ME Network including the deletion of the following roadways: West Willows Road (existing ME ID 12), and New Roads 14, 18, 23, and 24. In addition, the alternative would result in changes to the roadway capacity on several roadways, and would add nine new roadways: New Road 25 in Subarea 2 and New Roads 26 through 33 in Subarea 5 (see Figures 4-10a and 10b). All of the new roads are minor collector roads. New Road 26 would run from Alpine Boulevard to Via Dieguenos via Viejas Creek Trail and provide a secondary access to Palo Verde Estates, which currently has one way in and one way out.

Transportation facilities proposed under the Alpine CPA would be required to be built in compliance with the existing County of San Diego Public Road Standards (County of San Diego 2012). In addition, all new Alpine Community Plan Mobility Element roadways or roadway improvements would be required to be designed to accommodate the multi-modal facilities planned within the County of San Diego's Active Transportation Plan, and in accordance with the relevant policies in the County's General Plan Mobility Element. All new roadway facilities or improvements will be designed to limit conflicts with any transit routes or services within the community. Land use developments within the community will be required to provide adequate pedestrian and bicycle access and on-site facilities based on their associated land use needs and features.

SB 743 mandated a change in the way public agencies evaluate transportation impacts of projects under CEQA, focusing on VMT rather than LOS and other delay-based metrics. Therefore, a VMT analysis was prepared for the proposed project instead of an LOS analysis for the purposes of the transportation impact. The VMT generated for the Alpine CPA existing conditions (i.e., base year 2012), current General Plan, proposed project, and alternatives were derived from the SANDAG Series 13 model, as documented in Appendix G. Alpine is anticipated to have an average VMT/Capita of 24.33 miles and an average VMT/Employee of 29.20 miles under this alternative, compared to the current General Plan resulting in VMT/Capita of 25.62 miles and an average VMT/Employee of 33.97 miles and the proposed project resulting in VMT/Capita of 24.41 miles and an average VMT/Employee of 31.79 miles.

Alternative Compared to Prior EIR

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIR. The prior EIR concluded that the 2011 General Plan had the potential to result in a potentially significant impact on traffic and LOS levels, and specific implementation programs were identified as mitigation. Current regulation requires the use of VMT for the metric to measure traffic impacts, as described in Section 2.13 of this SEIR. Therefore, this alternative is analyzed for consistency with the new VMT policies and plans. As documented in Appendix G, the alternative would exceed the residential, employee, and retail VMT thresholds based on SANDAG's model results; therefore, the alternative would not be consistent with VMT policies. Implementation of the General Plan policies and compliance with existing regulations would reduce impacts related to the circulation systems, but not to a level below significant. Therefore, impacts associated with program, plan, ordinance, or policy addressing circulation systems under this alternative would be similar compared to the prior EIR. Like the prior EIR, these impacts would be significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project. As documented in Appendix G, the total VMT for the alternative is more than the proposed project; however, the VMT per capita and employee is reduced. Similar to the proposed project, the alternative would exceed the residential, employee, and retail VMT thresholds; therefore, the alternative would not be consistent with VMT policies. Implementation of the General Plan policies and compliance with existing regulations would reduce impacts related to the circulation systems, but not to a level below significant. Therefore, impacts associated with program, plan, ordinance, or policy addressing circulation systems under this alternative would be similar compared to the proposed project. Like the proposed project, these impacts would be significant and unavoidable.

Issue 2: Exceed Threshold for Vehicle Miles Traveled

This alternative would result in approximately 11,498 allowable dwelling units in the seven subareas, which would result in 7,433 more units and 5,420 more units than the proposed project throughout Subareas 1 through 7. The prior EIR concluded that the General Plan would result in a potentially significant impact on unincorporated traffic and LOS levels. The prior EIR provided that the 2011 GP buildout conditions for the year 2030 would result in a total VMT of 361,102 for the Alpine CPU. However, SB 743 was enacted on September 27, 2013, with an effective date of July 1, 2020, and therefore a significance analysis was not prepared nor required for the prior EIR. SB 743 mandated a change in the way public agencies evaluate transportation impacts of projects under CEQA, focusing on VMT rather than LOS and other delay-based metrics. Therefore, a VMT analysis was prepared for the proposed project instead of an LOS analysis for the purposes of the transportation impact. The VMT generated for the Alpine CPA existing conditions (i.e., base year 2012), current General Plan, proposed project, and alternatives were derived from the SANDAG Series 13 model, as documented in Appendix G. Alpine is anticipated to have an average VMT/Capita of 24.33 miles and an average VMT/Employee of 29.20 miles under this alternative, compared to the current General Plan resulting in VMT/Capita of 25.62 miles and an average VMT/Employee of 33.97 miles and the proposed project resulting in VMT/Capita of 24.41 miles and an average VMT/Employee of 31.79 miles.

The alternative proposes changes to the existing ME Network including the deletion of the following roadways: West Willows Road (existing ME ID 12), and New Roads 14, 18, 23, and 24. In addition, the project would result in changes to the roadway capacity on several roadways, and would add nine new roadways: New Road 25 in Subarea 2 and New Roads 26 through 33 in Subarea 5 (see Figures 4-10a and 10b). All of the new roads are minor collector roads. New Road 26 would run from Alpine Boulevard to Via Dieguenos via Viejas Creek Trail and provide a secondary access to Palo Verde Estates, which currently has one way in and one way out.

Alternative Compared to Prior EIR

No impact conclusion was determined for this issue in the prior EIR; therefore, no impact comparison can be made. However, for informational purposes, Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIR. As documented in Appendix G, the total VMT for the alternative is more than the proposed project and VMT per employee is reduced. As documented in Appendix G, the total VMT is greater while VMT per capita and VMT per employee for the alternative are reduced compared to the current General Plan.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project. The alternative has more dwelling units and, with increased density, the distance between land uses is reduced. This results in shorter trips; greater opportunities for residences to choose an alternate mode of travel, such as walking or biking; and reduced VMT as compared to the proposed project. As documented in Appendix G, the total VMT for the alternative is more than the proposed project; however, the VMT per capita is similar and VMT per employee is reduced. Similar to the proposed project, the alternative would exceed the residential, employee, and retail VMT thresholds. Like the proposed project, the proposed ME Network changes have the potential to induce travel through the proposed new roadway link and provision of additional capacity. Implementation of the General Plan policies and compliance with existing regulations would reduce impacts related to the circulation systems, but not to a level below significant. Therefore, impacts associated with exceeding VMT thresholds under this alternative would be similar compared to the proposed project. Like the proposed project, these impacts would be significant and unavoidable.

Issue 3: Substantially Increase Hazards Due to a Design Feature

This alternative would result in approximately 11,498 allowable dwelling units in the seven subareas, which would result in 7,433 more units and 5,420 more units than the proposed project throughout Subareas 1 through 7. The alternative proposes changes to the ME Network roadway segments to decrease capacity along Chocolate Summit Drive and Tavern Road; increase the capacity along New Road 11, North/East Victoria Drive, and Viejas View Place; and add nine new roadways, New Road 25 in Subarea 2 and New Roads 26 through 33 in Subarea 5 (see Figures 4-10a and 10b). The new roadways would be designed and constructed in accordance with the County DPW Public Road Standards (2012), and per DPW's review procedures, new roadway plans would be reviewed by the County engineer. Design standards and design review requirements would ensure proposed roadways do not contain any hazardous features such as sharp curves or dangerous intersections.

The General Plan includes several policies within the Mobility and Land Use Elements that require development to design and construct roads that are compatible with the local terrain and the uses, scale, and pattern of the surrounding development, as defined in Section 2.13 of this SEIR. Additionally, the prior EIR identified mitigation measures Tra-1.3, Tra-1.4, Tra-1.6, and Tra-3.1, which included implementation of County Public Road Standards during review of new development projects, implementation of County Guidelines for Determining Significance for Transportation and Traffic to evaluate adverse environmental effects of projects, development of project review procedures to require large commercial and office development to use Transportation Demand Programs, and coordination with SANDAG to obtain funding for operational improvements to state highways and freeways.

Alternative Compared to Prior EIR

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIR. The alternative would result in greater potential impacts related to higher-density development; causing greater roadway hazards along rural roads due to incompatible uses compared to the prior EIR. In addition, the density would result in a greater risk to pedestrians and bicyclists by increasing and/or redistributing traffic patterns. General Plan policies and prior EIR mitigation measures identified in Section 2.13 of this SEIR would reduce impacts on hazards due to incompatible uses. However, like the proposed project, some of the transportation facilities in the unincorporated County are within the jurisdiction of another agency, such as Caltrans, and the County cannot ensure design hazards are mitigated in those locations. Therefore, impacts related to increased hazards due to

incompatible uses would be greater compared to the prior EIR. Like the prior EIR, these impacts would be significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project. The alternative would result in greater potential impacts related to increased density development; causing greater roadway hazards along rural roads due to incompatible uses compared to the proposed project. In addition, the density would result in a greater risk to pedestrians and bicyclists by increasing and/or redistributing traffic patterns. General Plan policies and prior EIR mitigation measures identified in Section 2.13 of this SEIR would reduce impacts on hazards due to incompatible uses. However, like the proposed project, some of the transportation facilities in the unincorporated County are within the jurisdiction of another agency, such as Caltrans, and the County cannot ensure design hazards are mitigated in those locations. Therefore, impacts related to increased hazards due to incompatible uses would be greater compared to the proposed project. Like the proposed project, these impacts would be significant and unavoidable.

Issue 4: Result in Inadequate Emergency Access

This alternative would result in approximately 11,498 allowable dwelling units in the seven subareas, which would result in 7,433 more units and 5,420 more units than the proposed project throughout Subareas 1 through 7. Inadequate emergency access and egress can occur as a result of an incomplete or not fully interconnected roadway network, such as inadequate roadway widths, turning radii, dead end or gated roads, one-way roads, single ingress and egress routes, or other factors. In addition to Mobility Element roads, a comprehensive network includes regional freeways and highways and local public, private, and fire access roads. Private roads also have the potential to impair emergency access. Private roads are often unpaved and poorly maintained, which poses risks to public safety, especially in high wildfire hazard areas. Dirt roads, or roads with potholes, may cause damage to fire apparatus vehicles and/or impede an emergency vehicle from accessing a site. Dirt roads pose additional safety concerns as dust can obstruct the view of evacuees during a firestorm, which can cause vehicles to drive off the road or into the fire. While the Alpine CPU does not propose private roads, development that includes private roads would be required to comply with the County's Standards for Private Roads (County of San Diego n.d.), which establish minimum design and construction requirements, and include provisions related to emergency access. Proposed New Roads 25 through 33 would be constructed per the County's Public Road Standards (2012), which would ensure that roadways meet the design requirements to accommodate emergency access and vehicles.

Alternative Compared to Prior EIR

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIR and proposes changes to the Mobility Element roadways. The alternative would increase development potential and, subsequently, population density in six of the seven subareas compared to the current General Plan. Implementation of the current General Plan policies, compliance with existing regulations, and prior EIR mitigation measures would reduce impacts on emergency access to less than significant. Therefore, potential significant impacts associated with inadequate emergency access would be similar compared to the prior EIR. Like the prior EIR, these impacts would be less than significant.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project. Similar to the proposed project, this alternative proposes changes to the Mobility Element roadways. The alternative would have a similar increase in development potential and, subsequently, population density in four of the seven subareas compared to the proposed project. Implementation of the current General Plan policies, compliance with existing regulations, and prior EIR mitigation measures would reduce impacts on emergency access to less than significant. Therefore, potential significant impacts associated with inadequate emergency access would be similar compared to the proposed project. Like the proposed project, these impacts would be less than significant.

4.8.1.14 Utilities and Service Systems

The effects of Alternative 5 compared to the prior EIRs and proposed project are summarized below by issue area and in Table 4-98.

Table 4-98 Utilities and Service Systems Impacts Comparison

Issue	Prior EIRs	Alt. 5 Compared to Prior EIRs	Proposed Project	Alt. 5 Compared to Proposed Project
UTIL-1-Expanded Utility Facilities	LS	▲ SU	SU	▲ SU
UTIL-2 Adequate Water Supply	SU	▲ SU	SU	▲ SU
UTIL-3 Wastewater Treatment Capacity	LS	▲ LS	LS	▲ LS
UTIL-4 Landfill Capacity	SU	▼ LS	LS	▲ LS
UTIL-5 Solid Waste Regulations	LS	▲ LS	LS	▲ LS

SU- Significant and Unavoidable
 LS- Less than Significant
 ▼ Impacts are reduced
 ▲ Impacts are greater
 = Impacts are similar
Bolded text – a change in impact conclusion

Issue 1: Expanded Utility Facilities

The alternative would re-designate the land use designations within six of seven subareas of the Alpine CPA (Subareas 1 through 6) and result in an increase in density and potential housing units at buildout from what is allowed under the current General Plan. This alternative would result in approximately 11,498 allowable dwelling units in the seven subareas, which would result in 7,433 more units and 5,420 more units than the proposed project throughout Subareas 1 through 7. To accommodate development allowed by this alternative, the relocation or construction of new or expanded water, wastewater treatment, stormwater drainage, electric power, natural gas, or telecommunications facilities could be required. Environmental review of utility infrastructure projects would be conducted by the utility providers and agencies directly responsible for the approval and construction of new or expanded facilities. Any mitigation measures needed to avoid or reduce significant environmental impacts associated with the construction or expansion of these facilities would be implemented by these utility providers and agencies. The construction of any new septic systems to service future development would require the installation of septic tanks and leach lines. Future development would be required to incorporate such design elements as storm drains, ditches, swales, or other means of conveying runoff.

However, any runoff would be required to be treated prior to being discharged from the site in accordance with County WPO and Regional MS4 requirements. In addition, redevelopment of currently developed areas could require the relocation of existing storm drains. The Alpine CPA is within the service boundary of SDG&E, which provides electricity and natural gas throughout San Diego County.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. The alternative would result in greater demand for utilities through an increase in the number of housing units within these subareas requiring water and wastewater service connections and new or expanded electrical and natural gas transmission lines compared to the prior EIRs. Additionally, future development under this alternative would be intensified compared to the prior EIRs. Therefore, potential significant impacts associated with the relocation or construction of new or expanded water, wastewater, stormwater, electrical, or natural gas facilities would be greater compared to the prior EIRs. Unlike the prior EIRs for which impacts were found to be less than significant, these impacts would be significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The alternative would result in greater demand for utilities through an increase in the number of housing units within these subareas requiring water and wastewater service connections and new or expanded electrical and natural gas transmission lines compared to the proposed project. Additionally, future development under this alternative would be intensified compared to the proposed project. Therefore, potential significant impacts associated with the relocation or construction of new or expanded water, wastewater, stormwater, electrical, or natural gas facilities would be greater compared to the proposed project. Like the proposed project, these impacts, would remain significant and unavoidable.

Issue 2: Adequate Water Supplies

Within the Alpine CPA, potable water is primarily obtained by importing water from water districts or pumping water from local groundwater basins. Within the Alpine CPU area, Subareas 1, 2, 3, 4, 6, and 7 as well as a small portion of Subarea 5 are within the SDCWA service boundary. As shown in Figures 2.14-2a and 2b in this SEIR, a majority of Subarea 5 is outside of the Padre Dam Municipal Water District service boundary. Future development within the Padre Dam Municipal Water District service boundary would be required to obtain will serve letters from the water district prior to getting approved. Additionally, future projects that meet the definition of a water demand project, as defined in State CEQA Guidelines Section 15155, would be required to obtain a water supply assessment from the governing body of a public water system (i.e., water district) that demonstrates available water supplies are available.

A public water system (i.e., water district) that demonstrates available water supplies is available. A majority of Subarea 5 (approximately 94 percent) is outside of the Padre Dam Municipal Water District service boundary and therefore is entirely dependent on groundwater. Groundwater-dependent users (e.g., residences, commercial uses) are either served by on-site private wells or groundwater provided by a small water system such as a small water company or water district. However, no groundwater-dependent water districts serve the Alpine CPA, which means that all development outside of the SDCWA boundary relies on on-site private wells for groundwater.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. The alternative would result in increased density and potential housing units at buildout in these subareas necessitating potable water from the district from what was anticipated in the prior EIRs. The alternative would increase the number of potential dwelling units in groundwater-dependent areas of the Alpine CPA from what was anticipated in the prior EIRs and would increase development that could result in the depletion of groundwater supplies or necessitate the installation of new groundwater wells. Implementation of the current General Plan policies and the prior EIRs mitigation measures would reduce the impacts on water supplies, but not below a level of significance due to the uncertainty surrounding the availability of long-term water supplies to serve future development associated with the alternative. Therefore, impacts on water supplies would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain significant and unavoidable.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. The alternative would result in increased density and potential housing units at buildout in these subareas necessitating potable water from the district compared to the proposed project. The alternative would increase the number of potential dwelling units in groundwater-dependent areas of the Alpine CPA from what was anticipated in the proposed project and would increase development that could result in the depletion of groundwater supplies or necessitate the installation of new groundwater wells. Implementation of the current General Plan policies and the prior EIRs mitigation measures would reduce the impacts on water supplies, but not below a level of significance due to the uncertainty surrounding the availability of long-term water supplies to serve future development associated with the alternative. Therefore, impacts on water supplies would be greater compared to the proposed project. Like the proposed project, these impacts would remain significant and unavoidable.

Issue 3: Wastewater Treatment Capacity

Implementation of Alternative 5 would increase the number of potential dwelling units within the San Diego County Sanitation District service boundary from what was analyzed in the current General Plan, further increasing the demand for wastewater services from the district. Within the subareas, the San Diego County Sanitation District serves all or a portion of Subareas 1, 2, 3, 4, 6, and 7. Proposed project changes outside of the service boundaries, such as in portions of Subareas 4 and 7, or in Subarea 5, for this sanitation district would rely on septic systems for wastewater, as shown in Figures 2.14-1a and 1b of this SEIR. Implementation of the current General Plan policies and the prior EIRs mitigation measures would reduce impacts associated with wastewater treatment capacity.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. Implementation of the current General Plan policies and the prior EIRs mitigation measures would reduce the impacts to wastewater treatment capacity. The number of potential housing units would be greater under the alternative, thereby increasing the amount of wastewater requiring treatment, and potential impacts on wastewater treatment capacities would be greater compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project throughout Subareas 1 through 7. Implementation of the current General Plan policies and the prior EIRs mitigation measures would reduce the impacts to wastewater treatment capacity. The number of potential housing units would be greater under the alternative, thereby increasing the amount of wastewater requiring treatment, and potential impacts on wastewater treatment capacities would be greater compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

Issue 4: Landfill Capacity

Permitted capacity of the region's landfills is available through 2059 per the 2018 Integrated Waste Management Plan Five-Year Review Report. Numerous federal, state, and local regulations exist to ensure adequate solid waste facilities are available. Based on the disposal projections in the Five-Year Review Report, as well as recycling requirements and program requirements, the County has sufficient landfill capacity to accommodate disposal for the next 15 years, and it was determined that no revisions to the Countywide Siting Element of the County's Integrated Waste Management Plan were required. The current General Plan includes several policies within its Land Use Element that would further reduce the potential for proposed land uses and development associated with the Alpine CPU to generate solid waste in excess of standards or capacity by requiring new infrastructure, facilities and services prior to development, diversion of solid waste from landfills, siting new solid waste management facilities in a manner that minimizes environmental impacts, and encouraging composting. In addition, future development associated with the proposed project would be required to demonstrate compliance with federal, state, and local regulations, including AB 341 and the County's Integrated Waste Management Plan.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 7 than analyzed in the prior EIRs. The 2011 General Plan EIR concluded a significant and unavoidable impact due to insufficient capacity in a landfill related to demand from buildout of the current General Plan. However, as discussed in Section 2.14, *Utilities and Service Systems*, the 2018 Integrated Waste Management Plan Five-Year Review Report, which was not available at the time the 2011 General Plan EIR was prepared, indicated that there was sufficient capacity in the region's landfills to meet solid waste demand through 2059, well beyond the state-mandated 15-year waste disposal protection period of 2032. In addition, future development associated with the alternative would be required to implement current General Plan policies, and demonstrate compliance with federal, state, and local regulations related to recycling and waste diversion. Therefore, while the increased density would result in an increase in solid waste disposal, the 2018 Integrated Waste Management Plan has indicated sufficient capacity for the region. Impacts for this alternative would be reduced compared to the prior EIRs. Unlike the prior EIRs for which impacts were found to be significant and unavoidable, these impacts would be less than significant.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project. As discussed in Section 2.14 of this SEIR, the 2018 Integrated Waste Management Plan Five-Year Review Report, which was not available at the time the 2011 General Plan EIR was prepared, indicated that there was sufficient capacity in the region's landfills to meet solid waste demand through 2059, well beyond the state-mandated 15-year waste disposal protection period of 2032. In addition, future development associated with the alternative would be required to implement current General Plan policies, and demonstrate compliance

with federal, state, and local regulations related to recycling and waste diversion. Therefore, while the increased density would result in an increase in solid waste disposal, the 2018 Integrated Waste Management Plan has indicated sufficient capacity for the region. Therefore, this impact would be greater compared to the proposed project. Like the proposed project, this impact would remain less than significant.

Issue 5: Solid Waste Regulations

Alternative 5 would allow for an increase of up to 11,498 dwelling units throughout the seven subareas. This increased density would increase demand on solid waste facilities. Numerous federal, state, and local regulations exist to ensure adequate solid waste facilities are available. These include the Integrated Waste Management Act (AB 939) and AB 341, which regulate the management of solid waste within the state; the Non-Exclusive Solid Waste Management Agreement, which regulates waste collection in a market driven business; and the Integrated Waste Management Plan, which presents strategies to assist in the siting of solid waste disposal facilities. Compliance with these regulations is mandatory. Specifically, state and local regulations are in place that require waste diversion and recycling to reduce waste disposal, such as those described in AB 75, SB 1016, AB 341, AB 1826, and County Ordinance 68.571.

Alternative Compared to Prior EIRs

Alternative 5 would allow for 7,433 more dwelling units in Subareas 1 through 6 than analyzed in the prior EIRs. Buildout of the alternative would increase solid waste generation in these subareas from what was anticipated in the current General Plan and future development would be required to comply with all applicable federal, state, and local management and reduction statutes and regulations related to solid waste. Therefore, impacts associated with solid waste regulations under this alternative would be greater as compared to the prior EIRs. Like the prior EIRs, these impacts would remain less than significant.

Alternative Compared to Proposed Project

Alternative 5 would allow 5,420 more dwelling units than the proposed project. Buildout of the alternative would increase solid waste generation from what was anticipated in the proposed project and future development would be required to comply with all applicable federal, state, and local management and reduction statutes and regulations related to solid waste. Therefore, impacts associated with solid waste regulations under this alternative would be greater compared to the proposed project. Like the proposed project, these impacts would remain less than significant.

4.8.2 Fulfillment of Project Objectives

As shown in Table 4-99, this alternative performs similarly to the proposed project for Objectives 1, 2, 6, 7, and 8 generating the most compact development, highest total VMT, and lowest per capita and per employee VMT among the alternatives. It only modestly meets Objective 3 related to protecting the natural setting and character of Alpine and partially meets Objectives 4, 5, and 9 due to the higher density and intensity of development.

Table 4-99 Alternative 5 Objectives Summary

Alpine CPU Objectives	Alt. 5- High Alternative	Objective Fulfillment Rationale
1. Refine the policies and land use framework established by the	●	This alternative would result in refinement to the General Plan policies and framework to encompass the community's vision.

Alpine CPU Objectives	Alt. 5- High Alternative	Objective Fulfillment Rationale
General Plan to encompass the community's vision for Alpine.		
2. Provide community-specific policies and establish development guidance in pursuit of the County's greenhouse gas emission reduction targets.	●	This alternative was developed in light of the County's targets for greenhouse gas emissions. Under this alternative total VMT would increase from existing conditions, current General Plan conditions and from the proposed project. However, per capita and per employee VMT would improve under this alternative, performing the best among the alternatives in terms of per capita and per employee VMT.
3. Ensure new development is planned and designed in a manner that protects Alpine's natural setting and unique community character.	☉	The high density and intensity that would be allowed in this alternative across Subareas 1 through 6 would not protect Alpine's unique community character.
4. Require new development and encourage existing development to minimize impacts to public safety and provide adequate defensibility from wildfires.	●	The high density and intensity of development that would be allowed in this alternative across Subareas 1 through 6 would not minimize impacts to public safety, and could decrease defensibility from wildfires.
5. Promote sustainability by focusing growth where services and infrastructure exist or can be reasonably built.	●	This alternative promotes sustainability by proposing land use changes that could connect parks, schools, and open space to high density residential in the Tavern Road community and increase opportunities for high density residential and new commercial in the Village, where existing services and infrastructure exist or can be reasonably built. This alternative would result in the need for a new high school.
6. Encourage compact, mixed use development to support a vital Village core and advance the County's goals to reduce Vehicle Miles Travelled (VMT).	●	The High Alternative encourages a vital Village core by proposing land use changes that could connect parks, schools, and open space to high density residential in the Tavern Road community and increase opportunities for high density residential and new commercial in the Village. In addition, this alternative would extend the village boundary to include Subarea 3 and portions of Subarea 5 as a result of the proposed village land uses. This results in the highest amount of total VMT, but lowest per capita and per employee VMT.
7. Minimize the impacts from development on sensitive natural resources—such as Alpine Creek, Viejas Mountain, and Cleveland	●	Development is focused in the Village boundary and in subareas with existing development, however the alternative proposes a high level of density and intensity of development.

Alpine CPU Objectives	Alt. 5- High Alternative	Objective Fulfillment Rationale
National Forest for the benefit of the community.		
8. Provide and support a multi-modal transportation network that enhances connectivity and supports community development patterns.	●	The nine new Mobility Element roads (New Roads 25-33) would enhance connectivity, while focused development in the Village boundary would concentrate housing and services near existing and planned transit stops. This results in the highest amount of total VMT, but lowest per capita and per employee VMT.
9. Reinforce the vitality, local economy, and character of Alpine while balancing housing, employment, and recreational opportunities	●	The substantial increase in density and intensity of this alternative would not reinforce the existing character of Alpine, however, greater land use flexibility and job-generating uses are proposed by re-designating parts of the Village as Village Core Mixed Use.
Fulfillment of Objectives Ratings: From "Fully Meets" ● to "Does Not Meet" ○ ●●●○○		

4.9 Environmentally Superior Alternative

Pursuant to CEQA, the EIR is required to identify the environmentally superior alternative. As shown in Table 4-2, the alternative that would reduce the greatest number of impacts compared to the proposed project would be the Former FCI Lands Alternative (Alternative 1). The reduced impacts associated with Alternative 1 are the result of the significant reduction in allowable dwelling units compared to the proposed project; specifically, Alternative 1 would allow 5,108 fewer dwelling units than the proposed project throughout Subareas 1 through 7. Therefore, Alternative 1 is considered the environmentally superior alternative because it would reduce the greatest number of impacts. However, this alternative would not achieve most of the project objectives as shown in Table 4-23.

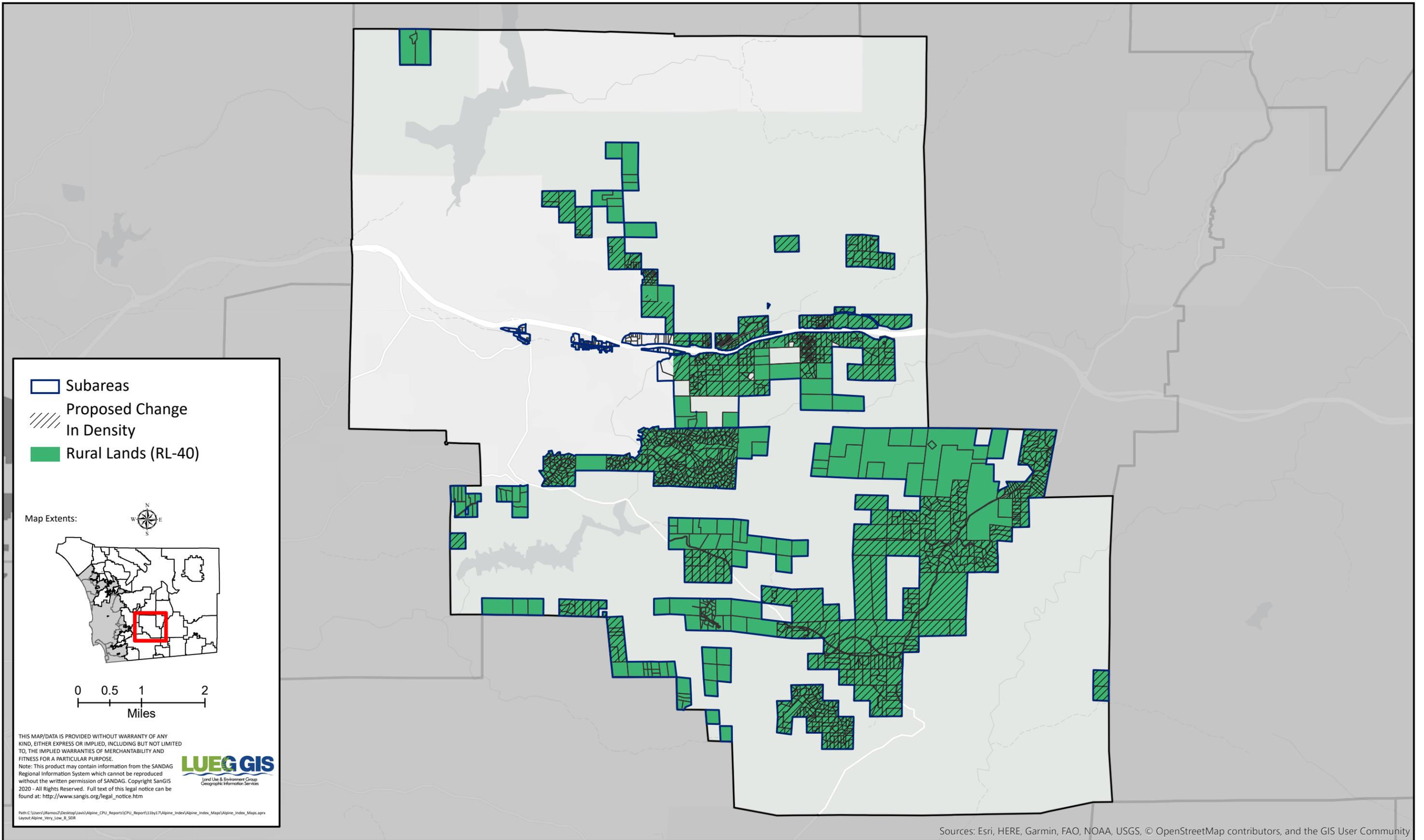
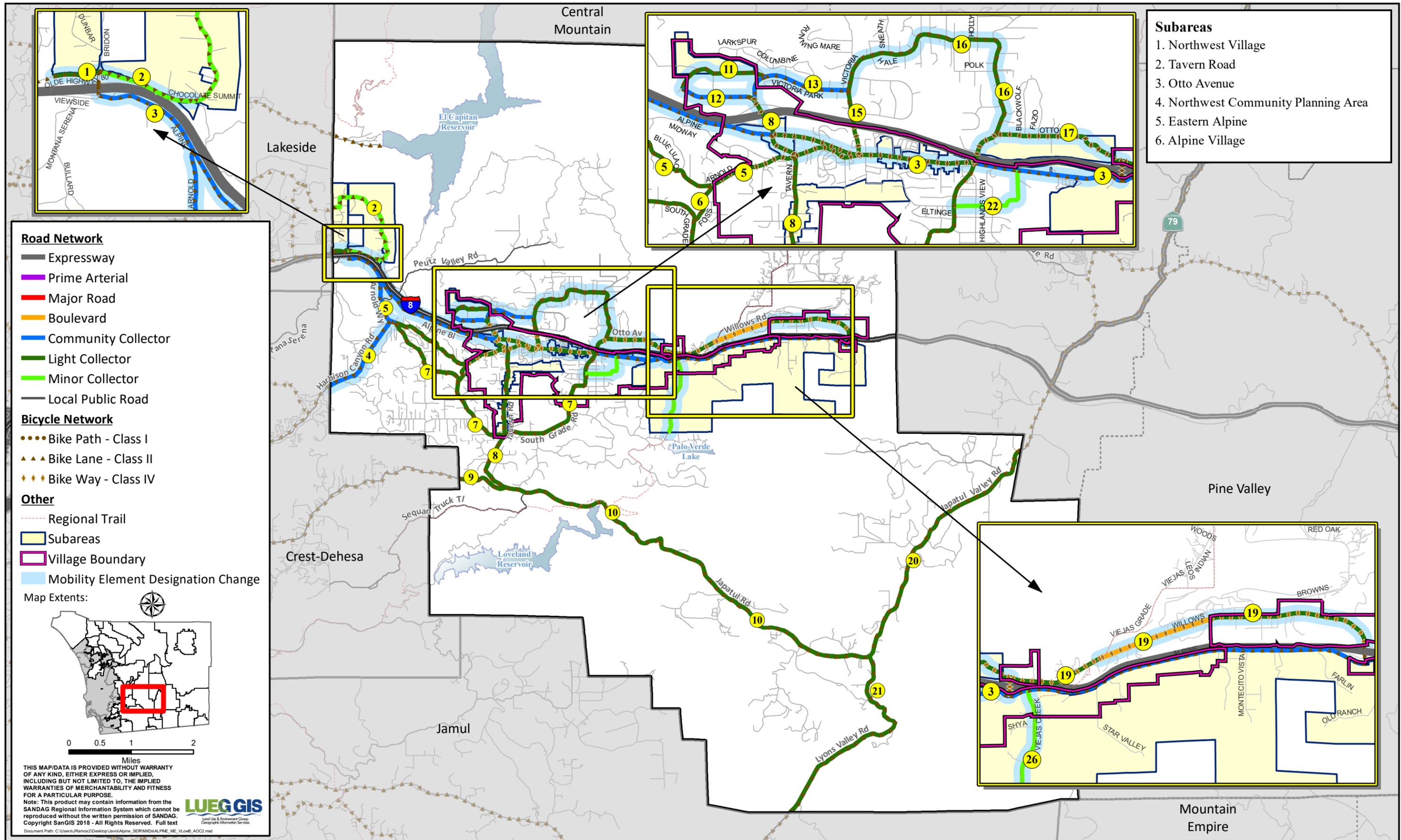
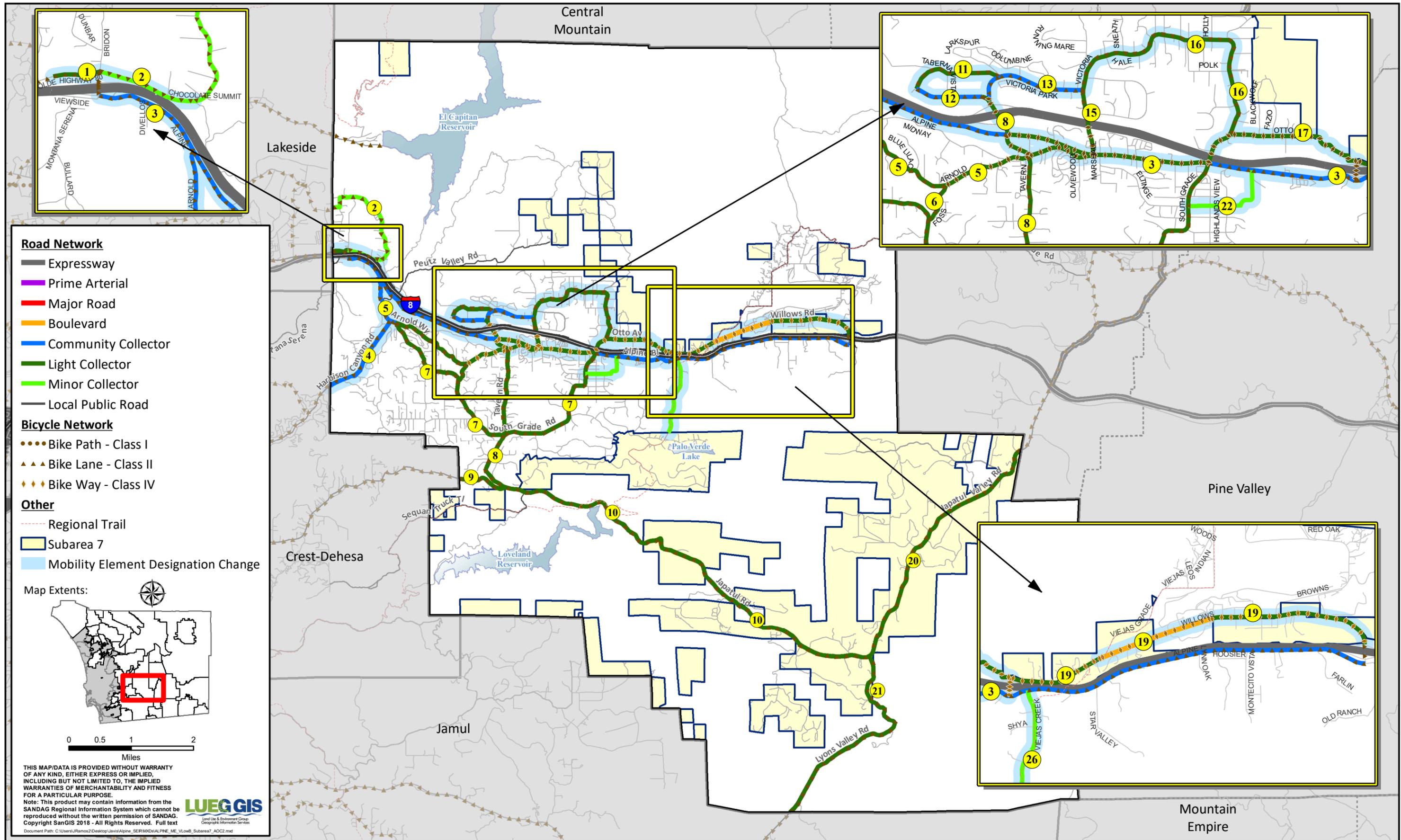


Figure 4-1
Former FCI Lands in Alpine Alternative



Source: SanGIS, County of San Diego, 2020

Figure 4-2a
Alpine CPU Proposed Roadway Connections
Former FCI Lands in Alpine Alternative
Subareas 1-6



Source: SanGIS, County of San Diego, 2020

Figure 4-2b
Alpine CPU Proposed Roadway Connections
Former FCI Lands in Alpine Alternative
Subarea 7

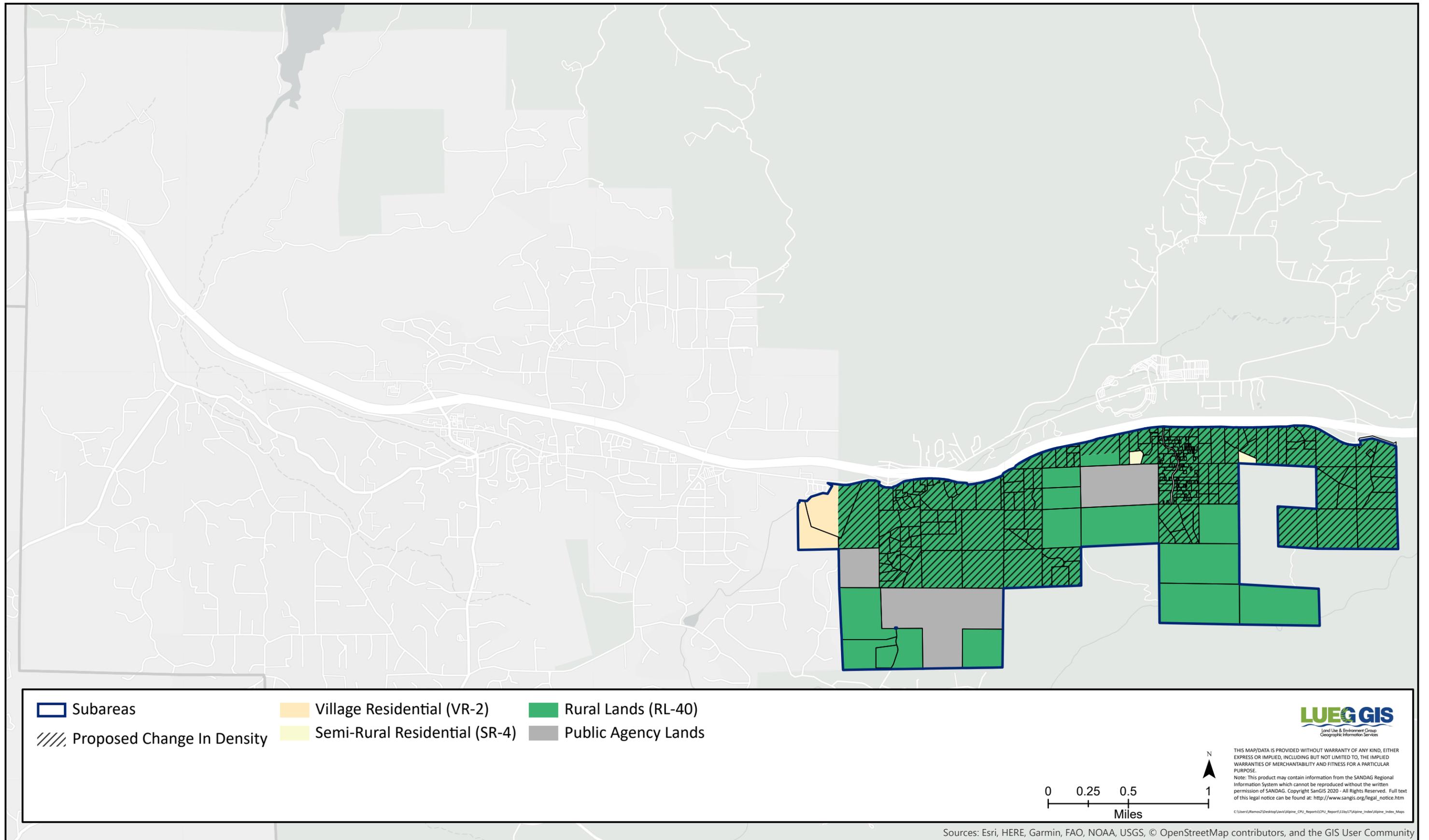
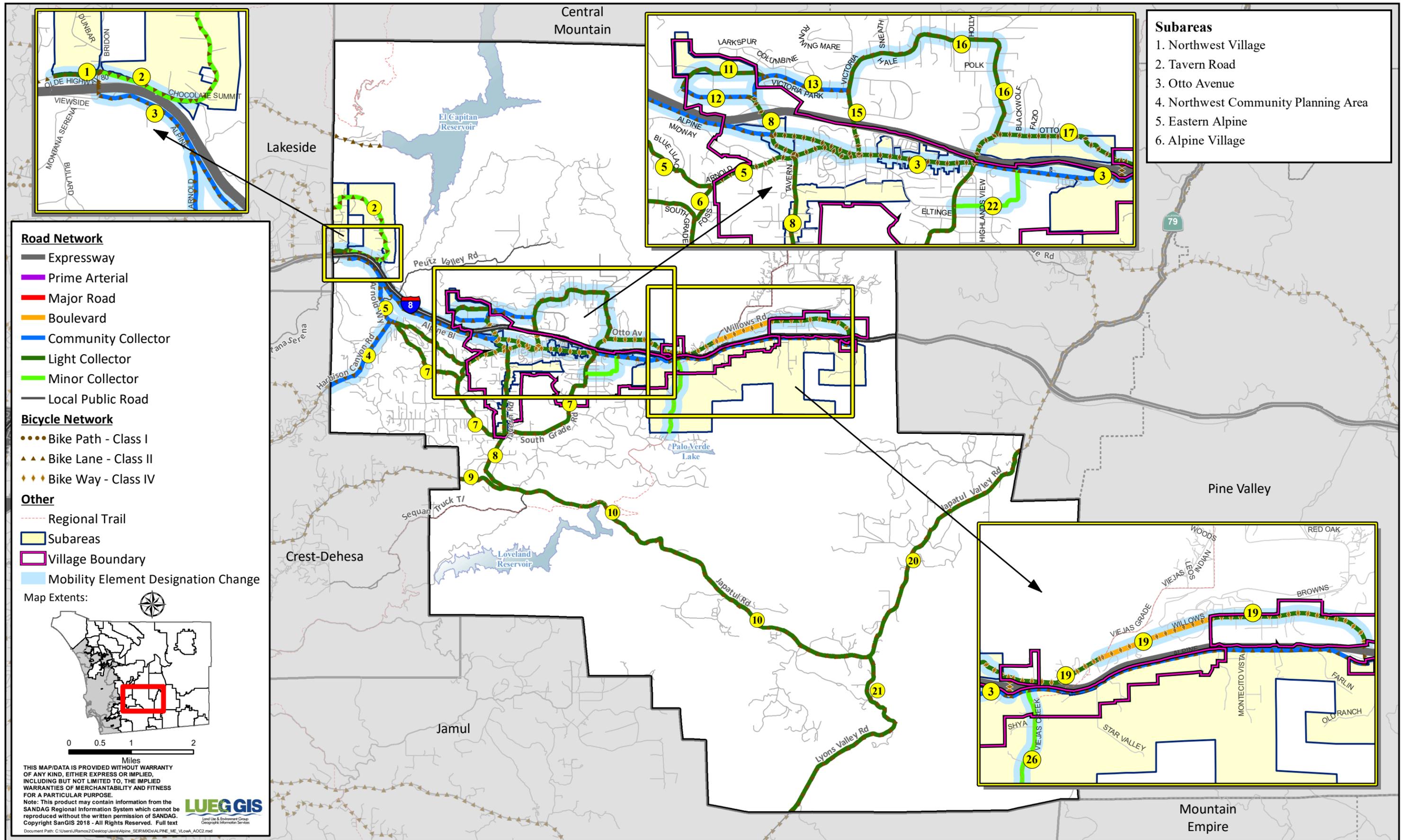
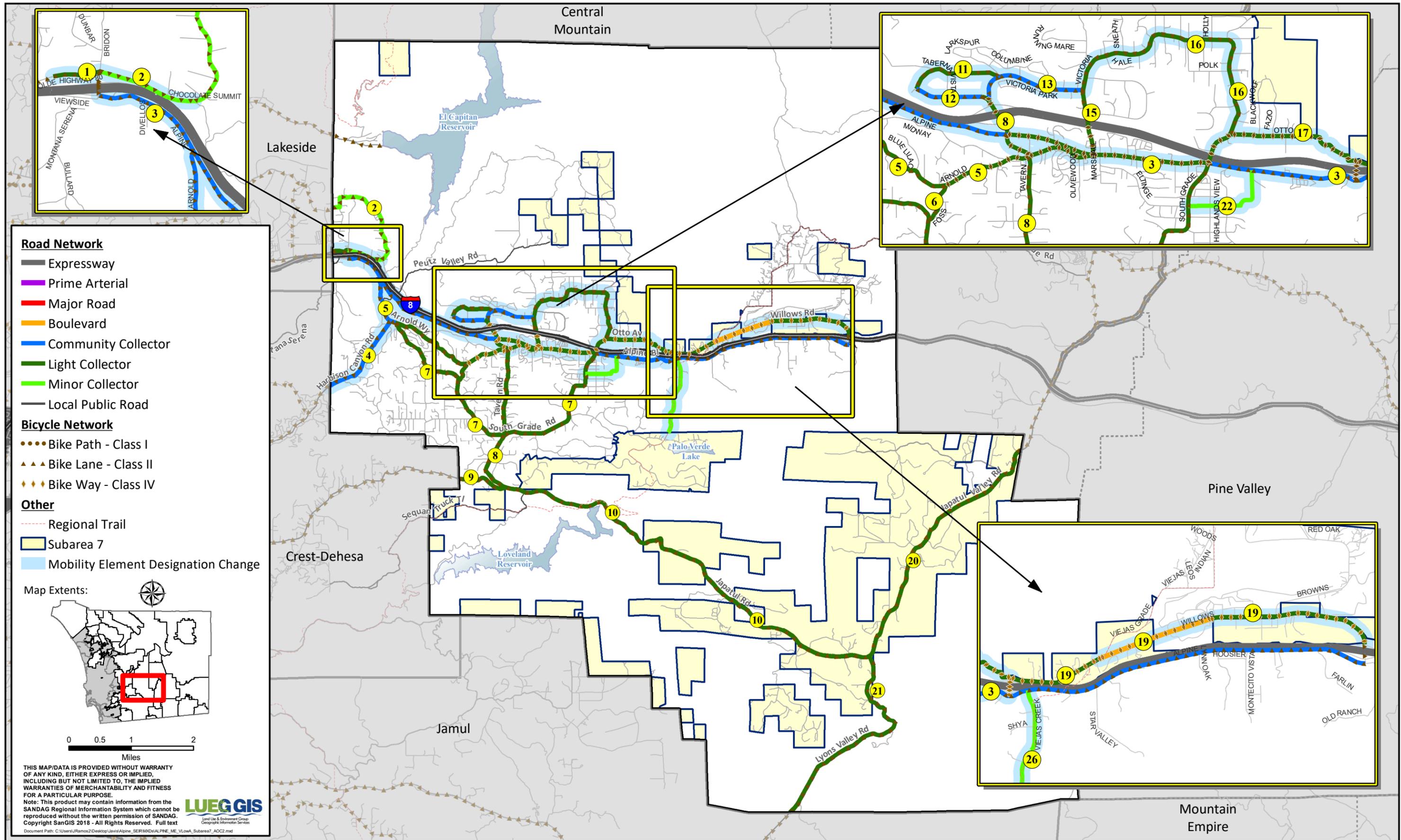


Figure 4-3
Former FCI Lands in Eastern Alpine Alternative



Source: SanGIS, County of San Diego, 2020

Figure 4-4a
Alpine CPU Proposed Roadway Connections
Former FCI Lands in Eastern Alpine Alternative
Subareas 1-6



Source: SanGIS, County of San Diego, 2020

Figure 4-4b
Alpine CPU Proposed Roadway Connections
Former FCI Lands in Eastern Alpine Alternative
Subarea 7

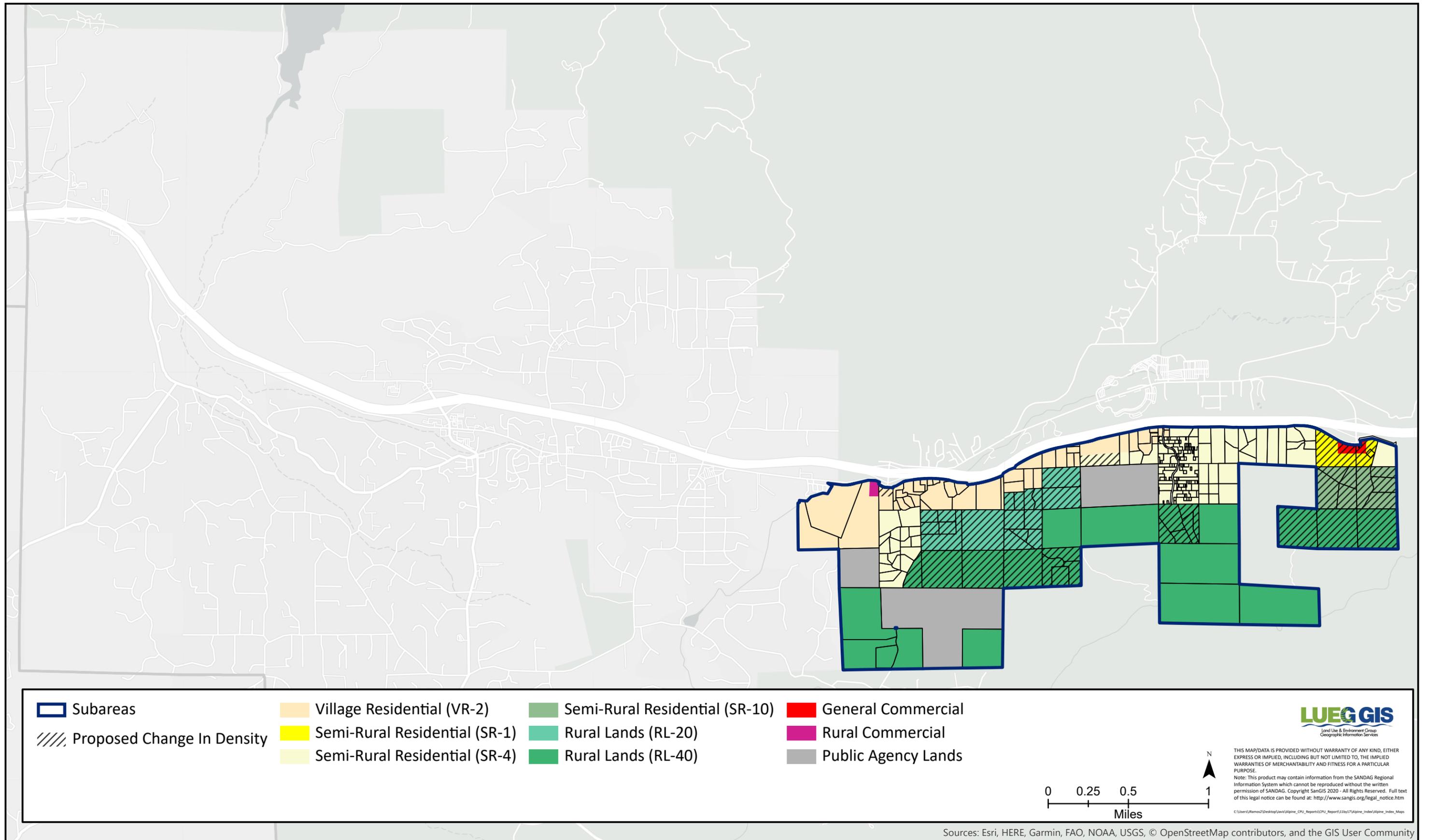
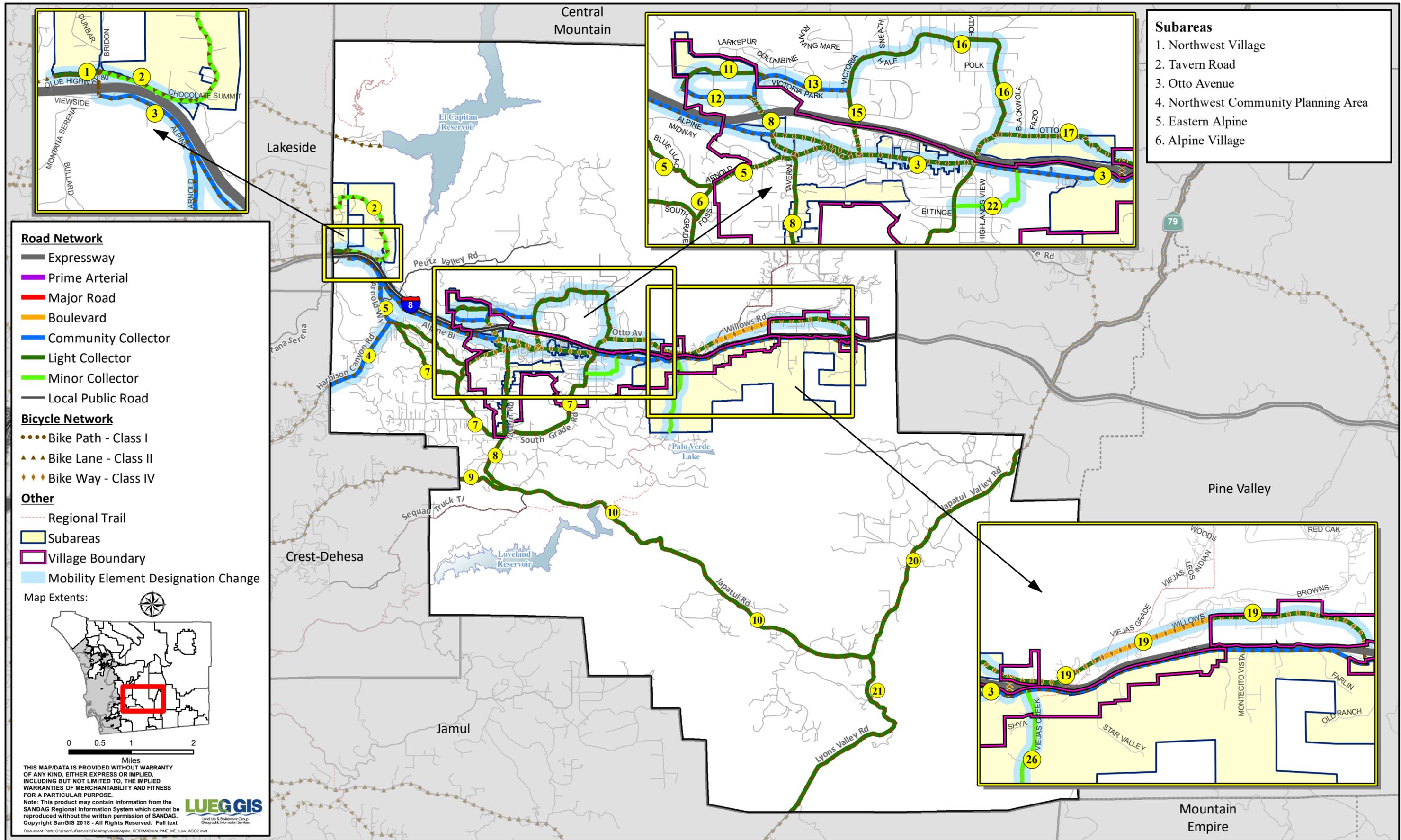
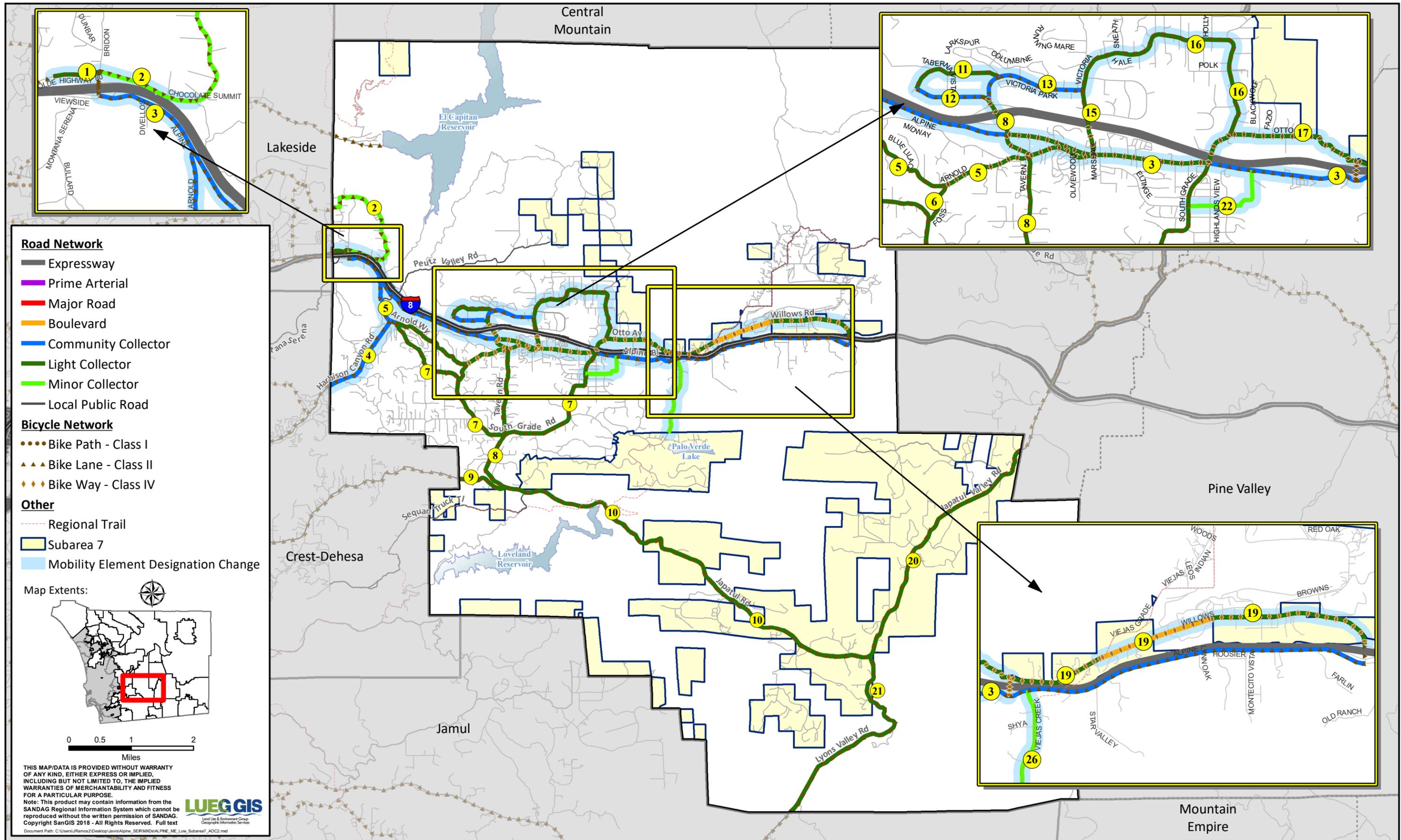


Figure 4-5
Low Alternative



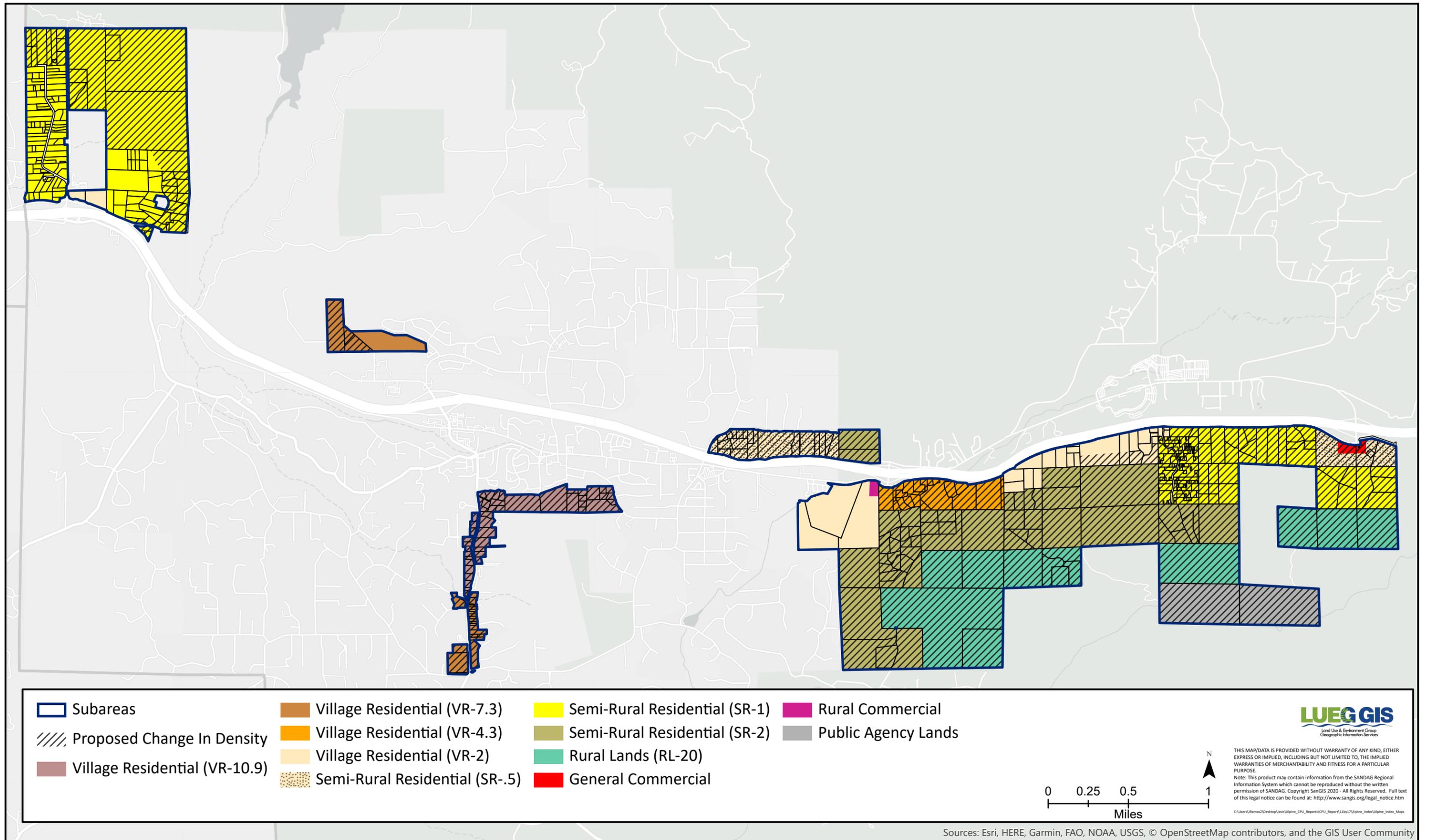
Source: SanGIS, County of San Diego, 2020

Figure 4-6a
Alpine CPU Proposed Roadway Connections
Low Alternative
Subareas 1-6

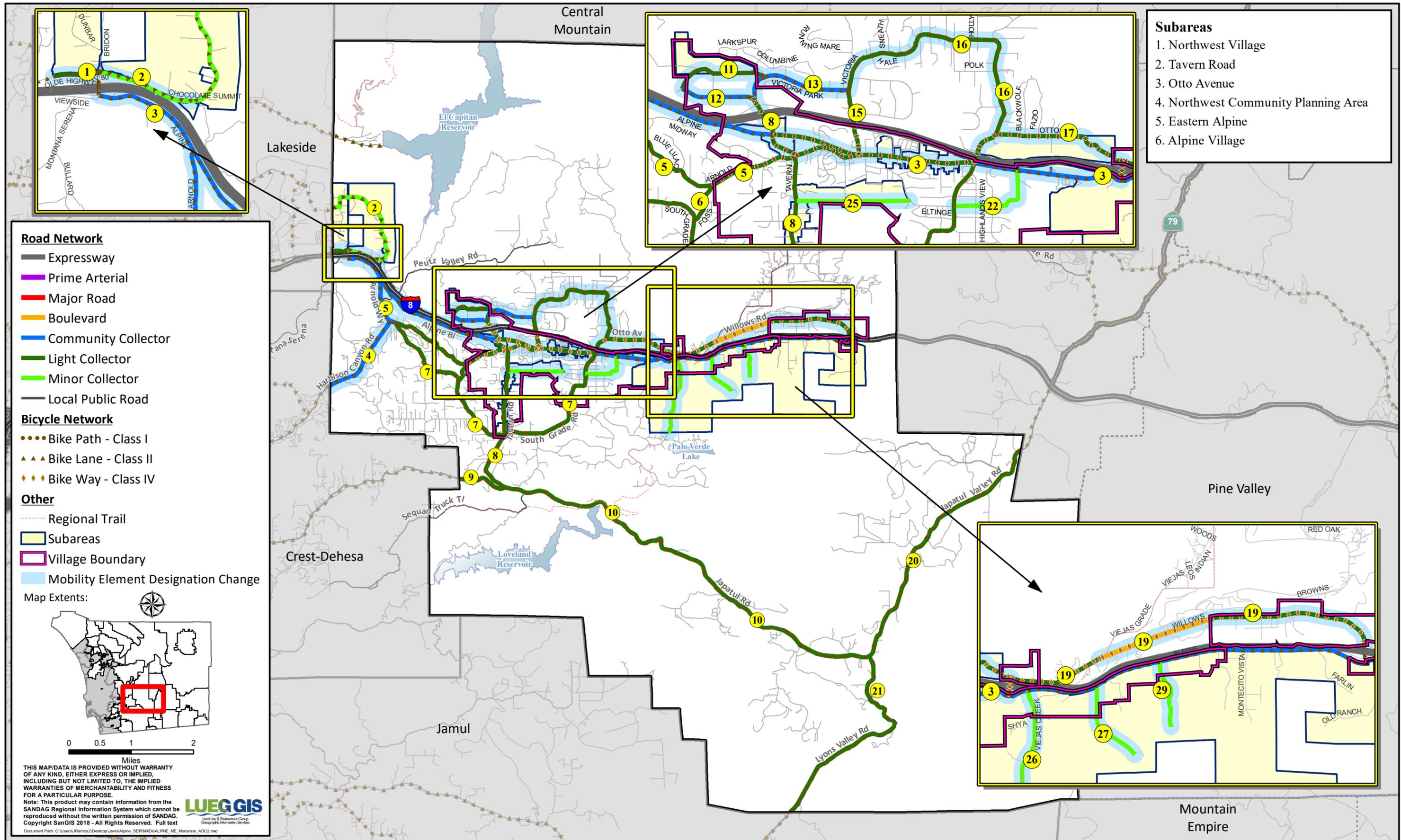


Source: SanGIS, County of San Diego, 2020

Figure 4-6b
Alpine CPU Proposed Roadway Connections
Low Alternative
Subarea 7



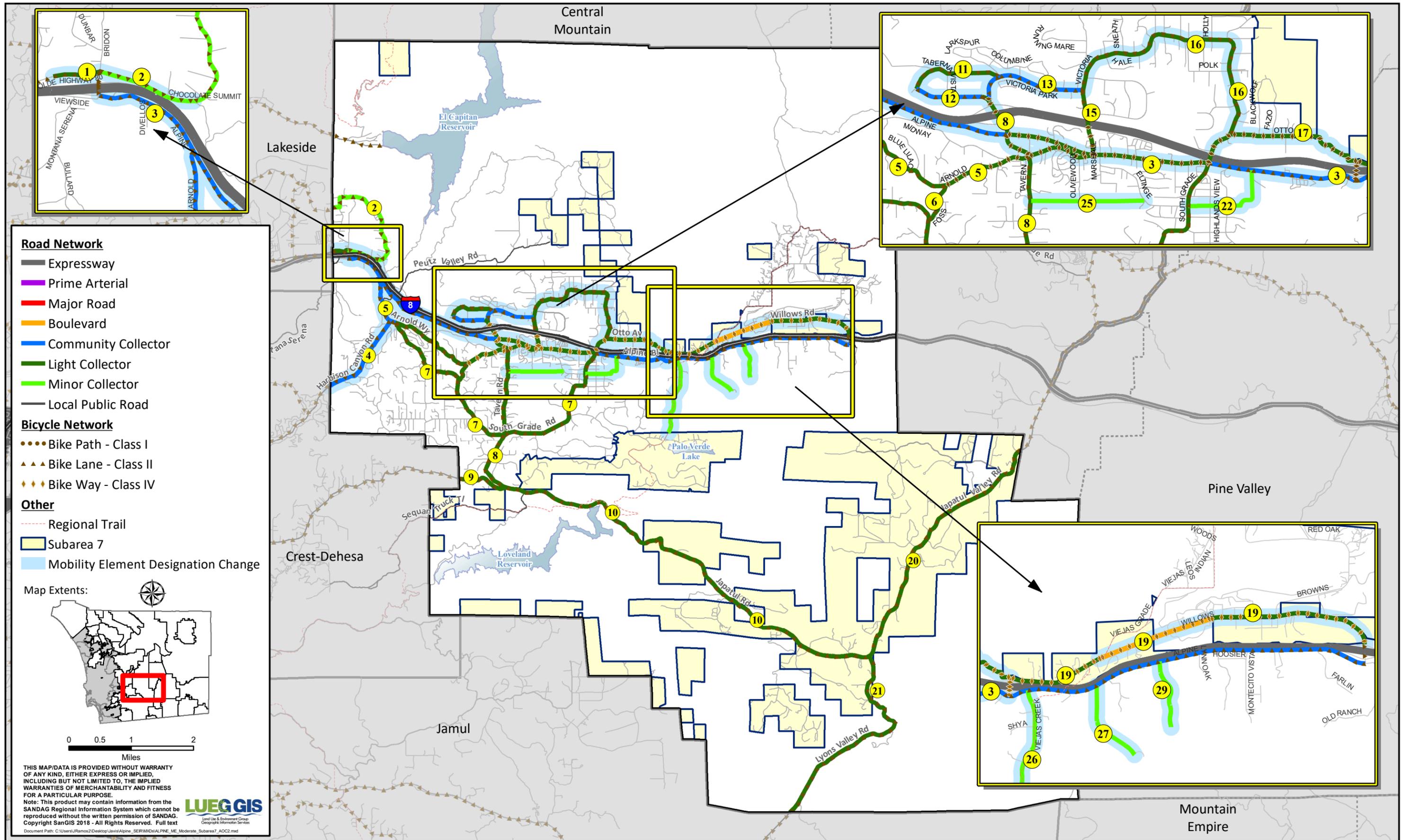
**Figure 4-7
Moderate Alternative**



- Subareas**
1. Northwest Village
 2. Tavern Road
 3. Otto Avenue
 4. Northwest Community Planning Area
 5. Eastern Alpine
 6. Alpine Village

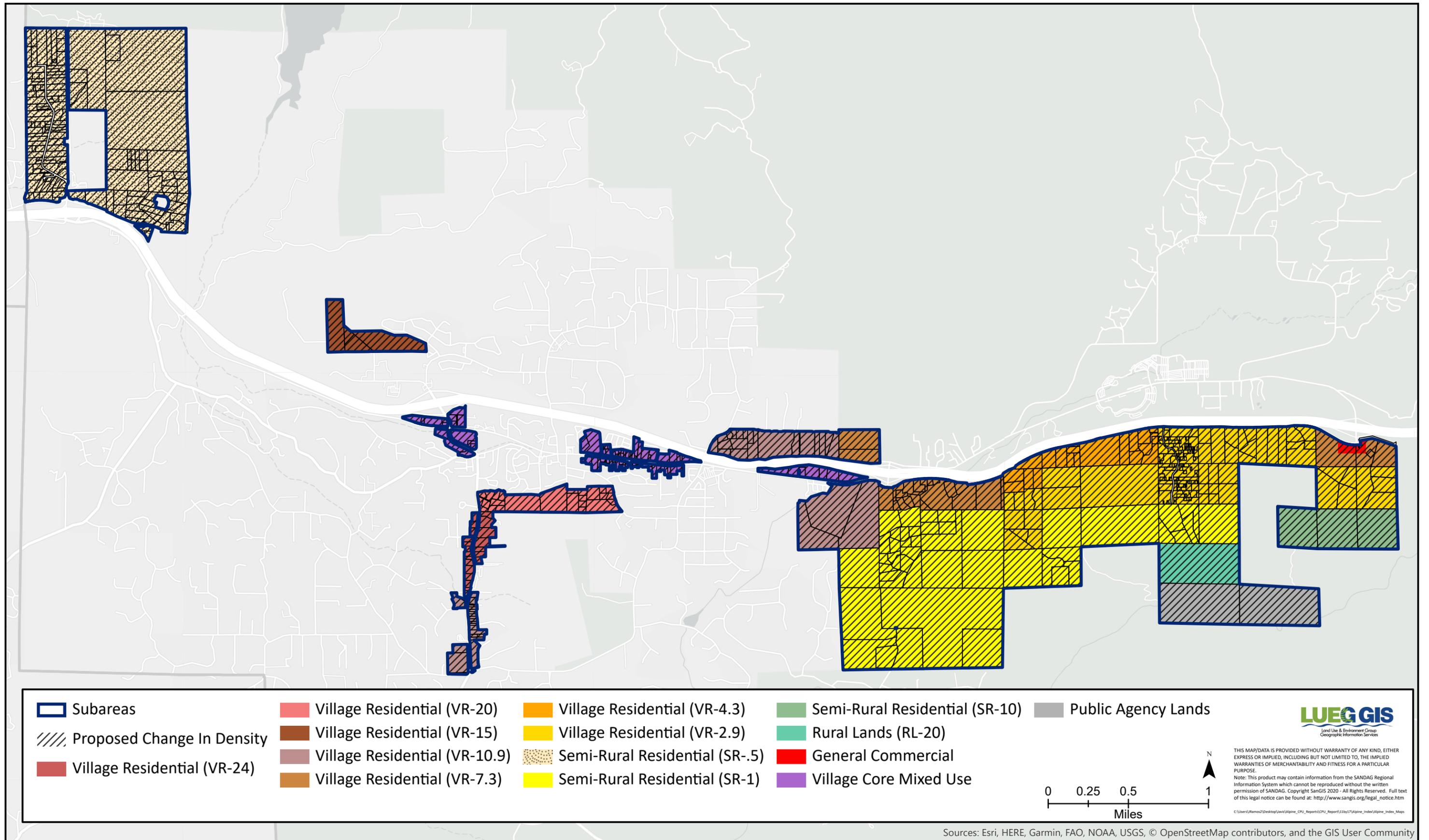
Source: SanGIS, County of San Diego, 2020

Figure 4-8a
Alpine CPU Proposed Roadway Connections
Moderate Alternative
Subareas 1-6



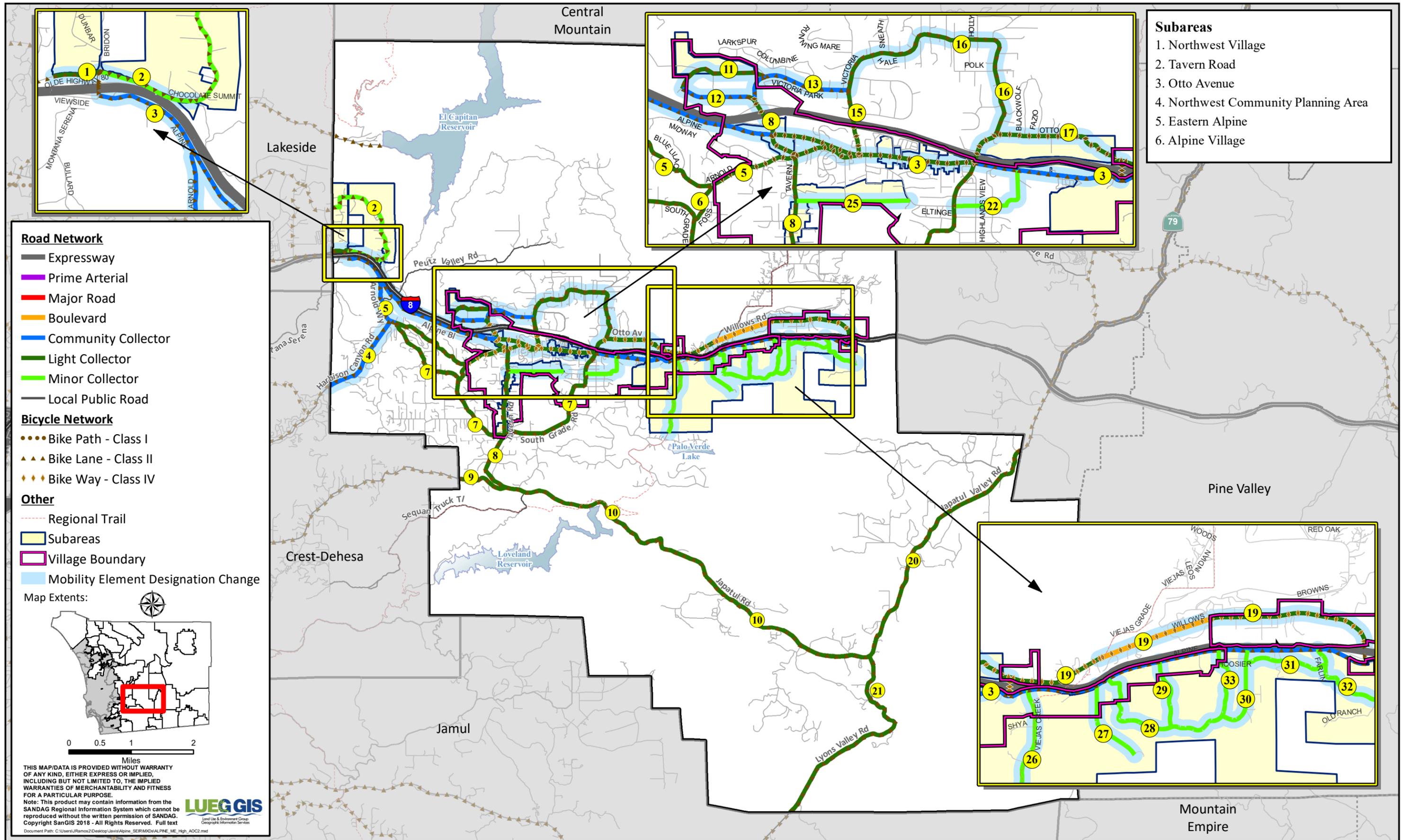
Source: SanGIS, County of San Diego, 2020

Figure 4-8b
Alpine CPU Proposed Roadway Connections
Moderate Alternative
Subarea 7



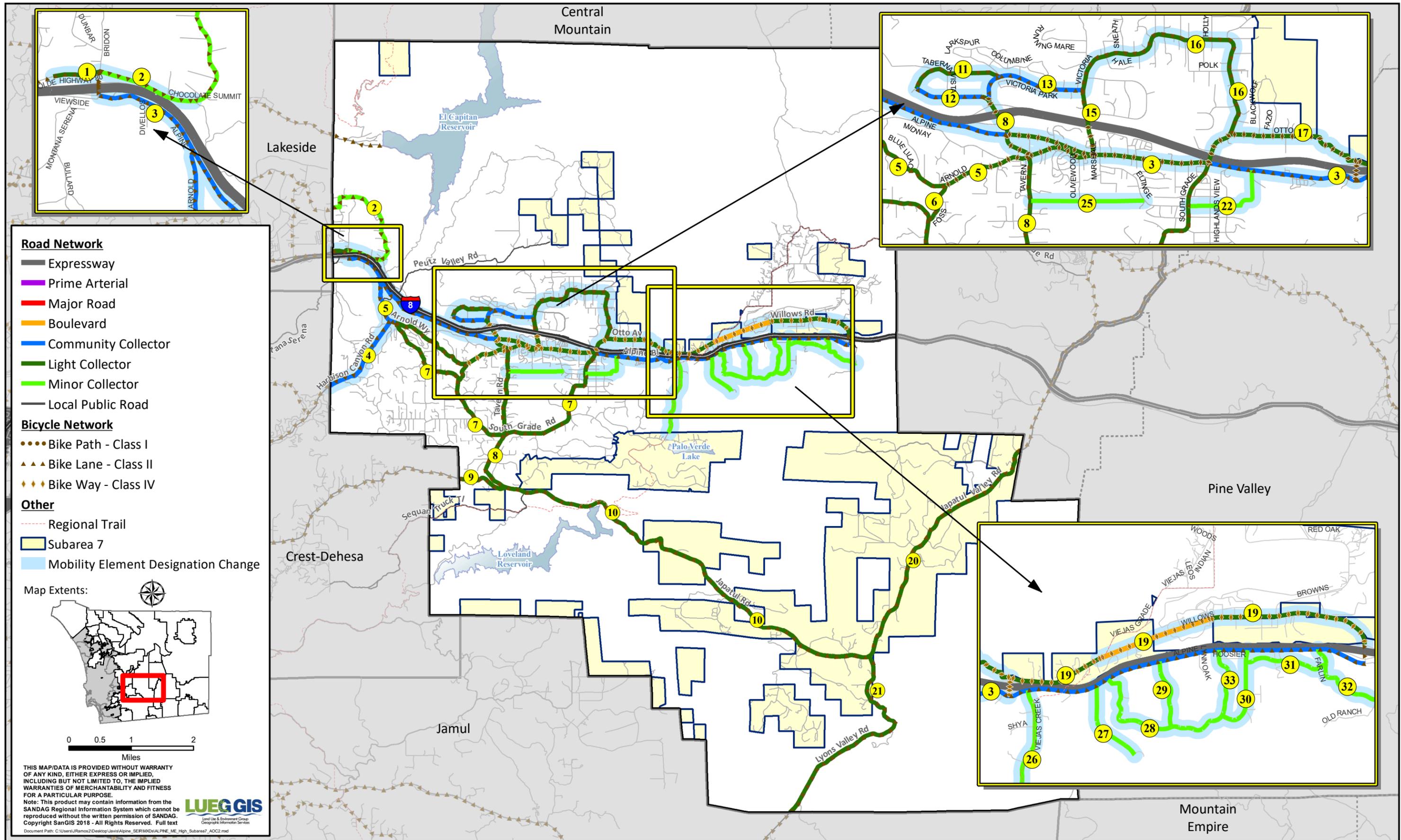
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Figure 4-9
High Alternative



Source: SanGIS, County of San Diego, 2020

Figure 4-10a
Alpine CPU Proposed Roadway Connections
High Alternative
Subareas 1-6



Source: SanGIS, County of San Diego, 2020

Figure 4-10b
Alpine CPU Proposed Roadway Connections
High Alternative
Subarea 7

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