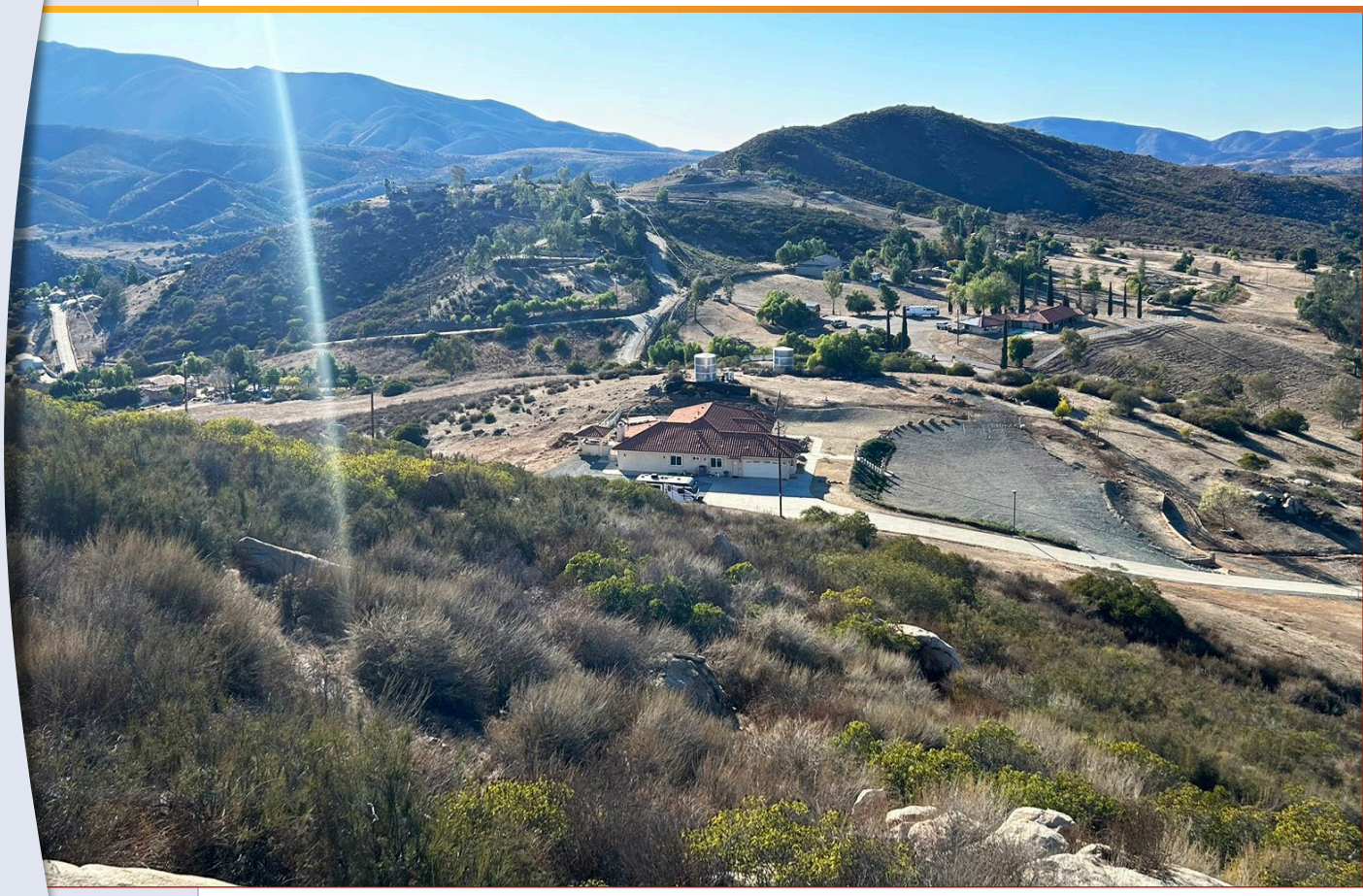


Environmental Assessment/Initial Study/Negative Declaration

Jamul Indian Village Land Disposal and Exchange

Prepared for:

California Department of Fish and Wildlife

July 2025

Environmental Assessment/Initial Study/Negative Declaration

Jamul Indian Village
Land Disposal and Exchange

Prepared for:

California Department of Fish and Wildlife
South Coast Region 5
3883 Ruffin Road
San Diego, CA 92123

Contact:

Glen M. Lubcke
Environmental Program Manager
858.204.8774
glen.lubcke@wildlife.ca.gov

Prepared by:

Ascent
2550 Fifth Ave, Suite 640
San Diego, CA 92103

Contact:

Rid Hollands
Senior Environmental Planner
619.604.3788
rid.hollands@ascent.inc

July 2025

20230181.01

TABLE OF CONTENTS

1 INTRODUCTION 1-1
1.1 Overview 1-1
1.2 Purpose and Need for Action and Project Objectives 1-2

2 PROJECT BACKGROUND AND SETTING 2-1
2.1 Project Title 2-1
2.2 Lead Agency Name and Address 2-1
2.3 Contact Person and Phone Number 1
2.4 Project Location and Surrounding Land Uses 2-1
2.5 Biological Comparison of the Exchange Properties 2-12
2.6 Project Sponsor's Name and Address 2-12
2.7 General Plan Designation 2-12
2.8 Zoning 2-12
2.9 Required Permits and Approvals 2-12
2.10 Tribal Consultation 2-17

3 ALTERNATIVES 3-1
3.1 No Action Alternative 3-1
3.2 Proposed Action Alternative 3-1

4 ENVIRONMENTAL CONSEQUENCES 4-1
4.1 Introduction 4-1
4.2 Analysis of Environmental consequences 4-2

5 LIST OF PREPARERS AND REVIEWERS 5-1
5.1 Lead Agencies 5-1
5.2 Preparers 5-1

6 REFERENCES 6-1

Appendices

Appendix A Ecological Comparison of Two Properties for Land Swap: Slee Property on Honey Springs Road and R.J.E.R. Cemetery Property, Jamul, California

Appendix B Biological Memorandum

Appendix C Biological Resources Assessment for the Slee Property on Honey Springs Road, Jamul, California

Appendix D CEQA Checklist

Appendix E Cultural Resources Study and Technical Review

Appendix F Phase I Environmental Site Assessment

Figures

Figure 1 Regional Location 2-2
Figure 2 Site Vicinity Map 2-3
Figure 3 Relation to Rancho Jamul Ecological Reserve and Hollenbeck Canyon Wildlife Area 2-5
Figure 4 Disposal Property 2-8
Figure 5 Biological Resources of the Disposal Property 2-9
Figure 6 Exchange Property 2-13
Figure 7 Biological Resources of the Exchange Property 2-15
Figure 8 View of Disposal Property from Southbound SR 94 4-3
Figure 9 View of Exchange Property from Honey Springs Road 4-3

Tables

Table 1 Disposal and Exchange Property Habitat Acreage 2-12

LIST OF ABBREVIATIONS

amsl	above mean sea level
APCD	Air Pollution Control District
APN	Assessor Parcel Number
CAAQS	California Ambient Air Quality Standards
CAL FIRE	California Department of Forestry and Fire Protection
CARB	California Air Resources Board
CDFW	California Department of Fish and Wildlife
CEQA	California Environmental Quality Act
CFR	Code of Federal Regulations
CNDDB	California Natural Diversity Database
DOC	California Department of Conservation
DOI	Department of Interior
DTSC	California Department of Toxic Substances Control
EA	Environmental Assessment
ECOS	Environmental Conservation Online System
ESA	Endangered Species Act
FONSI	Finding of No Significant Impact
GHG	greenhouse gas
HCWA	Hollenbeck Canyon Wildlife Area
IS	Initial Study
JIV or Tribe	Jamul Indian Village of California
MSCP	Multiple Species Conservation Program
NAAQS	National Ambient Air Quality Standards
NAHC	Native American Heritage Commission
ND	Negative Declaration
NEPA	National Environmental Policy Act
NHPA	National Historic Preservation Act
O_3	ozone
PM_{10}	particulate matter 10 microns in size
$PM_{2.5}$	particulate matter 2.5 microns in size and smaller
RAQS	Regional Air Quality Strategy
RJER	Rancho Jamul Ecological Reserve

SANDAG	San Diego Association of Governments
SCIC	South Coastal Information Center
SDAB	San Diego Air Basin
SDAPCD	San Diego County Air Pollution Control District
SIP	State Implementation Plan
THPO	Tribal Historic Preservation Officer
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
WCB	Wildlife Conservation Board

1 INTRODUCTION

1.1 OVERVIEW

The Jamul Indian Village of California (JIV or Tribe) is requesting to acquire a 1.1-acre portion of the Rancho Jamul Ecological Reserve (RJER) from the California Department of Fish and Wildlife (CDFW) for their future cemetery expansion. To accommodate this request, CDFW is proposing to dispose of 1.1 acres of the RJER (Disposal Property) in exchange for the approximately 4.0-acre Slee property (Exchange Property) recently purchased by the Tribe, adjacent to the Hollenbeck Canyon Wildlife Area (HCWA).

CDFW's approval of the requested land disposal/exchange is a discretionary action subject to environmental review in accordance with the California Environmental Quality Act (CEQA). While the RJER is owned and managed by CDFW, it was established, in part, with funding from a United States Fish and Wildlife Service (USFWS) Section 6 grant under the Endangered Species Act (ESA) of 1973, as amended, along with a grant from the California Wildlife Conservation Board (WCB). Section 6 enables USFWS to provide Federal financial assistance through the Cooperative Endangered Species Conservation Fund to states and territories to support the development and implementation of conservation programs for the benefit of resident listed, candidate, and at-risk species on non-Federal lands. Because Federal Section 6 grant funding was used to purchase the 1.1-acre Disposal Property, which is a portion of the RJER acquisition, USFWS is required to review and approve land disposals/exchanges in the RJER. Thus, the land disposal/exchange is subject to approval from USFWS, and environmental review in accordance with the National Environmental Policy Act (NEPA) is required. To complete the Proposed Action, pursuant to USFWS, Federal Financial Assistance Manual Part 520, Chapter 7.37, (Real Property, After Close of Escrow), a Notice of Federal Participation must be recorded on title to the Exchange Property indicating that it has a Federal nexus due to its substitution for the Disposal Property.

The Proposed Action is the disposal of the 1.1-acre Disposal Property, which is a portion of Assessor Parcel Number (APN) 597-080-07 held in fee title by CDFW and subject to a Federal nexus created when the property was acquired using Federal funding for the original acquisition of the RJER. This 1.1-acre area is proposed to be disposed and conveyed to JIV for future expansion of the existing cemetery. The future cemetery expansion is not part of the Proposed Action and would be subject to compliance with applicable Federal, state, and local regulations, including the County Zoning Ordinance.

The proposed disposal/exchange would meet financial and ecological qualifying criteria required by CDFW. The Disposal Property and Exchange Property have been appraised, and per CDFW's land conversion evaluation of the disposal/exchange properties, CDFW determined that the financial aspect of the disposal/exchange will result in CDFW receiving at least a financial equivalent amount of land for the Disposal Property. The second aspect of the disposal/exchange determination is whether the natural resources (i.e., habitats) being disposed would be replaced with resources of equal or greater value and function to keep the purpose of the original acquisition "intact." The original purpose of the acquisition of the four subject properties is stated in the funding documents (Cooperative Agreement #11430-2-G001 and Section 6 grant E-8-HL-1). The objective of the grant(s) was to acquire lands in the Otay Lakes/Proctor Valley area that support important habitats (i.e., coastal sage scrub, chamise chaparral, and grassland) to support federally threatened and endangered species, including the coastal California gnatcatcher (*Polioptila californica californica*), Quino checkerspot butterfly (*Euphydryas editha quino*), and other sensitive animals and plants. The Proposed Action would result in the net increase of approximately 2.9 acres of chamise chaparral and coastal sage scrub habitat adjacent to the HCWA in southern San Diego County.

1.1.1 Property Selection

The following factors were used in determining the property selections for the land exchange:

- location of both properties in relation to ecological reserves and wildlife areas,
- location of the Disposal Property in relation to the Tribe's current property boundaries and existing cemetery,

- proximity of each property to the other, and
- presence of similar habitat types and environmental resources.

1.1.2 Regulatory Context

This environmental assessment (EA) and associated initial study/negative declaration (IS/ND), hereafter referenced as EA/IS/ND, was prepared to satisfy the requirements of NEPA and CEQA, respectively. The NEPA lead agency is USFWS, and the CEQA lead agency is CDFW. This EA/IS/ND describes the environmental resources in the Proposed Action area and analyzes the effects of the Proposed Action and No Action Alternative on the environment.

CEQA

This IS/ND was prepared in accordance with CEQA Public Resources Code Section 21000 et seq. and CEQA Guidelines, Title 14 California Code of Regulations, Section 15000 et seq. The purpose of the IS/ND is to determine whether project implementation would result in potentially significant or significant effects on the environment. According to CEQA Guidelines Section 15073, the public review period shall not be less than 30 days. Upon adoption of this report, the document will be used to make written findings, consider project approval, and file a notice of determination. An environmental checklist that covers the issue areas identified in Appendix G of the CEQA Guidelines is included in Appendix D.

NEPA

This EA has been prepared to analyze and document the environmental consequences associated with the Proposed Action and the No Action Alternative. USFWS will use this EA to determine (1) if the Proposed Action would result in significant impacts on the environment and (2) whether a finding of no significant impact (FONSI) or an environmental impact statement should be prepared. Should USFWS determine that a FONSI is applicable, a notice of the EA will be made available for a 30-day review period. The EA will be posted on the Federal Environmental Conservation Online System (ECOS) website with a link to http://regulations.gov and may be published in the local newspaper, if requested. The FONSI will be posted online after it is signed.

1.2 PURPOSE AND NEED FOR ACTION AND PROJECT OBJECTIVES

Per Department of Interior (DOI) NEPA Interim Final Rulemaking 7-2025 (DOI 2025a), DOI now maintains the majority of its NEPA procedures in a handbook separate from the Code of Federal Regulations (CFR). The NEPA Implementing Procedures handbook (DOI 2025b) requires that an EA briefly discusses the purpose and need for the Proposed Action, whereas CEQA Guidelines require a clearly written statement of the objectives sought by a proposed project (CEQA Guidelines Section 15124 [b]). The information in this section addresses both requirements by providing information as to why USFWS and CDFW are considering the Proposed Action and the proposed objectives.

1.2.1 Purpose and Need

The purpose of the Proposed Action is to accommodate the Tribe's request for acquisition of the 1.1-acre Disposal Property to enable their need to expand their existing cemetery due to capacity limitations. The Tribe has made this request to ensure that families and Tribal members can continue to be buried together on their ancestral lands. This requires the Disposal Property to be removed or "disposed" from the boundaries of RJER. At that time, the Federal interest in the Disposal Property would be vacated. To ensure that the original purpose of the acquisition of the RJER is maintained, the JIV, in coordination with CDFW, proposes to replace the Disposal Property with the Exchange Property. CDFW must ensure that the Proposed Action does not interfere with the original grant's objectives and that those objectives continue to be met in perpetuity. USFWS, as the Federal grantor, must provide authorization to CDFW to move forward with the Proposed Action. To maintain the original purpose of the acquisition, the Exchange

Property must be at least biologically equivalent to the Disposal Property, which is being disposed of/removed from the RJER, and CDFW must receive lands of equal or greater biological value (see Appendix A). Similarly, the Exchange Property must be at least equivalent to, or of greater monetary value, to the Disposal Property.

1.2.2 Project Objectives

The objective of the Proposed Action is to accommodate the Tribe's request for acquisition of a 1.1-acre portion of the RJER (Disposal Property) to provide space for the expansion of their existing cemetery. In exchange for the Disposal Property, the Tribe would convey the 4.0-acre Exchange Property to CDFW, which would result in an increase of the total acreage of conserved lands in the nearby HCWA. To ensure this objective is met, CDFW prepared a justification for the proposed land disposal consistent with Public Resources Code Section 5096.516, Fish and Game Code Section 1348, and WCB's Land Conversion Evaluation guidelines. These codes and guidelines require that land acquired by CDFW in a property exchange support the same or equivalent objectives; be undertaken for land of greater biological value, as assessed by CDFW based on a habitat value assessment; and result in an equivalent or higher appraised value.

This page is intentionally left blank.

2 PROJECT BACKGROUND AND SETTING

2.1 PROJECT TITLE

Jamul Indian Village Land Disposal and Exchange

2.2 LEAD AGENCY NAME AND ADDRESS

CEQA Lead Agency
California Department of Fish and Wildlife
3833 Ruffin Road
San Diego, California 92123

NEPA Lead Agency
United States Fish and Wildlife Service
2177 Salk Avenue, Suite 250
Carlsbad, California 92008

2.3 CONTACT PERSON AND PHONE NUMBER

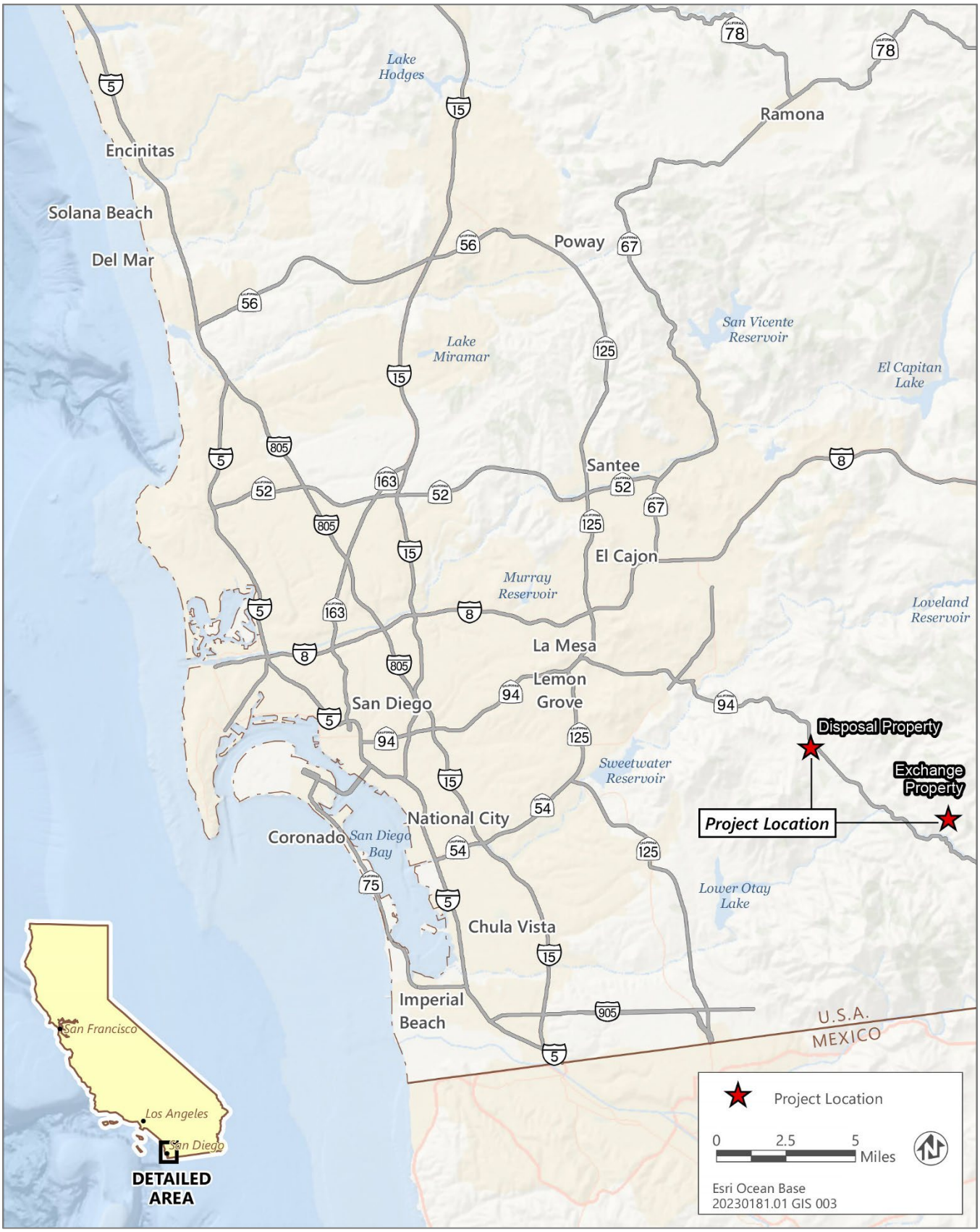
California Department of Fish and Wildlife
Glen M. Lubcke
Environmental Program Manager
South Coast Region 5
858-204-8774

United States Fish and Wildlife Service
Mary Beth Woulfe
Fish and Wildlife Biologist
Section 6 Coordinator Palm Springs/Carlsbad
760-431-9440, ext. 294

2.4 PROJECT LOCATION AND SURROUNDING LAND USES

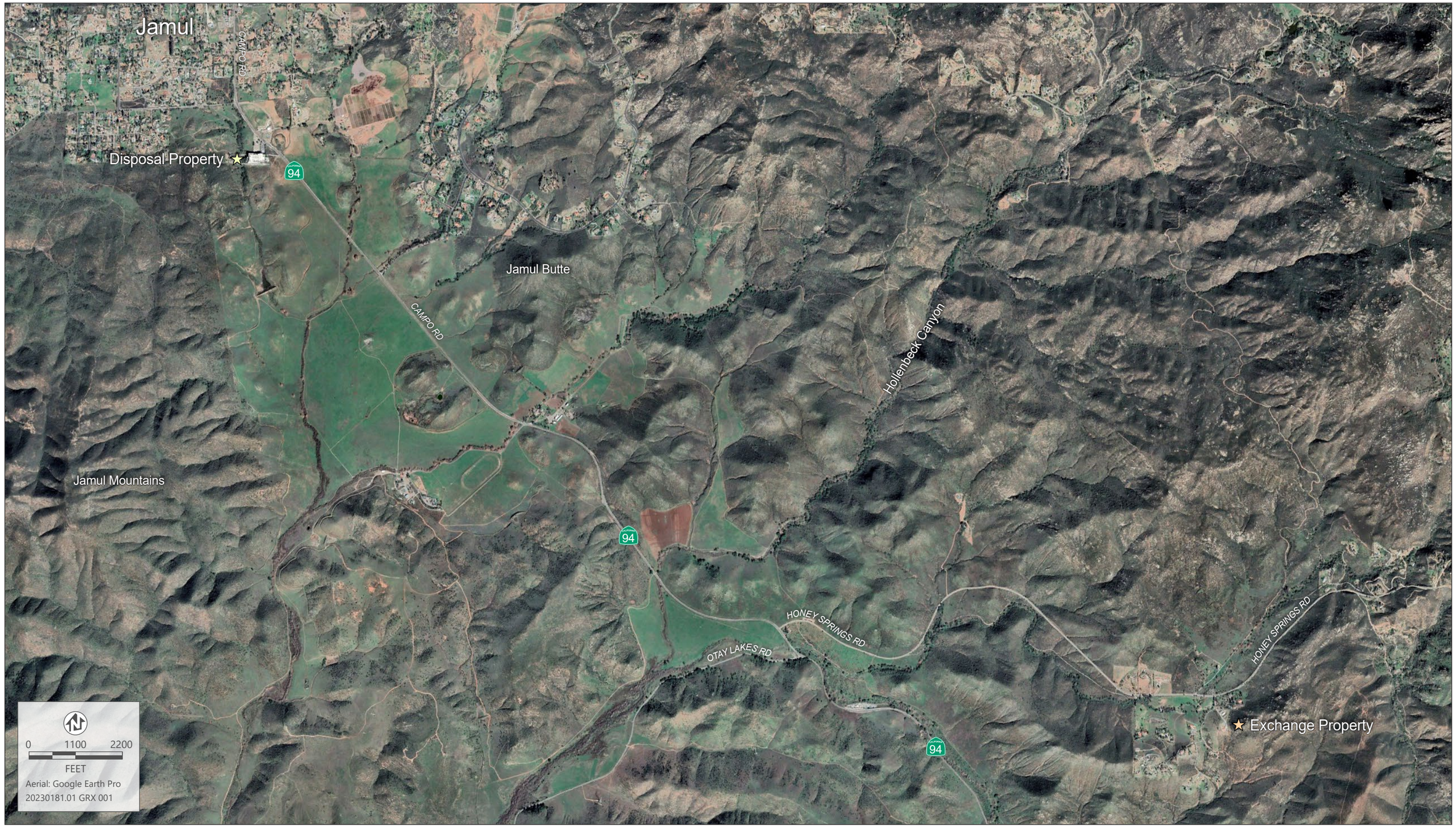
Figures 1, 2, and 3 illustrate the regional location and project vicinity for both the Disposal Property and Exchange Property (referred to collectively as the "disposal/exchange properties"). The disposal/exchange properties are located in unincorporated San Diego County and are approximately 6 miles from each other. Regional access to both properties is provided by State Route (SR) 94. A description of each of the disposal/exchange properties is provided below.

RJER and the disposal/exchange properties fall within the Metro-Lakeside-Jamul segment of the County of San Diego's (County) Multiple Species Conservation Program (MSCP) Subarea Plan (SAP). The protected open space lands of the RJER and adjacent HCWA are important components of the core biological resource area (Jamul Mountain) and several regional linkages (Otay Mountain/Jamul Mountains to Sycuan Peak) described in the County's MSCP Subregional Plan (Subregional MSCP). The RJER was primarily acquired to create an area of grassland in the MSCP preserve system to be managed specifically for burrowing owls, a covered species under the MSCP SAP. The RJER contains a 60+ acre burrowing owl habitat management area, which supports burrowing owl breeding, foraging, and wintering habitat while maintaining genetic connectivity with the existing population at Otay Mesa.



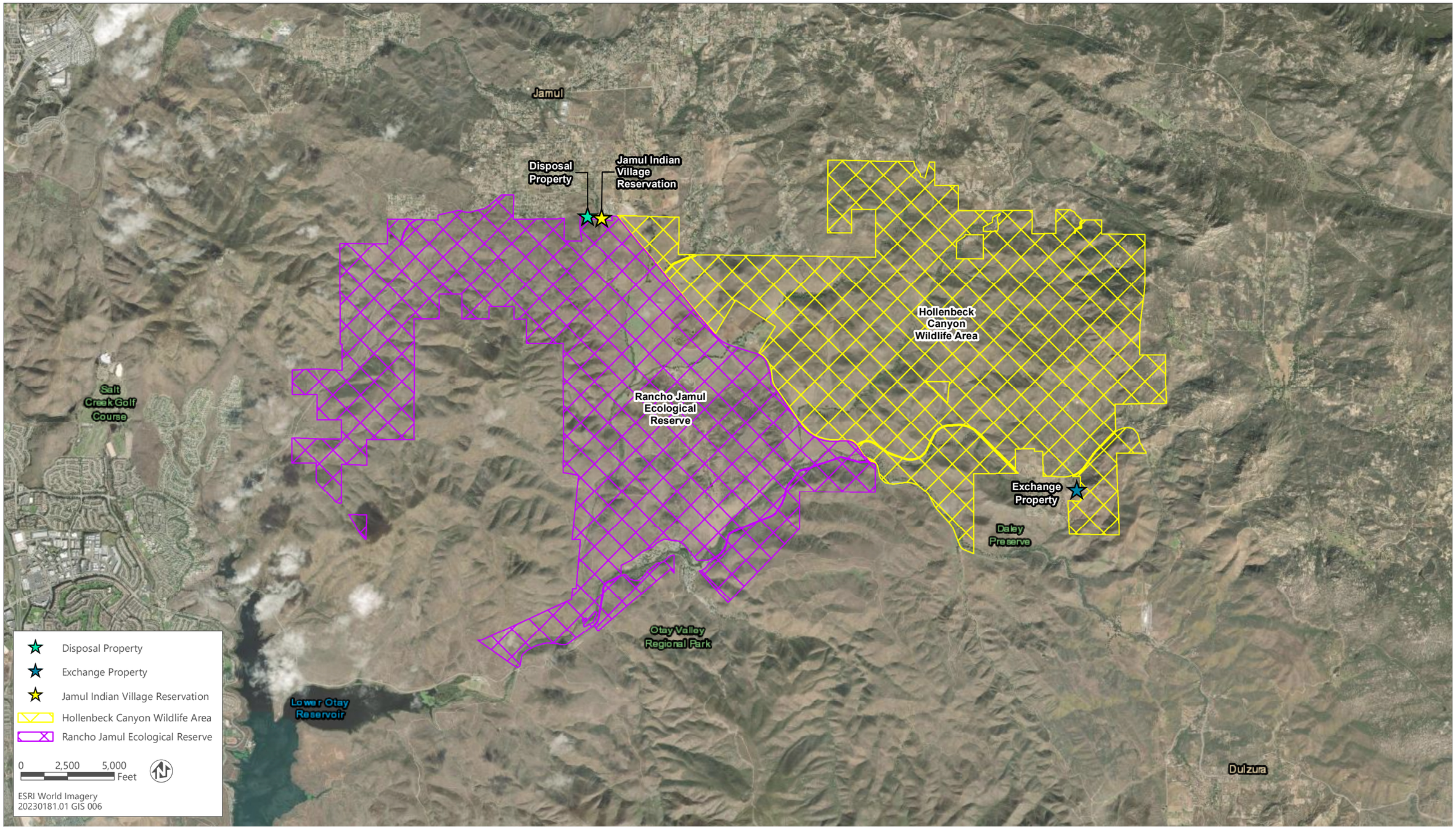
Source: Adapted by Ascent in 2025.

Figure 1 Regional Location



Source: Adapted by Ascent in 2025

Figure 2 Site Vicinity Map



Source: Adapted by Ascent in 2025.

Figure 3 Relation to Rancho Jamul Ecological Preserve and Hollenbeck Canyon Wildlife Area

2.4.1 Disposal Property

The Disposal Property is an approximately 1.1-acre triangular-shaped property on the northern boundary of the RJER in unincorporated San Diego County. It is a small piece of a larger parcel (APN 597-080-07) owned by CDFW (Figure 4). The property is in Section 10, Township 17 South, Range 1 East on the Dulzura, CA 7.5-minute US Geological Survey (USGS) Quadrangle. The Disposal Property is undeveloped and is bordered by private undeveloped land to the north; the Tribe's Saint Francis Xavier Cemetery to the east, with the Jamul Casino and construction of the 16-story hotel beyond; and conservation lands in the RJER to the south and west. The JIV Reservation, including the existing Jamul Casino and its associated hotel, is located less than 100 feet east of the property. Single-family residential development is located approximately 0.2 miles north and west of the property. Overall, the visual character of the area is rural, with undisturbed natural features to the north, south, and west.

Because of intervening hills, the Disposal Property is not visible from Melody Road, from residential areas to the north or west, or to motorists traveling northbound on SR 94. The existing cemetery and the Disposal Property are briefly visible to motorists traveling southbound on SR 94.

JAMUL INDIAN VILLAGE LAND TRANSFER ACT

The Jamul Indian Village Land Transfer Act (Public Law 118-119), signed into law on December 23, 2024, identified the Disposal Property as the "Proposed 1.1. acres" in the following excerpt:

> *"(c) ADDITIONAL TRUST ACQUISITION.—The Secretary of the Interior shall accept title in and to, and place into trust by the United States for the benefit of the Jamul Indian Village of California, the land depicted as ''Proposed 1.1. acres'' on the map of the California Department of Fish and Wildlife entitled ''Amended Acres Proposal'' and dated May 2023 if that land is conveyed or otherwise transferred to the United States by, or on behalf of, the Jamul Indian Village of California.*
>
> *(d) ADMINISTRATION.—Land taken into trust under subsections (a) and (c) shall be—*
>
> *(1) part of the reservation of the Jamul Indian Village of California; and*
>
> *(2) administered in accordance with the laws and regulations generally applicable to property held in trust by the United States for the benefit of an Indian Tribe."*

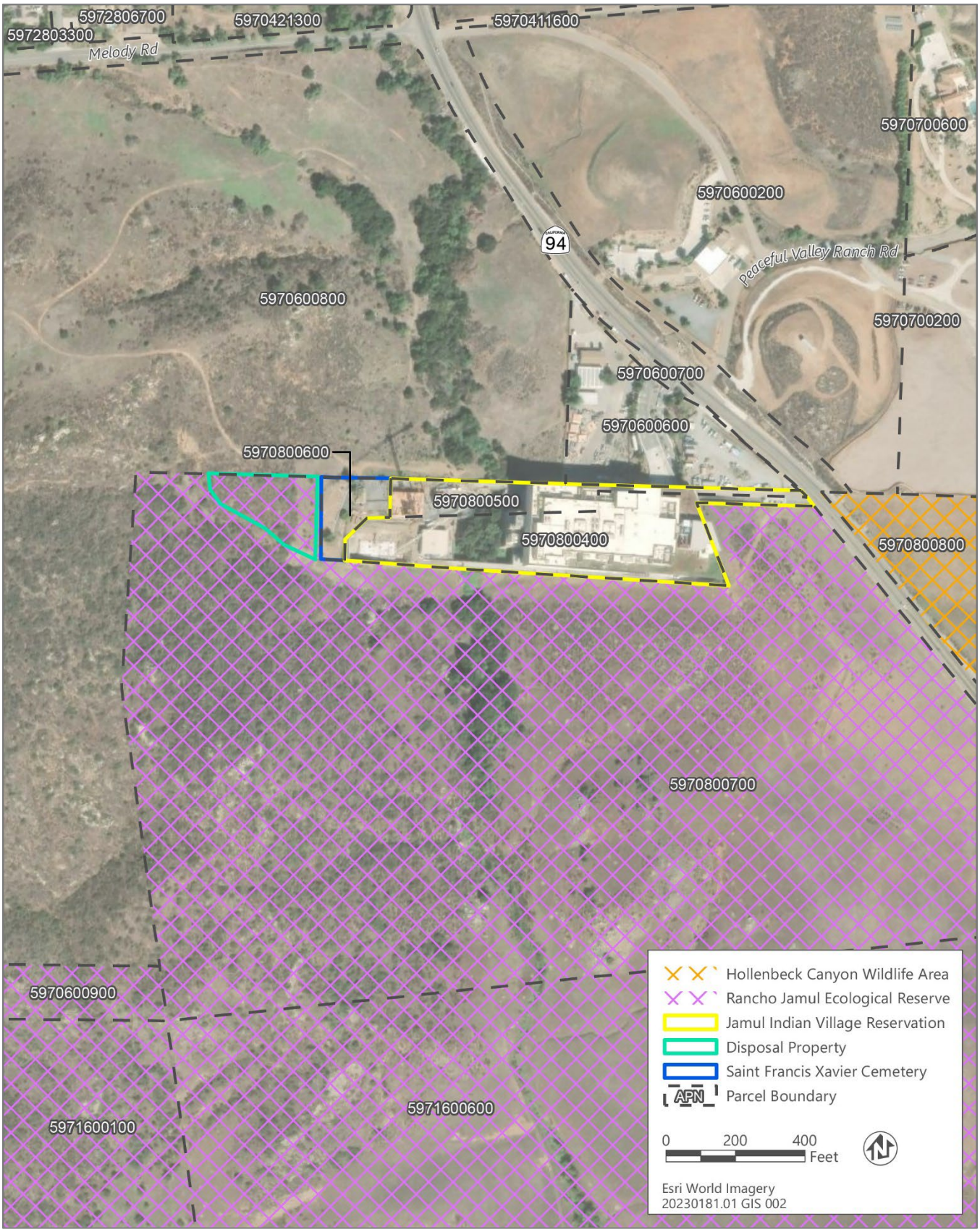
Consequently, upon approval of the Proposed Action, the Disposal Property would be subject to the Jamul Indian Village Land Transfer Act and any such requirements therein.

HABITAT TYPES

The Disposal Property is fully occupied by disturbed coastal sage scrub habitat dominated primarily by California sagebrush (*Artemisia californica*) and laurel sumac (*Malosma laurina*) that was previously affected by grazing activities and is now interspersed with nonnative grassland species between individual shrubs (Figure 5). This vegetation cover provides suitable habitat for a variety of special-status animal species, including the federally threatened coastal California gnatcatcher, Hermes copper butterfly (*Lycaena hermes*), and federally endangered Quino checkerspot butterfly. There are no aquatic resources on the Disposal Property. Near the southwestern boundary is an ephemeral drainage tributary to Willow Creek.

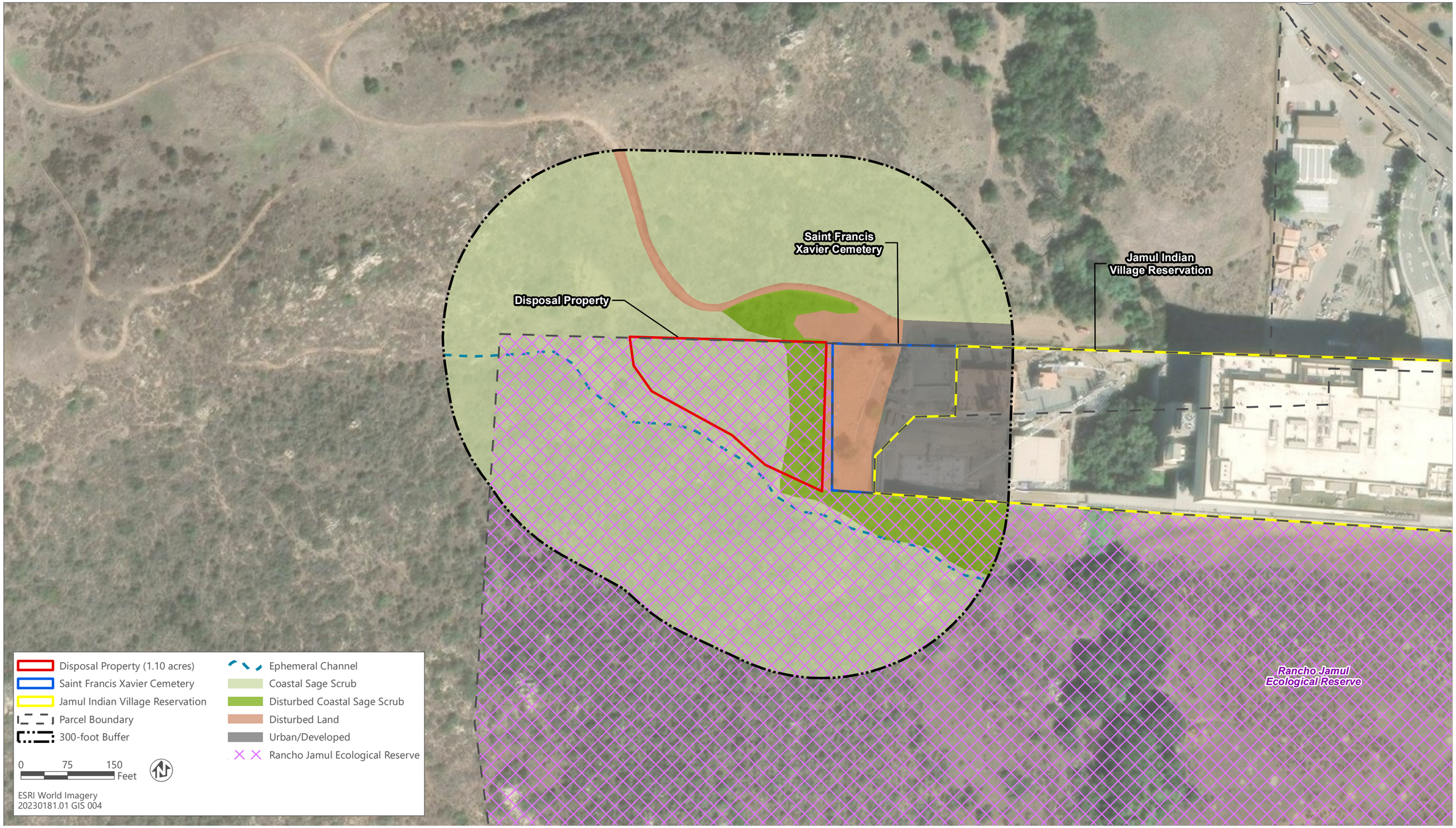
DRAINAGE

The Disposal Property contains rolling slopes with a few flat areas and an elevation ranging from approximately 930 to 980 feet above mean sea level (amsl). Drainage of the property runs southeast into Willow Creek and then south to Jamul Creek, which flows to the Lower Otay Reservoir.



Source: Adapted by Ascent in 2025.

Figure 4 Disposal Property



Source: Data downloaded from SANDAG in 2024; adapted by Ascent in 2025.

Figure 5 Biological Resources Cemetery Property

CRITICAL HABITAT

There is no designated critical habitat in the Disposal Property. There is designated critical habitat for the Hermes copper butterfly approximately 30 feet southwest of the Disposal Property. The species' host plant, spiny redberry, was not detected on the Disposal Property, but was found outside the property boundary to the south, according to the biological memorandum prepared by Montrose Environmental in November 2021 (see Appendix B) and confirmed by Ascent biologists during a site visit in November 2024.

2.4.2 Exchange Property

The Exchange Property is owned by the Tribe and consists of two contiguous parcels (APNs 600-101-04 and 600-101-05) on Honey Springs Road, which total 4.0 acres (Figure 6). The property is located in Section 28, Township 17 South, Range 2 East on the Dulzura, CA 7.5-minute USGS Quadrangle. The Exchange Property is undeveloped and is bordered by rural residential to the north and west; privately owned, undeveloped land to the south; and the CDFW-owned HCWA to the east.

The Exchange Property is primarily covered with shrubs and rock outcrops, which is similar to adjacent undeveloped land. Overall, the visual character of the area is rural, with undisturbed natural features to the east and south.

HABITAT TYPES

The Exchange Property is dominated primarily by coastal sage scrub habitat with some contiguous stands of chamise chaparral habitat along with several rock outcrops (Figure 7). These vegetation communities and land cover provide suitable habitat for a variety of special-status animal species.

The coastal sage scrub habitat is dominated by California sagebrush, California buckwheat (*Eriogonum fasciculatum*), and laurel sumac with sparse stands of San Diego County viguiera (*Bahiopsis laciniata*). The coastal sage scrub contains game trails and is moderately dense.

The chamise chaparral habitat is dominated by chamise (*Adenostoma fasciculatum*) with some laurel sumac present. Both the coastal sage scrub and the chamise chaparral habitats have native and nonnative grasses and herbs in the understory. The percentage of nonnative grass cover is substantially lower on the Exchange Property than the percentage present on the Disposal Property. The chamise chaparral is heavily dense, mature, and undisturbed, with occasional game trails.

The gaps in the coastal sage scrub and the chaparral canopies provide potentially suitable habitat for a variety of special-status plant species. There are no aquatic resources on the property. There is a channel located off-site and 500 feet west of the northwestern corner of the Exchange Property.

DRAINAGE

The topography of the Exchange Property is a northwest-facing slope of boulder-strewn hills, with elevation ranging from 1,305–1,470 feet amsl. Drainage runs north and west into an unnamed watercourse to Dulzura Creek and eventually flows into Jamul Creek and Lower Otay Reservoir.

CRITICAL HABITAT

There is no critical habitat for any federally listed species on the Exchange Property. Critical habitat for the Quino checkerspot butterfly and Hermes copper butterfly is found approximately 0.25 miles northwest of the Exchange Property, as confirmed by Natural Investigations Co. biologists in November 2022 (see Appendix C) and confirmed by Ascent biologists during a site visit in January 2025.

2.5 BIOLOGICAL COMPARISON OF THE EXCHANGE PROPERTIES

The Disposal Property and Exchange Property contain similar vegetation communities and wildlife habitats, but neither property contains aquatic resources. Both properties are adjacent to existing CDFW reserves (RJER and HCWA, respectively). The biological features and open space on each property enhance the adjacent CDFW reserves by expanding existing active wildlife corridors. Similarly, both properties contain suitable habitat for coastal California gnatcatcher. The Exchange Property offers high habitat quality and contains a mosaic of good quality chamise chaparral and coastal sage scrub. Upon project approval, the Proposed Action would result in a total gain of 2.9 acres of chamise chaparral and coastal sage scrub habitat. After site visits in November 2024 (Disposal Property) and January 2025 (Exchange Property), Ascent biologists updated the 2022 ecological comparison of habitat types (presented in Table 1 of Appendix A), as shown in Table 1 below.

Table 1 Disposal and Exchange Property Habitat Acreage

Habitat Type	Exchange Property (acres)	Disposal Property (acres)
Chamise chaparral	0.99	—
Coastal sage scrub	3.01	0.78
Disturbed coastal sage scrub	—	0.32
Total	4.0	1.1

Source: Compiled by Ascent in 2024.

2.6 PROJECT SPONSOR'S NAME AND ADDRESS

Jamul Indian Village of California
14191 Highway 94
Jamul, CA 91935

2.7 GENERAL PLAN DESIGNATION

The disposal/exchange properties are designated in the County of San Diego General Plan, Jamul Subregional Planning Area (County of San Diego 2017) as follows:

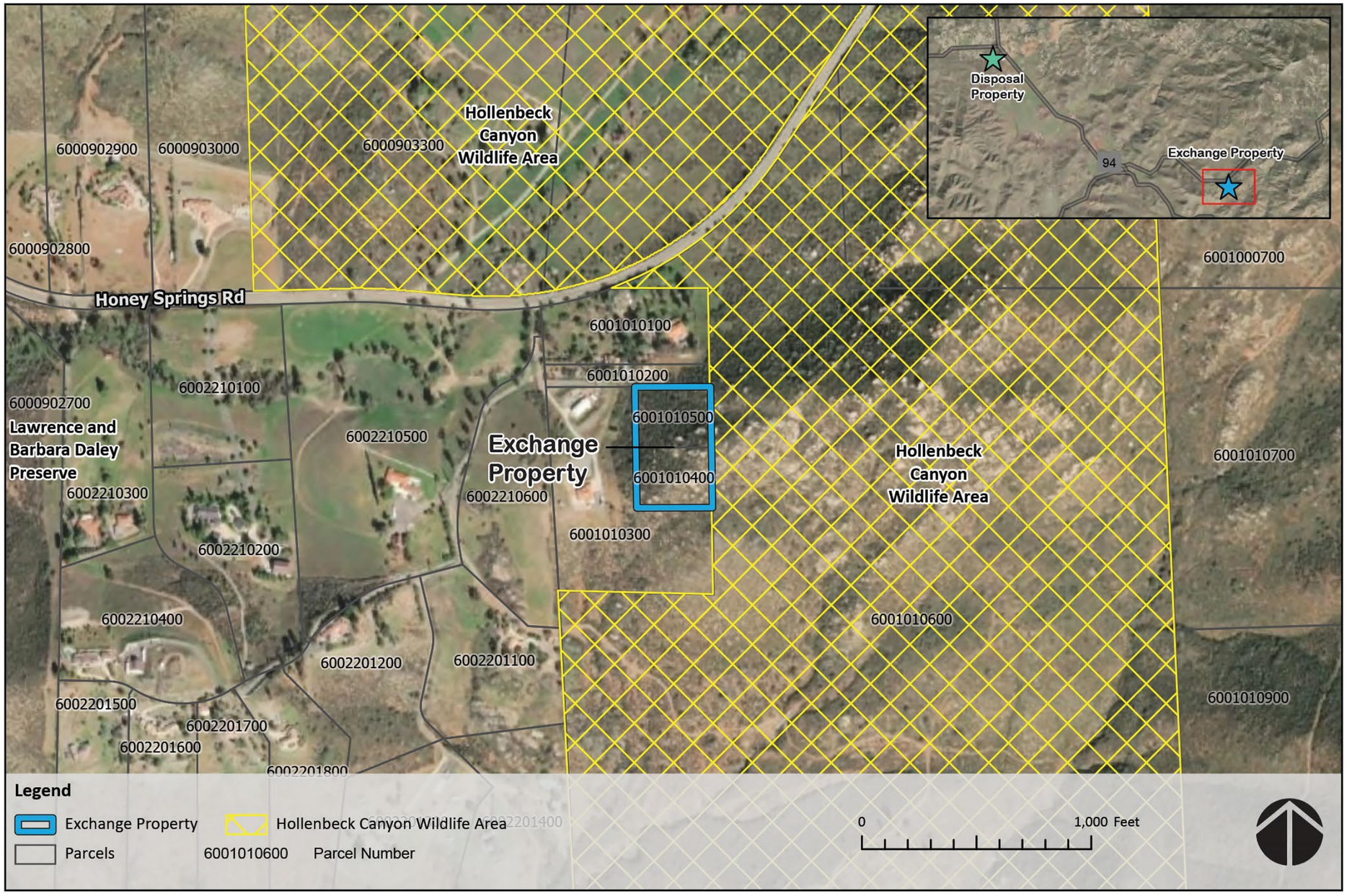
- Disposal Property: (OS-C) Open Space-Conservation
- Exchange Property: (SR 10) Semi-Rural Residential

2.8 ZONING

The disposal/exchange properties are zoned A72 General Agricultural Use (County of San Diego 2021a).

2.9 REQUIRED PERMITS AND APPROVALS

CDFW and USFWS have jurisdiction over the review and approval of the Proposed Action. Therefore, this EA/IS/ND is required to be prepared for the proposed land disposal and exchange. Pursuant to USFWS, Federal Financial Assistance Manual Part 520, Chapter 7.37, (Real Property, After Close of Escrow), a Notice of Federal Participation must be recorded on title to the Exchange Property indicating that it has a Federal nexus due to its substitution for the Disposal Property.

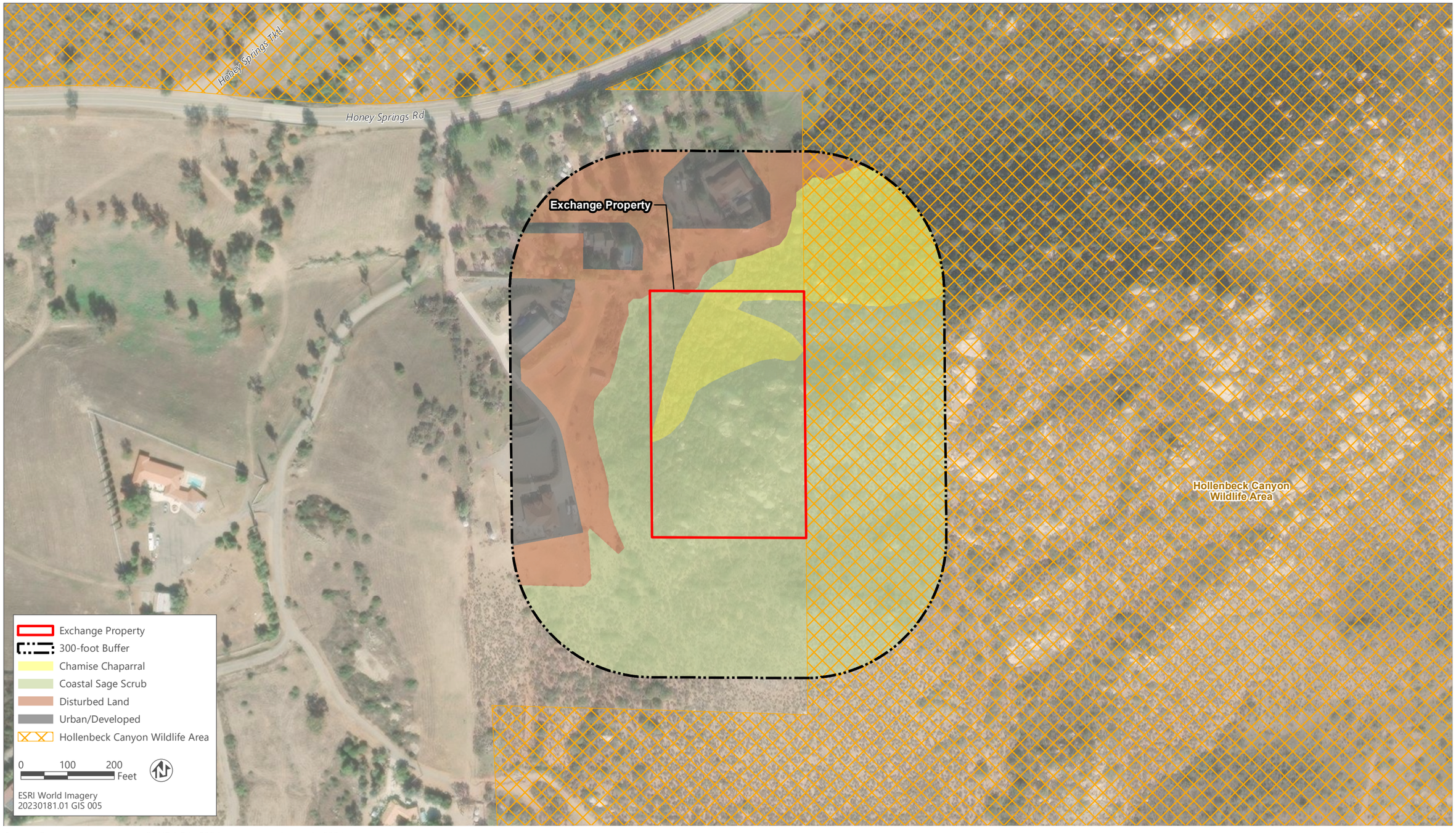


Source: ESRI World Imagery; SanGIS

20230181.01 GRX 003

Source: Adapted by Ascent in 2025.

Figure 6 Exchange Property



Source: Data downloaded from SANDAG in 2024; adapted by Ascent in 2024.

Figure 7 Biological Resources of the Exchange Property

2.10 TRIBAL CONSULTATION

In accordance with Assembly Bill (AB) 52 (Gatto), the National Historic Preservation Act (NHPA) and NHPA's implementing regulations, Section 106 (36 CFR 800), on July 16, 2025, CDFW and USFWS sent joint notification letters to 19 contacts at 12 Native American tribes on the list provided by the Native American Heritage Commission (NAHC), which were indicated as having traditional and cultural affiliation with the project site. The 30-day period for Native American tribes to request consultation via the AB 52 process ends on August 20, 2025; however, consultation under Section 106 and AB 52 at the time of writing this EA/IS/ND is ongoing.

A Sacred Lands File (SLF) search was also conducted by NAHC for the Disposal Property on December 3, 2021. The results were positive and recommended contacting the Ewiiaapaayp Band of Kumeyaay Indians, the JIV, and the Viejas Band of Kumeyaay Indians. SLF searches were also undertaken for the Exchange Property on June 20, 2022, and December 23, 2022, both of which were also positive. The first search identified the Ewiiaapaayp Band of Kumeyaay Indians and the Viejas Band of Kumeyaay Indians, and the latter search identified the Ewiiaapaayp Band of Kumeyaay Indians, the JIV, and the Viejas Band of Kumeyaay Indians.

The joint AB 52/Section 106 notification letters and the SLF searches are provided within Appendix E.

This page is intentionally left blank.

3 ALTERNATIVES

There are two alternatives considered in this document, the No Action Alternative and the Proposed Action Alternative, which are discussed in more detail below.

3.1 NO ACTION ALTERNATIVE

Under the No Action Alternative, the proposed land disposal/exchange would not take place. The 1.1-acre Disposal Property would remain in conservation as part of the RJER under CDFW ownership, and there would be no need to dispose of the property. The Exchange Property would not be transferred to CDFW, and there would be no increase in acreage of CDFW's HCWA. Although it is possible that the Exchange Property could be developed with rural-residential housing or agricultural uses consistent with the underlying County of San Diego General Plan and zoning designation, there are no foreseeable near-term plans for development of that property. Thus, it is assumed that no changes or development of either of the disposal/exchange properties would occur under the No Action Alternative.

3.2 PROPOSED ACTION ALTERNATIVE

The Proposed Action consists of the disposal of the 1.1-acre Disposal Property from CDFW's ownership and transfer to the JIV. The JIV proposes to transfer the 4.0-acre Exchange Property to CDFW. The Disposal Property would be removed from the RJER. The Exchange Property would be added to the HCWA and managed for perpetual conservation. See Figure 3 for an aerial map of the properties in relation to nearby reserves. Following the land disposal/exchange, any activities associated with the Tribe's future use of the Disposal Property would be subject to compliance with applicable Federal, state, and local regulations, including the County Zoning Ordinance.

This page is intentionally left blank.

4 ENVIRONMENTAL CONSEQUENCES

4.1 INTRODUCTION

The environmental consequences associated with each of the following environmental areas are discussed in more detail below:

- Aesthetics
- Agriculture and Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

4.1.1 Impact and Mitigation Terminology

This document uses the following terms to describe the significance of the environmental impacts on environmental areas listed above:

- No impact: When the Proposed Action would not have any direct or indirect impacts on the environment or there would be no changes from the existing conditions.
- Less-than-significant impact: When the change resulting from the Proposed Action would not exceed the applicable significance criteria. There would be no substantial or potentially substantial adverse change in the physical conditions in the area affected by the Proposed Action.
- Less-than-significant impact with mitigation: When the change resulting from the Proposed Action may have the potential to generate impacts having a significant impact on the environment, but the impacts may be reduced to less-than-significant levels with the implementation of mitigation measures.
- Potentially significant impact: When there is substantial evidence that an effect may exceed the applicable significance criteria.
- Mitigation measure: Used to avoid, minimize, reduce, or compensate for significant and potentially significant impacts of the Proposed Action.

4.1.2 Cumulative Impacts

CEQA defines cumulative impacts as when two or more individual effects that, when considered together, are considerable or that compound or increase other environmental impacts. CEQA requires that cumulative impacts be discussed when the Proposed Action's incremental effect is cumulatively considerable. Per the DOI Handbook, to the extent it assists in reasoned decision-making, USFWS may, but is not required to by NEPA, analyze environmental effects from other projects separate in time, or separate in place, or that fall outside of USFWS's regulatory authority, or that would have to be initiated by a third party. If USFWS determines that such analysis would assist it in reasoned decision-making regarding the proposed action, it will document this determination in the environmental assessment

and explain where it drew a reasonable and manageable line relating to the consideration of such effects from such separate projects. Reasonably foreseeable cumulative impacts are discussed when appropriate in the relevant issue areas discussed below. Growth associated with the buildout projections in the County of San Diego General Plan, along with the construction of the Jamul Casino Hotel and the future expansion of the Disposal Property were considered in determining whether the impacts of the Proposed Action would be cumulatively considerable.

4.2 ANALYSIS OF ENVIRONMENTAL CONSEQUENCES

The No Action Alternative and the Proposed Action Alternative would have less-than-significant impacts or no impacts on all of the resource areas addressed in this analysis: Aesthetics, Agricultural and Forestry, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Population and Housing, Public Services, Recreation, Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. No impacts would require mitigation to achieve less than significance, and no potentially significant impacts would occur. A brief discussion of each resource area is included below.

4.2.1 Aesthetics

NO ACTION ALTERNATIVE

No impact. Under the No Action Alternative, the disposal/exchange properties would remain under the current land ownership status. The Disposal Property would remain in CDFW ownership and would continue to be conserved for biological resources and managed consistent with the RJER. Although it is possible that the Exchange Property could be developed in the future consistent with the underlying land use designation of rural residential, there are no current plans for development, and thus, there would be no visual changes in the foreseeable future. In addition, any future development of either property would require independent environmental review. There would be no impacts on a scenic vista or to scenic resources, no change to the visual characteristics of the properties, and no new sources of substantial light or glare that would adversely affect day or nighttime views. Therefore, there would be no impacts associated with aesthetics.

PROPOSED ACTION

Disposal Property

No impact. The area surrounding the Disposal Property is visually dominated by the adjacent Jamul Casino Hotel, a 16-story boutique hotel with 200 rooms (the glass building in the center of Figure 8), accompanied by a six-story parking structure with 350 parking spaces. The hotel is currently under construction and will be accepting reservations starting August 11, 2025. Because the Proposed Action is a transfer of ownership of the two respective properties and does not entail any development, there would be no impacts on a scenic vista or to scenic resources, no change to the visual characteristics of the properties, and no new sources of substantial light or glare that would adversely affect day or nighttime views. Therefore, there would be no aesthetic impacts. Following the land disposal/exchange, any activities associated with the Tribe's future use of the Disposal Property would be subject to compliance with applicable Federal, state, and local regulations, including the County Zoning Ordinance.

Exchange Property

No impact. Under the Proposed Action, the Exchange Property would remain in its current vacant status but instead of being under JIV ownership, would remain as an undeveloped, state-owned property. It would be preserved and managed as part of CDFW's HCWA. No development or alterations to the visual character of the Exchange Property would occur. There would be no impacts on a scenic vista or to scenic resources, no change to the visual characteristics of the properties, and no new sources of substantial light or glare that would adversely affect day or nighttime views. Thus, there would be no aesthetic impacts.



Source: Photograph taken by Ascent staff in 2024.

Figure 8 View of Disposal Property from Southbound SR 94



Source: Photograph taken by Ascent staff in 2024.

Figure 9 View of Exchange Property from Honey Springs Road

4.2.2 Agriculture and Forest Resources

NO ACTION ALTERNATIVE

No impact. Under the No Action Alternative, the disposal/exchange properties would remain under their current land ownership. The Disposal Property would remain in CDFW ownership. It would continue to be conserved for biological resources and managed consistent with the RJER.

Although it is possible that the Exchange Property could be developed in the future consistent with the underlying land use designation of rural residential, there are no current plans for development. There would be no reasonably foreseeable conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance; no conflict with a Williamson Act contract; no conflict with zoning as forest land or timberland; no loss of forest land or conversion of forest land to non-forest use; and no conversion of farmland to nonagricultural use. In addition, if any future development of either property was proposed, it would require independent environmental review. Therefore, there would be no impact on agriculture and forestry resources.

PROPOSED ACTION

Disposal Property

No impact. The Disposal Property is classified as "grazing land" by the California Department of Conservation (DOC 2022). The Disposal Property does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, there would be no impact related to conversion of such farmland. The Disposal Property is not under a Williamson Act contract but is zoned as A72 General Agricultural Use under the County of San Diego Zoning Ordinance (County of San Diego 2021a). Although the land is zoned for agricultural use, it is not currently used for agricultural activities even though it has been used for cattle grazing previously (see Appendix A). The Disposal Property does not contain land designated as forest land or timberland. Because the Proposed Action is a legal transfer of ownership of the two respective properties and does not entail any development, there would be no impact on agricultural or forestry resources. Following the land disposal/exchange, any activities associated with the Tribe's future use of the Disposal Property would be subject to compliance with applicable Federal, state, and local regulations, including the County Zoning Ordinance.

Exchange Property

No impact. The Exchange Property is classified as "other land" by the California Department of Conservation (DOC 2022). The Exchange Property does not contain Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, there would be no impact related to conversion of such farmland. The Exchange Property is not under a Williamson Act contract but is zoned as A72 General Agricultural Use under the County of San Diego Zoning Ordinance (County of San Diego 2021a). Although the land is zoned for agricultural use, it is not currently utilized for agricultural activities even though land in the HCWA area was historically used as a cattle ranch (CDFW 2008). The Exchange Property does not contain land designated as forest land or timberland. Under the Proposed Action, the Exchange Property would remain in its current vacant status, and would be an undeveloped, state-owned property that would be preserved and managed as part of CDFW's HCWA. Therefore, the Proposed Action would have no impact on agricultural or forestry resources.

4.2.3 Air Quality

The disposal/exchange properties are located in the San Diego Air Basin (SDAB) and in the jurisdictional boundaries of the San Diego County Air Pollution Control District (SDAPCD), which regulates air quality through its permit authority over most types of stationary emissions sources and through its planning and review activities. SDAPCD and the San Diego Association of Governments (SANDAG) are responsible for developing and implementing the clean air plan for attainment and maintenance of the ambient air quality standards in the SDAB. The SDAB has been

designated as being in nonattainment under the National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) for ozone (O_3) and the CAAQS for particulate matter 10 and 2.5 microns in size and smaller (PM_{10} and $PM_{2.5}$, respectively). The SDAB either meets the NAAQS and CAAQS or is unclassifiable for all other criteria air pollutants (SDAPCD 2021).

SDAPCD also developed the air basin's input to the California's State Implementation Plan (SIP), which consists of the state's overall air quality attainment plans to meet the NAAQS and the individual air quality attainment plans of each air quality management district and air pollution control district (APCD). SDAPCD published the 2020 San Diego Ozone State Implementation Plan (the most recent version) for attaining the Federal 8-hour 75 parts per billion (ppb) and 70 ppb O_3 standards by 2026 and 2032, respectively (CARB 2020). The plan was submitted to the US Environmental Protection Agency on January 8, 2021, for consideration as a revision to the SIP. Additionally, the San Diego County Regional Air Quality Strategy (RAQS) was initially adopted in 1991 and is updated on a triennial basis. The RAQS was updated in 1995, 1998, 2001, 2004, 2009, 2016, and 2022 (the most recent version, hereafter referenced as 2022 RAQS). The RAQS outlines SDAPCD's plans and control measures designed to attain the state air quality standards for O_3. The 2022 RAQS contains strategies to continue directly reducing emissions of ozone precursors in San Diego County and assist in reducing PM and greenhouse gases (GHGs) as an additional benefit (SDAPCD 2022).

Schools, hospitals, and convalescent homes are relatively sensitive to poor air quality because children, older people, and people with compromised health are more susceptible to respiratory distress and other air-quality-related health problems. Residential areas are considered sensitive to poor air quality because people usually stay home for extended periods of time, which increases the potential exposure to ambient air quality. The immediate land surrounding the disposal/exchange properties is primarily undeveloped. There are several residences located within approximately 1,000 feet of the disposal/exchange properties, which are the nearest sensitive receptors. There are no schools or hospitals in the vicinity of either property.

NO ACTION ALTERNATIVE

No impact. Under the No Action Alternative, the disposal/exchange properties would remain under the current land ownership status. The Disposal Property would remain in CDFW ownership and would continue to be conserved for biological resources and managed consistent with the RJER. Although it is possible that the Exchange Property could be developed in the future, there are no current plans for development. Thus, there would be no conflict with or obstruction of implementation of the applicable air quality plan, no net increase of any criteria pollutant for which the project region is in nonattainment, no exposure of sensitive receptors to substantial pollutant concentrations, and no other emissions, such as odors. In addition, any future development of either property would require independent environmental review. Therefore, there would be no impact on air quality.

PROPOSED ACTION

Disposal Property

No impact. Because the Proposed Action is a legal transfer of ownership of the two respective properties and does not entail any development, there would be no emissions generated that would result in impacts on air quality. The Proposed Action would not conflict with or obstruct implementation of an applicable air quality plan because no emissions would be generated that could create a conflict, and thus would have no impact. The disposal and exchange of properties is a legal exchange that could not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable Federal or state ambient air quality standard, because the project does not include any construction or operations emissions. Furthermore, the Proposed Action would neither result in the exposure of sensitive receptors to substantial pollutant concentrations nor result in the creation of objectionable odors. Following the land disposal/exchange, any activities associated with the Tribe's future use of the Disposal Property would be subject to compliance with applicable Federal, state, and local regulations, including the County Zoning Ordinance. Therefore, there would be no impact on air quality.

Exchange Property

No impact. Under the Proposed Action, the Exchange Property would remain in its current vacant status and would be an undeveloped, state-owned property that would be preserved and managed as part of CDFW's HCWA. Because the Proposed Action is a legal transfer of ownership of the two respective properties and does not entail any development, the Proposed Action would not generate emissions that would conflict with or obstruct implementation of an applicable air quality plan and thus would have no impact. The disposal and exchange of properties is a legal exchange that could not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is in nonattainment under an applicable Federal or state ambient air quality standard, because the project does not include any construction or operations emissions. Furthermore, the Proposed Action would neither result in the exposure of sensitive receptors to substantial pollutant concentrations nor result in the creation of objectionable odors. Therefore, there would be no impact on air quality.

4.2.4 Biological Resources

NO ACTION ALTERNATIVE

No impact. Under the No Action Alternative, the disposal/exchange properties would remain under the current land ownership status. The Disposal Property would remain in CDFW ownership and would continue to be conserved for biological resources and managed consistent with the RJER. Although it is possible that the Exchange Property could be developed in the future, there are no current plans for development, and the property would remain as vacant land. Thus, there would be no biological resource changes in the foreseeable future. In addition, any future development of either property would require independent environmental review. There would be no change in the biological characteristics of the properties and thus no impacts. However, because the No Action Alternative would not result in the land disposal and exchange, there would be no overall increase in acreage (2.9 acres) of biological resources under the ownership of CDFW. Additionally, because the Disposal Property has similar quality habitat to the Exchange Property, the No Action Alternative would not lead to an increase in biological value of the HCWA. Thus, this alternative would not result in additional acreage of habitat consistent with the Proposed Action.

PROPOSED ACTION

Disposal Property

No impact. Under the Proposed Action, the Disposal Property, which contains approximately 1.1 acres of coastal sage scrub/disturbed coastal sage scrub habitat dominated primarily by California sagebrush and laurel sumac, would be removed from the RJER (see Figure 5). The removal of ecological reserve protections from the Disposal Property would enable the Tribe to expand their cemetery, subject to compliance with all applicable Federal, state, and local regulations, including compliance with San Diego County Ordinances designed to reduce impacts on biological resources. This includes the Biological Mitigation Ordinance, which implements the MSCP.

A biological reconnaissance survey was conducted on October 27, 2021, by Montrose Environmental. A follow-up biological survey was conducted by Ascent biologists on November 13, 2024. As summarized in Table 1 of the biological memorandum for the Disposal Property (Appendix B), the Disposal Property and vicinity contain suitable habitat to potentially support 31 plant species and 12 wildlife species (see Figure 5 for habitat details and Appendix B, Table 1 for species information). Species with no potential to occur on the Disposal Property were ruled out based on lack of suitable habitat, soils, elevation, and negative results during the survey, if the survey coincided with the identifiable bloom period for those plant species. The Disposal Property has suitable habitat to support the western spadefoot toad (*Spea hammondii*), coastal California gnatcatcher, Dulzura pocket mouse (*Chaetodipus californicus femoralis*), San Diego desert woodrat (*Neotoma lepida intermedia*), coast horned lizard (*Phrynosoma blainvillii*), and coastal whiptail (*Aspidoscelis tigris stejnegri*). During the 2021 biological survey, no special-status species were detected on the property. A monarch butterfly (*Danaus plexippus*) was observed on the property during the survey. USFWS proposed to list the monarch butterfly as threatened under the ESA, but protections do not apply until the

effective date of a final rule. Milkweed, which is used by the species for egg laying and nectar collection, was not observed during the site survey. The species was found flying across the Disposal Property and was not observed landing on any particular plants.

No special-status species were found during biological field surveys in October 2021 nor November 2024, and the Disposal Property does not contain critical habitat, although there is designated critical habitat for the Hermes copper butterfly approximately 30 feet from the southwest boundary of the Disposal Property. The spiny redberry plant, which is the host plant for the Hermes copper butterfly, was not observed on the property but was observed outside the property boundary, south of the off-site ephemeral drainage. Therefore, the land disposal/exchange would not have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species, or conflict with local policies or ordinances protecting biological resources or the MSCP. In addition, the Disposal Property does not contain any grassland habitat that could potentially function as suitable burrowing owl habitat. Therefore, the land exchange would not impact the ongoing conservation management efforts and MSCP SAP objectives for burrowing owl.

An ephemeral channel, classified as R4SBA (Riverine, Intermittent, Streambed, Temporary Flooded), on the National Wetlands Inventory (USFWS 2025) is immediately south and west of the Disposal Property boundary, although there are no riparian areas, sensitive natural communities, wetlands, or aquatic resources on the Disposal Property itself. The channel was dry when visited by Ascent biologists in November 2024. No uses are proposed that could result in significant direct or indirect impacts on off-site riparian habitat, sensitive natural communities, or aquatic resources. Therefore, there would be no impacts on these biological resources.

The Disposal Property and adjacent undeveloped areas to the south and west are part of a wildlife movement corridor connecting to the RJER according to the Natural Landscape Blocks–California Essential Habitat Connectivity dataset and adjacent to, but not within, Natural Areas Small–California Essential Habitat Connectivity maps (CDFW 2023, 2025a). This wildlife corridor has not been identified as a key biological core resource area or linkage area in the Subregional MSCP (County of San Diego 1997a, 2025). Likewise, the Disposal Property is not within a key biological core resource or linkage area (County of San Diego 1997b). Additionally, the suitability of the habitat has been diminished by heavy cattle grazing in the past. No fishery resources exist in the vicinity, primarily because all drainages flow only ephemerally or intermittently. Because the Proposed Action is the disposal of the Disposal Property from the RJER and CDFW ownership, the transfer of it to the JIV, and the transfer of the Exchange Property from JIV ownership to CDFW, no impacts on the movement of any native resident wildlife species or migratory wildlife corridors and no impedance of the use of native wildlife nursery sites would occur.

Because the Proposed Action is the disposal of the Disposal Property from the RJER and CDFW ownership, the transfer of it to the JIV, and the transfer of the Exchange Property from JIV ownership to CDFW, following the land disposal/exchange, any activities associated with the Tribe's future use of the Disposal Property would be subject to compliance with applicable Federal, state, and local regulations, including the County Zoning Ordinance, and those protecting biological resources. Therefore, there would be no conflicts associated with local policies or ordinances protecting biological resources. Because the Disposal Property would be removed from the RJER and the Exchange Property added to the HCWA, there would be no conflict with the provisions of an adopted habitat conservation plan; natural community conservation plan; or other approved local, regional, Federal, or state habitat conservation plan.

Exchange Property

No impact. As summarized in the Exchange Property biological resources assessment (Appendix C), the property contains suitable habitat to support 51 plant species and 18 wildlife species (see Figure 7 for habitat details and Appendix C for species information). Special-status species identified in database searches were assessed for their likelihood to occur in the property based upon previously documented occurrences, field surveys, habitat requirements, and the quality and extent of any suitable habitat within the property. The Exchange Property biological resources assessment noted that the California Natural Diversity Database (CNDDB) reported the following special-status species occurrences within the property: Thorne's hairstreak (*Callophrys thronei*), pallid bat (*Antrozous pallidus*), Townsend's big-eared bat (*Corynorhinus townsendii*), western small-footed myotis (*Myotis ciliolabrum*), long-eared myotis (*Myotis evotis*), and Yuma myotis (*Myotis yumanensis*); however, these occurrences are an artifact

of the mapping process with the precise location obscured. Habitat for Thorne's hairstreak (the host plant Tecate Cypress [*Hesperocyparis forbesii*]) is not present on the property. There is also high potential for coastal California gnatcatcher on the site, and habitat for various bat species is present in the rock outcrops of the property. A biological field survey was conducted by Natural Investigations on November 8, 2022. During the survey, no special-status species were detected within the property, which was verified by Ascent biologists on January 14, 2025. Critical habitat for the Quino checkerspot butterfly and Hermes copper butterfly is found approximately 0.25 miles northwest of the Exchange Property.

This property can be considered an important wildlife movement corridor because it is adjacent to the HCWA, undeveloped, and would continue to function as such under the Proposed Action where it would be added to the HCWA. It is also adjacent to, but not within, a key biological core resource area or linkage area described in the Subregional MSCP (County of San Diego 1997a, 1997b, 2025). However, placing this area under conservation would indirectly contribute to the overall function of the MSCP SAP open space network by incrementally increasing overall acreage. There are no fishery resources in or near the property because there are no persistent water sources.

Under the Proposed Action, the Exchange Property would be converted from its current status as an undeveloped, privately owned, rural-residential property, and would be preserved and managed as part of the HCWA. The Exchange Property contains approximately 4.0 acres of chamise chaparral/disturbed sage scrub habitat and would be added to the HCWA. The land disposal/exchange would result in a net increase of 2.9 acres of conservation land in San Diego County. The exchange would also result in additional acreage of conservation land in the County, including habitat suitable for state and federally listed species (e.g., coastal California gnatcatcher). No development or alterations to the Exchange Property would occur, and thus, there would be no adverse biological impacts associated with the property. Furthermore, through the addition of the Exchange Property to the HCWA, the Exchange Property would be protected from future development, protection that is not currently afforded by its existing land use/zoning, and thus, the Proposed Action Alternative would avoid potential future impacts on biological resources that may be present on-site.

4.2.5 Cultural Resources

NO ACTION ALTERNATIVE

No impact. Under the No Action Alternative, the disposal/exchange properties would remain under the current land ownership status. The Disposal Property would remain in CDFW ownership and would continue to be conserved for biological resources and managed consistent with the RJER. Although it is possible that the Exchange Property could be developed in the future, there are no current plans for development, and the property would remain as vacant land. Thus, there would be no cultural resource changes in the foreseeable future. In addition, any future development of either property would require independent environmental review. There would be no impact on cultural resources. Under the No Action Alternative, any existing cultural resources that may be present on-site would continue to be afforded protection by the RJER designation, and thus, the No Action Alternative would avoid potential future impacts on cultural resources that may be present on-site.

PROPOSED ACTION

Disposal Property

No impact. A technical review of previously prepared cultural resources studies in support of the Proposed Action for the Jamul Indian Village Land Disposal and Exchange was prepared by ASM Affiliates in 2025. ASM prepared a Cultural Resources Study and Technical Review report which summarizes a technical review of the cultural resources inventory of the Disposal Property, the cultural resources inventory of the Exchange Property, and presents the results of the field checks of the Disposal and Exchange Properties conducted by ASM (Appendix E). The technical review confirms adequate survey coverage for the APE for the Proposed Action and adequacy of the previous studies in accordance with the guidelines and framework set forth in CEQA and Section 106 of the NHPA. ASM worked with the

lead Agencies providing support in their AB 52/Section 106 consultation efforts. The previous cultural resources due diligence constraints assessment, technical memorandum, joint AB 52/Section 106 notification letters, and the SLF searches are provided within Appendix E.

As part of research for the Disposal Property's cultural memorandum (contained within Appendix E), a record search was conducted at the South Coastal Information Center (SCIC) of the California Historical Resources Information System on October 25, 2021. The search found that four previous surveys intersected the area of potential effect (APE) but did not include the entirety of the Disposal Property. The SCIC reported 37 cultural resources, primarily prehistoric sites, which were identified within a 0.5-mile radius, but not in the Disposal Property.

A review of historic maps showed no development in the Disposal Property and only roads. A pair of buildings were shown on nearby quadrangles, but they are likely associated with the Saint Francis Xavier Cemetery church. Therefore, the Proposed Action would not cause a substantial adverse change in the significance of a historical resource, and there would be no impact.

According to consultation with the Tribal Historic Preservation Officer (THPO) of the JIV, in advance of the archaeological survey in support of the cultural memorandum, there is a dense concentration of prehistoric resources in the vicinity, which is verified by the presence of an ethnographic village nearby, thus indicating a potential for prehistoric resources. JIV's THPO also indicated that historic artifacts have been found immediately north of the APE. To ensure adequate survey coverage for the Disposal Property, an archaeological survey was conducted in 2021 (see Appendix E). During the archaeological survey, parallel transects spaced 50 feet apart were surveyed, and ground visibility was good, averaging about 50 percent. Several fragments of cobalt glass were noted immediately north of the property, in the area JIV's THPO previously noted historic artifacts. During the survey, no cultural resources or historic properties were identified on the property, and therefore, a finding of "no historic properties affected" was recommended in the cultural resources assessment for the property. Because of the adequate survey coverage, lack of resources, no ground disturbance proposed/associated with the disposal/exchange, and the Proposed Action being a legal transfer of ownership which does not entail any development, the Proposed Action would not cause a substantial adverse change in the significance of an archaeological resource. Therefore, there would be no impact. Additionally, because there would be no ground disturbance associated with the Proposed Action, there would be no opportunity to disturb any human remains, including those interred outside of dedicated cemeteries, and thus no impact.

The removal of the ecological reserve protections would enable the Tribe to develop the site. However, following the land disposal/exchange, any activities associated with the Tribe's future use of the Disposal Property would be subject to compliance with applicable Federal, state, and local regulations, including the County Zoning Ordinance. Therefore, there would be no impact on cultural resources or historic properties associated with the Proposed Action.

Exchange Property

No impact. A background record search was conducted at SCIC on May 23, 2022, of files and literature covering the Exchange Property and a 1-mile radius (contained within Appendix E). The search found that 25 previous surveys have been performed within the 1-mile radius. Two of the studies slightly overlapped the Exchange Property but were then ruled out due to mapping errors. The SCIC reported that 71 cultural resources have been previously identified within the 1-mile radius surrounding the Exchange Property; none of which are in the property. The reported cultural resources consist of 47 prehistoric archaeological sites, four historic archaeological sites, three multicomponent archaeological sites, 12 prehistoric isolated artifact finds, four historic isolated artifact finds, and one isolated find containing both a prehistoric and historic artifact.

A review of historic maps and aerials covering the Exchange Property showed unnamed tributaries, improved roads, structures, and cleared and actively farmed areas in areas adjacent to the Exchange Property, but not directly in the boundary of the site. Therefore, the Proposed Action would not cause a substantial adverse change in the significance of a historical resource, and there would be no impact.

The May 27, 2022, archaeological survey was conducted using parallel transects spaced 5 meters apart, and ground visibility was low (from 0–30 percent on the north parcel and 10–60 percent on the south parcel). The survey identified one previously unrecorded cultural resource: a prehistoric site (temporary designation SL-S-001) consisting

of sparse scatter of flaked stone lithic artifacts, including a quartz core and seven pieces of quartz debitage. This find was verified by Ascent subcontractor, ASM Affiliates, during the January 14, 2025, site visit. Ground visibility was good (50–70 percent) during the site visit. Because the property would be provided with the same ecological protection as the existing Disposal Property, with no planned development, the Proposed Action would not cause a substantial adverse change in the significance of an archaeological resource, and there would be no impact. Furthermore, through the addition of the Exchange Property to the HCWA, the Exchange Property would be protected against future development, protection that is not currently afforded by its existing land use/zoning, and thus, the Proposed Action Alternative would avoid potential future impacts on cultural resources that may be present on-site. Additionally, because there would be no ground disturbance associated with the Proposed Action, there would be no opportunity to disturb any human remains, including those interred outside dedicated cemeteries, and thus, there would be no impact.

4.2.6 Energy

NO ACTION ALTERNATIVE

No impact. Under the No Action Alternative, the disposal/exchange properties would remain under the current land ownership status. The Disposal Property would remain in CDFW ownership and would continue to be conserved for biological resources and managed consistent with the RJER. Although it is possible that the Exchange Property could be developed in the future, there are no current plans for development. Thus, there would be no wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation, and no conflict with or obstruction of a state or local plan for renewable energy or energy efficiency. In addition, any future development of either property would require independent environmental review. There would be no impact on energy.

PROPOSED ACTION

Disposal Property

No impact. Because the Proposed Action is a transfer of ownership of the two respective properties and does not entail any development, there would be no wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation, and no conflict with or obstruction of a state or local plan for renewable energy or energy efficiency. Following the land disposal/exchange, any activities associated with the Tribe's future use of the Disposal Property would be subject to compliance with applicable Federal, state, and local regulations, including the County Zoning Ordinance.

Exchange Property

No impact. The proposed transfer of the Exchange Property would not result in impacts on energy. The Proposed Action would not result in a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation because the Exchange Property would become part of the HCWA and would not be developed. Additionally, the Proposed Action would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency because there would be no construction or operations energy use on the disposal/exchange properties. Therefore, there would be no impacts related to energy. Any activities associated with the future cemetery expansion would be subject to compliance with applicable Federal, state, and local regulations.

4.2.7 Geology and Soils

NO ACTION ALTERNATIVE

No impact. Under the No Action Alternative, the disposal/exchange properties would remain under the current land ownership status. The Disposal Property would remain in CDFW ownership and would continue to be conserved for biological resources and managed consistent with the RJER. Although it is possible that the Exchange Property could be developed in the future, there are no current plans for development; and thus, there would be no impacts associated with ground disturbance or geological and soil issues. In addition, any future development of either property would require independent environmental review.

PROPOSED ACTION

Disposal Property

No impact. The soils are primarily Las Posas fine sandy loam, with 15–30 percent slopes, and very eroded. Approximately 0.1 percent of the property soils are classified as Cieneba-rock outcrop complex, with–75 percent slopes, and very stony (NRCS 2025). The site is underlain by granitic and other intrusive crystalline rocks of all ages (gr), as compiled by Bedrossian et al. (2012: Plate 7). These rocks are typically early cretaceous, consisting of undivided tonalite and granodiorite and include lesser gabbro and metavolcanic rocks (Todd et al. 2004), which have very limited potential for paleontological resources due to the intense heat and pressure of metamorphism that can destroy or severely damage fossiliferous remains. The Disposal Property is also assessed as having limited potential because according to the County of San Diego (2009), it is located in an area of no paleontological sensitivity.

Because the Proposed Action is a legal transfer of ownership of the two respective properties and does not entail any development, there would be no impact on geology and soils. The Proposed Action would not result in, or directly or indirectly cause, potential substantial adverse effects involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, or landslides because no development is associated with the property disposal/exchange. The Proposed Action would, therefore, also not result in substantial soil erosion or the loss of topsoil, nor would the Proposed Action result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse, or create substantial direct or indirect risks to life or property. The Proposed Action does not include the use or installation of a septic system; therefore, no impacts associated with septic systems would occur. No unique geologic features have been identified on the Disposal Property, and the property has no paleontological sensitivity. Therefore, the Proposed Action would not result in impacts on geology and soils. Following the land disposal/exchange, any activities associated with the Tribe's future use of the Disposal Property would be subject to compliance with applicable Federal, state, and local regulations, including the County Zoning Ordinance.

Exchange Property

No impact. The Exchange Property consists of approximately 39.8 percent Cieneba rocky coarse sandy loam, with 9–30 percent slopes; 43.6 percent Cieneba-rock outcrop complex, with 30–75 percent slopes, that is very stoney; and 16.7 percent Fallbrook sandy loam, with 15 to 30 percent slopes, that is eroded (NRCS 2025). The site is also underlain by granitic and other intrusive gr of all ages (gr), as compiled by Bedrossian et al. (2012: Plate 7). These rocks are typically early cretaceous, consisting of undivided tonalite and granodiorite, and include lesser gabbro and metavolcanic rocks (Todd et al. 2004), which also have very limited potential for paleontological resources due to the intense heat and pressure of metamorphism that can destroy or severely damage fossiliferous remains. The Disposal Property is also assessed as having limited potential because according to the County of San Diego County (2009), it is located in an area of marginal paleontological sensitivity.

The Proposed Action is the disposal or removal of the Disposal Property from the RJER and CDFW ownership and transfer to the JIV, as well as the transfer of the Exchange Property from JIV ownership to CDFW. The property disposal/exchange would not result in impacts on geology and soils at the Exchange Property because the Exchange Property would become part of the HCWA, and no development would occur. The Proposed Action would, therefore,

not directly or indirectly result in potential substantial adverse effects involving rupture of a known earthquake fault, strong seismic ground shaking, seismic-related ground failure, or landslides. The Proposed Action would not result in substantial soil erosion or the loss of topsoil, nor would the Proposed Action result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse, or create substantial direct or indirect risks to life or property. The Proposed Action does not include the use or installation of a septic system; therefore, no impacts associated with septic systems would occur. No unique geologic features have been identified on the Exchange Property, and the property has little paleontological sensitivity. Therefore, the Proposed Action would not result in impacts on geology and soils. Furthermore, through the addition of the Exchange Property to the HCWA, the Exchange Property would be protected against from development, protection that is not currently afforded by its existing land use/zoning, and thus, the Proposed Action Alternative would avoid potential future impacts on paleontological resources that may be present on-site.

4.2.8 Greenhouse Gas Emissions

NO ACTION ALTERNATIVE

No impact. Under the No Action Alternative, the disposal/exchange properties would remain under the current land ownership status. The Disposal Property would remain in CDFW ownership and would continue to be conserved for biological resources and managed consistent with the RJER. Although it is possible that the Exchange Property could be developed in the future, there are no current plans for development, and thus, there would be no generation of GHG emissions, either directly or indirectly, and no conflict with applicable plans, policies, or regulations adopted for the purpose of reducing the emissions of greenhouse gases. In addition, any future development of either property would require independent environmental review. There would be no impact on GHG emissions.

PROPOSED ACTION

Disposal Property

No impact. The Proposed Action is a transfer of ownership of the two respective properties and does not entail any development; therefore, the Proposed Action would have no significant impacts associated with generating GHG emissions or conflicting with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions. Although the transfer of the Disposal Property would indirectly enable the cemetery expansion, which could generate GHG emissions, following the land disposal/exchange, any activities associated with the Tribe's future use of the Disposal Property would be subject to compliance with applicable Federal, state, and local regulations, including the County Zoning Ordinance. Therefore, there would be no impact on GHG emissions.

Exchange Property

No impact. Because the Proposed Action is a legal transfer of ownership of the two respective properties and does not entail any development, there would be no impact on GHG emissions. The Exchange Property would become part of the HCWA, and no development would occur. Therefore, the Proposed Action would have no significant impacts associated with generating GHG emissions or conflicting with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions.

4.2.9 Hazards and Hazardous Materials

NO ACTION ALTERNATIVE

No impact. Under the No Action Alternative, the disposal/exchange properties would remain under the current land ownership status. The Disposal Property would remain in CDFW ownership and would continue to be conserved for biological resources and managed consistent with the RJER. Although it is possible that the Exchange Property could

be developed in the future, there are no current plans for development, and thus, there would be no hazards created or emitted nor generation of hazardous materials. In addition, any future development of either property would require independent environmental review. There would be no impact related to hazards or hazardous materials.

PROPOSED ACTION

Disposal Property

No impact. The Proposed Action is a transfer of ownership of the two respective properties and does not entail any development; therefore, the Proposed Action would have no significant impacts associated with hazards and hazardous materials.

Furthermore, a search of the Hazardous Waste and Substances Site List (the EnviroStor database), which is maintained by the California Department of Toxic Substances Control (DTSC), was performed to determine whether any known hazardous materials are present either on or within 0.5 miles of the Disposal Property. In addition, the State Water Resources Control Board (SWRCB) maintains the GeoTracker database, an information management system used to track compliance data related to authorized and unauthorized discharges, which was also reviewed. Neither EnviroStor nor GeoTracker identified hazardous materials sites within 0.5-mile of the Disposal Property (DTSC 2025; SWRCB 2025). Additionally, there are no schools within 0.25 miles of the Disposal Property, and the Disposal Property is not located within an airport land use plan. Furthermore, the proposed exchange of the properties would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan or expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires because no development is proposed. The Disposal Property does not have known hazardous materials that could create a significant hazard to the public or the environment, and no impact would occur. Following the land disposal/exchange, any activities associated with the Tribe's future use of the Disposal Property would be subject to compliance with applicable Federal, state, and local regulations, including the County Zoning Ordinance.

Exchange Property

No impact. A Phase I Environmental Site Assessment was performed for the Exchange Property, and no hazardous materials or recognized environmental conditions were identified for the property or within a distance that could affect the use of the property (see Appendix F). A search of the DTSC EnviroStor and SWRCB GeoTracker databases was performed to determine whether any known hazardous materials are present either on or within 0.5 miles of the Exchange Property. There are no known hazardous materials sites within 0.5 miles of the Exchange Property on either of the databases identified by EnviroStor or GeoTracker (DTSC 2025; SWRCB 2025). Additionally, there are no schools within 0.25 miles of the Exchange Property, and the Exchange Property is not located within an airport land use plan. Furthermore, the proposed exchange of the properties would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan or expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires because no development is proposed. The Exchange Property does not have known hazardous materials that could create a significant hazard to the public or the environment, and no impact would occur. The Exchange Property would become part of the HCWA, and no development would occur. No hazardous materials would be transported or used at the Exchange Property. Therefore, the Proposed Action would have no significant impacts associated with hazards or hazardous materials.

4.2.10 Hydrology and Water Quality

NO ACTION ALTERNATIVE

No impact. Under the No Action Alternative, the disposal/exchange properties would remain under the current land ownership status. The Disposal Property would remain in CDFW ownership and would continue to be conserved for biological resources and managed consistent with the RJER. Although it is possible that the Exchange Property could

be developed in the future, there are no current plans for development, and thus, there would be no impact on hydrology and water quality. In addition, future cemetery expansion on the Disposal Property or development of the Exchange Property would require independent environmental review.

PROPOSED ACTION

Disposal Property

No impact. The Proposed Action is a transfer of ownership of the two respective properties and does not entail any development; therefore, the Proposed Action would have no significant impacts associated with hydrology and water quality.

In addition to the description of nearby surface water features for the Disposal Property provided in Section 2.4, the Federal Emergency Management Agency (FEMA) publishes Flood Insurance Rate Maps that show the expected frequency and severity of flooding by area, typically for the existing land use and type of drainage/flood control facilities present. The Disposal Property is within Flood Zone D, which is defined as an area where flood hazards have not been determined (FEMA 2023a).

County of San Diego interactive flood maps do not indicate flood risk at the Disposal Property (County of San Diego 2021b); thus, the property is not located in an area prone to flooding, tsunamis, or seiches (e.g., near a fault rupture zone), and therefore, there would be no risk of release of pollutants from inundation.

The Proposed Action would not violate any water quality standards, decrease groundwater supplies, increase groundwater demands, substantially alter the existing drainage pattern of the disposal/exchange property sites, or significantly increase impermeable surfaces to the extent that groundwater recharge would be affected because no development would occur. There would be no impact on the availability of groundwater, no increase in runoff, nor impedance of flood flows. As described in Section 2.4, there are no surface water features found on the Disposal Property. No disturbance or development would occur that would affect hydrology or water quality. Therefore, the Proposed Action would have no significant impacts associated with hydrology and water quality. Following the land disposal/exchange, any activities associated with the Tribe's future use of the Disposal Property would be subject to compliance with applicable Federal, state, and local regulations, including the County Zoning Ordinance.

Exchange Property

No impact. The Proposed Action is a legal transfer of ownership of the two respective properties and does not entail any development; therefore, the Proposed Action would have no significant impacts associated with hydrology and water quality.

In addition to the description of nearby surface water features for the Exchange Property provided in Section 2.4, the Exchange Property is within Zone X, which is defined as an area of minimal flood hazard (FEMA 2023b). County of San Diego interactive flood maps do not indicate flood risk at the Exchange Property (County of San Diego 2021b); thus, the property is not located in an area prone to flooding, tsunamis, or seiches (e.g., near a fault rupture zone). Therefore, there would be no risk of release of pollutants from inundation.

The Proposed Action would not violate any water quality standards, decrease groundwater supplies, increase groundwater demands, substantially alter the existing drainage pattern of the Exchange Property sites, or significantly increase impermeable surfaces to the extent that groundwater recharge would be affected because no development would occur. There would be no impact on the availability of groundwater, no increase in runoff, nor impedance of flood flows. As described in Section 2.4, there are no surface water features on the Exchange Property. The Exchange Property would become part of the HCWA, and no disturbance or development would occur that would affect hydrology or water quality. Therefore, the Proposed Action would have no significant impacts associated with hydrology and water quality.

4.2.11 Land Use and Planning

NO ACTION ALTERNATIVE

No impact. Under the No Action Alternative, the disposal/exchange properties would remain under the current land ownership status. The Disposal Property would remain in CDFW ownership and would continue to be conserved for biological resources and managed consistent with the RJER. Although it is possible that the Exchange Property could be developed in the future, there are no current plans for development; thus, there would be no impact on land use and planning. There would be no change to the existing land use of the disposal/exchange properties and thus no impact. In addition, any future development of either property would require independent environmental review.

PROPOSED ACTION

Disposal Property

No impact. The Proposed Action is a transfer of ownership of the two respective properties and does not entail any development; therefore, the Proposed Action would have no significant impacts associated with land use and planning. However, the removal of the reserve designation from the Disposal Property would potentially allow development in accordance with the OS-C Open Space-Conservation and A72 General Agricultural Use land use and zoning designations. Following the land disposal/exchange, any activities associated with the Tribe's future use of the Disposal Property would be subject to compliance with applicable Federal, state, and local regulations, including the County Zoning Ordinance.

Exchange Property

No impact. Under the Proposed Action, the Exchange Property would be converted from its current status as an undeveloped, privately owned, rural-residential property, and would be conserved and managed as part of the HCWA. Therefore, the development rights would be extinguished because of CDFW ownership and designation as HCWA. Because the HCWA is adjacent to the Exchange Property, the Proposed Action would not physically divide an established community. Because no physical activities are proposed on the Exchange Property, the Proposed Action would be consistent with all applicable land use plans, policies, and regulations adopted for the purpose of avoiding or mitigating environmental effects. Furthermore, through the addition of the Exchange Property to the HCWA, the Exchange Property would be protected against future development, protection that is not currently afforded by its existing land use/zoning, and thus, the Proposed Action Alternative would avoid potential future impacts associated with land use and planning.

4.2.12 Mineral Resources

NO ACTION ALTERNATIVE

No impact. Under the No Action Alternative, the disposal/exchange properties would remain under the current land ownership status. The Disposal Property would remain in CDFW ownership and would continue to be conserved for biological resources and managed consistent with the RJER. Although it is possible that the Exchange Property could be developed in the future, there are no current plans for development; therefore, no impact on mineral resources would occur. In addition, any future development of either property would require independent environmental review.

PROPOSED ACTION

Disposal Property

No impact. The Disposal Property is in the Western San Diego County Production-Consumption Region and is classed as Mineral Resource Zone 3 (MRZ-3), according to the *Update of Mineral Land Classification: Aggregate Materials in the Western San Diego County Production-Consumption Region* (DOC 1996). According to the classification system, MRZ-3 areas are those containing mineral occurrences of undetermined mineral resource significance (DOC 2017). However, because the Proposed Action is a transfer of ownership of the two respective properties and does not entail any development, the Proposed Action would have no significant impacts associated with mineral resources. Following the land disposal/exchange, any activities associated with the Tribe's future use of the Disposal Property would be subject to compliance with applicable Federal, state, and local regulations, including the County Zoning Ordinance.

Exchange Property

No impact. The Exchange Property would become part of the HCWA, and no development would occur. Moreover, the mineral rights would also be transferred to CDFW. In addition, the Exchange Property is outside the MRZ-3 zone. Therefore, the Proposed Action would not result in the loss of availability of locally important mineral resource recovery sites or result in the loss of availability of a known mineral resource that would be a value to the region and the residents of the state. Thus, there would be no impacts on mineral resources. Furthermore, through the addition of the Exchange Property to the HCWA, the Exchange Property would be protected against future development, protection that is not currently afforded by its existing land use/zoning, and thus, the Proposed Action Alternative would avoid potential future impacts on mineral resources that may be present on-site.

4.2.13 Noise

NO ACTION ALTERNATIVE

No impact. Under the No Action Alternative, the disposal/exchange properties would remain under the current land ownership status. The Disposal Property would remain in CDFW ownership and would continue to be conserved for biological resources and managed consistent with the RJER. Although it is possible that the Exchange Property could be developed in the future, there are no current plans for development; thus, there would be no noise impacts. In addition, any future development of either property would require independent environmental review.

PROPOSED ACTION

Disposal Property

No impact. No construction or permanent noise sources are proposed at the Disposal Property, and the Disposal Property is not within the vicinity of a private airstrip or an airport land use plan. Thus, there would be no impacts related to noise and vibration by the Proposed Action. Following the land disposal/exchange, any activities associated with the Tribe's future use of the Disposal Property would be subject to compliance with applicable Federal, state, and local regulations, including the County Zoning Ordinance.

Exchange Property

No impact. No construction or permanent noise sources are proposed at the Exchange Property, and the Exchange Property is not within the vicinity of a private airstrip or an airport land use plan. Although the HCWA can be used for wildlife viewing and hunting upland game birds (CDFW 2025b), it is unlikely that there would be a considerable influx of people undertaking these activities that would cause a substantial increase in noise. Thus, there would be no impacts related to noise and vibration by the Proposed Action.

4.2.14 Population and Housing

NO ACTION ALTERNATIVE

No impact. Under the No Action Alternative, the disposal/exchange properties would remain under the current land ownership status. The Disposal Property would remain in CDFW ownership and would continue to be conserved for biological resources and managed consistent with the RJER. Although it is possible that the Exchange Property could be developed in the future, there are no current plans for development, and thus, there would be no impact on population and housing. In addition, any expansion of the cemetery and potential future development of the Exchange Property would require independent environmental review.

PROPOSED ACTION

Disposal Property

No impact. The Proposed Action is a transfer of ownership of the two respective properties and does not entail any development; therefore, the Proposed Action would have no significant impacts associated with population and housing. The Proposed Action would not induce substantial unplanned population growth in the area, either directly or indirectly, or displace substantial numbers of existing people or housing because the proposed land exchange does not involve construction of homes, businesses, or infrastructure. Following the land disposal/exchange, any activities associated with the Tribe's future use of the Disposal Property would be subject to compliance with applicable Federal, state, and local regulations, including the County Zoning Ordinance. Additionally, because the Disposal Property has an OS-C Open Space-Conservation and A72 General Agricultural Use land use/zoning designation, future residential uses would be precluded.

Exchange Property

No impact. The Proposed Action would not induce substantial unplanned population growth in the area, either directly or indirectly, because the proposed land exchange does not involve construction of homes, businesses, or infrastructure. Although the HCWA can be used for wildlife viewing and hunting upland game birds (CDFW 2025b), it is unlikely that there would be a considerable influx of people undertaking these activities that would induce substantial unplanned population growth in the area. Thus, there would be no impacts related to population and housing by the Proposed Action. Furthermore, through the addition of the Exchange Property to the HCWA, the Exchange Property would be protected against future development, protection that is not currently afforded by its existing land use/zoning, and thus, the Proposed Action Alternative would eliminate potential residential development that is currently allowed under its existing land use/zoning.

4.2.15 Public Services

NO ACTION ALTERNATIVE

No impact. Under the No Action Alternative, the disposal/exchange properties would remain under the current land ownership status. The Disposal Property would remain in CDFW ownership and would continue to be conserved for biological resources and managed consistent with the RJER. Although it is possible that the Exchange Property could be developed in the future, there are no current plans for development; thus, there would be no impact on public services. In addition, any future development of either property would require independent environmental review.

PROPOSED ACTION

Disposal Property

No impact. The Disposal Property is in the service area of San Diego County Fire and the San Diego County Sheriff's Department. The nearest school is Oak Grove Middle School, approximately 1.5 miles northeast of the Disposal Property, and the Jamul-Dulzura Union School District and Grossmont Union High School District are the only school districts in the area. There are no parks in the vicinity of the Proposed Action, although the RJER and HCWA are the two prevalent natural areas. The nearest library is the Rancho San Diego Library, 4.5 miles northwest. The Proposed Action is a transfer of ownership of the two respective properties and does not entail any development; therefore, the Proposed Action would have no significant impacts associated with public services. No changes in the level of service or increased demands on these services are anticipated from the Proposed Action. The Proposed Action does not involve uses that would increase demands on local schools, parks, or other public facilities, such as libraries, and thus, there would be no impact on these facilities. Following the land disposal/exchange, any activities associated with the Tribe's future use of the Disposal Property would be subject to compliance with applicable Federal, state, and local regulations, including the County Zoning Ordinance.

Exchange Property

No impact. The Exchange Property is in the service area of San Diego County Fire and the San Diego County Sheriff's Department. The nearest school is Oak Grove Middle School, approximately 6 miles northwest of the Exchange Property, and the Jamul-Dulzura Union School and Grossmont Union High School District are the only school districts in the area. The nearest libraries are the Rancho San Diego Library, 10 miles northwest, and the San Diego County Library at Potrero, 10.5 miles southeast. The Proposed Action is a transfer of ownership of the two respective properties and does not entail any development; therefore, the Proposed Action would have no significant impacts associated with public services. No changes in the level of service or increased demands on these services are anticipated from the Proposed Action. The Proposed Action does not involve uses that would increase demands on local schools, parks, or other public facilities, such as libraries, and thus, there would be no impact on these facilities.

4.2.16 Recreation

NO ACTION ALTERNATIVE

No impact. Under the No Action Alternative, the disposal/exchange properties would remain under the current land ownership status. The Disposal Property would remain in CDFW ownership and would continue to be conserved for biological resources and managed consistent with the RJER. Although it is possible that the Exchange Property could be developed in the future, there are no current plans for development. Therefore, there would be no impact on recreation. In addition, any future development of either property would require independent environmental review.

PROPOSED ACTION

Disposal Property

No impact. There are no parks in the vicinity of the Disposal Property, although the RJER and HCWA are the two prevalent natural areas nearby. The Proposed Action would not induce substantial unplanned population growth in the area, and thus would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of a facility would occur or be accelerated. The Proposed Action is a transfer of ownership of the two respective properties and does not entail any development; therefore, the Proposed Action would not include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment. The Proposed Action would have no significant impacts associated with recreation. Following the land disposal/exchange, any activities associated with the Tribe's future use of the Disposal Property would be subject to compliance with applicable Federal, state, and local regulations, including the County Zoning Ordinance.

Exchange Property

No impact. Although the Proposed Action would lead to an expansion of the HCWA, the Proposed Action is a transfer of ownership of the two respective properties and does not entail any development. The HCWA can be used for wildlife viewing and hunting upland game birds (CDFW 2025b), but it is unlikely that there would be a considerable influx of people undertaking these activities that would cause a substantial physical deterioration of the HCWA. The Proposed Action does not include construction or expansion of recreational facilities; therefore, there would be no impacts associated with recreation.

4.2.17 Transportation

NO ACTION ALTERNATIVE

No impact. Under the No Action Alternative, the disposal/exchange properties would remain under the current land ownership status. The Disposal Property would remain in CDFW ownership and would continue to be conserved for biological resources and managed consistent with the RJER. Although it is possible that the Exchange Property could be developed in the future, there are no current plans for development, and thus, there would be no impact on transportation. In addition, any future development of either property would require independent environmental review.

PROPOSED ACTION

Disposal Property

No impact. The Proposed Action does not include modifications to roadways or design features at the Disposal Property that would increase hazards or result in inadequate emergency access. The Proposed Action is a transfer of ownership of the two respective properties and does not entail any development; therefore, the Proposed Action would not conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, or bicycle and pedestrian facilities because no such facilities are proposed. Additionally, the Proposed Action would not conflict or be inconsistent with CEQA Guidelines Section 15064.3(b) because no development is proposed. Thus, there would be no impacts related to transportation. Following the land disposal/exchange, any activities associated with the Tribe's future use of the Disposal Property would be subject to compliance with applicable Federal, state, and local regulations, including the County Zoning Ordinance.

Exchange Property

No impact. The Proposed Action does not include modifications to roadways or design features at the Exchange Property that would increase hazards or result in inadequate emergency access. Although the HCWA can be used for wildlife viewing and hunting upland game birds (CDFW 2025b), it is unlikely that there would be a considerable influx of people undertaking these activities that would result in additional traffic to adjacent areas of the HCWA. Thus, there would be no impacts related to transportation.

4.2.18 Tribal Cultural Resources

NO ACTION ALTERNATIVE

No impact. Under the No Action Alternative, the disposal/exchange properties would remain under the current land ownership status. The Disposal Property would remain in CDFW ownership and would continue to be conserved for biological resources and managed consistent with the RJER. There would be no impact on tribal cultural resources, the proposed expansion of the existing cemetery would not occur, and Tribal members wishing to be interred at the cemetery would need to be buried elsewhere and not necessarily on JIV land. Although it is possible that the Exchange Property could be developed in the future, there are no current plans for development; thus, there would be no impact on tribal cultural resources. In addition, any future development of either property would require

independent environmental review. Under the No Action Alternative, any existing tribal cultural resources that may be present on-site would continue to be afforded protection by the RJER designation, and thus, the No Action Alternative would avoid potential future impacts on tribal cultural resources that may be present on-site.

PROPOSED ACTION

As mentioned in Section 2.10 of this EA/IS/ND, in accordance with AB 52 and NHPA Section 106, CDFW and USFWS sent joint notification letters to contacts at the Native American tribes on the list provided by NAHC who were noted as having traditional and cultural affiliation with the project site. In addition, the JIV, one of 12 federally recognized tribes that make up the Kumeyaay Nation of Southern California, has been actively involved in the Proposed Action due to the proximity of the Proposed Action to the Tribe's land.

Disposal Property

No impact. The Proposed Action is a transfer of ownership of the two respective properties and does not entail any development; therefore, the Proposed Action would not result in a substantial adverse change in the significance of a tribal cultural resource. Thus, there would be no impacts related to tribal cultural resources. Following the land disposal/exchange, any activities associated with the Tribe's future use of the Disposal Property would be subject to compliance with applicable Federal, state, and local regulations, including the County Zoning Ordinance. In addition, per the Jamul Indian Village Land Transfer Act, the Disposal Property would be taken into trust and shall be part of the JIV reservation but shall not be used for any class II gaming or class III gaming under the Indian Gaming Regulatory Act.

Exchange Property

No impact. Under the Proposed Action, the Exchange Property would be converted from its current status as an undeveloped, privately owned, rural-residential property, and would be preserved and managed as part of the HCWA. No development of the Exchange Property would occur, and thus, there would be no tribal cultural resource impacts. Furthermore, through the addition of the Exchange Property to the HCWA, the Exchange Property would be protected against future development, protection that is not currently afforded by its existing land use/zoning, and thus, the Proposed Action Alternative would avoid potential future impacts on tribal cultural resources that may be present on-site.

4.2.19 Utilities and Service Systems

NO ACTION ALTERNATIVE

No impact. Under the No Action Alternative, the disposal/exchange properties would remain under the current land ownership status. The Disposal Property would remain in CDFW ownership and would continue to be conserved for biological resources and managed consistent with the RJER. Although it is possible that the Exchange Property could be developed in the future, there are no current plans for development, and thus, there would be no impact on utilities and service systems. In addition, any future development of either property would require independent environmental review.

PROPOSED ACTION

Disposal Property

No impact. Because the Proposed Action is a transfer of ownership of the two respective properties and does not entail any development, the Proposed Action would not construct or relocate water, wastewater, stormwater drainage, electric, natural gas, or telecommunication utilities. Thus, there would be no impacts related to utilities and service systems. Following the land disposal/exchange, any activities associated with the Tribe's future use of the Disposal Property would be subject to compliance with applicable Federal, state, and local regulations, including the County Zoning Ordinance.

Exchange Property

No impact. Because the Proposed Action is a transfer of ownership of the two respective properties and does not entail any development, the Proposed Action would not construct or relocate water, wastewater, stormwater drainage, electric, natural gas, or telecommunication utilities. Thus, there would be no impacts related to utilities and service systems.

4.2.20 Wildfire

NO ACTION ALTERNATIVE

No impact. Under the No Action Alternative, the disposal/exchange properties would remain under the current land ownership status. The Disposal Property would remain in CDFW ownership and would continue to be conserved for biological resources and managed consistent with the RJER. Although it is possible that the Exchange Property could be developed in the future, there are no current plans for development; thus, there would be no impact on wildfire. In addition, any future development of either property would require independent environmental review.

PROPOSED ACTION

Disposal Property

No impact. Wildfire is a continuous threat in Southern California and is particularly concerning in the wildland-urban interface—the geographic area where urban development either abuts or intermingles with wildland or vegetative fuels. During the summer, dry vegetation, prolonged periods of drought, and Santa Ana wind conditions can combine to increase the risk of wildfires in San Diego County. Topography influences fire risk by affecting fire spread rates. Typically, steep terrain results in faster fire spread upslope and slower spread downslope. Conversely, flat terrain tends to have little effect on fire spread, resulting in fires that are driven by vegetation and wind. The Disposal Property includes rolling slopes and areas that are relatively flat and primarily consist of coastal sage scrub, chaparral, other low-lying vegetation, and disturbed land with an elevation range of approximately 930–980 feet amsl.

The Disposal Property is in a Very High Fire Hazard Severity Zone according to the Fire Hazard Severity Zones in State Responsibility Area map (CAL FIRE 2024) but would become part of the Federal Responsibility Area upon exchange. According to California Department of Forestry and Fire Protection (CAL FIRE) California Fire Perimeters dataset (CAL FIRE 2025), there have been numerous fires in the vicinity of the Disposal Property, with multiple fire perimeters within 1 mile, including the 1943 unnamed fire, 2003 MINE/OTAY, 2007 HARRIS 2, and 1984 Proctor fires the closest. Wildfire is, therefore, a potential threat to the Disposal Property. However, because the Proposed Action is a transfer of ownership of the two respective properties and does not entail any development, the Proposed Action would not involve construction of habitable structures, there would be no potential to expose occupants to pollutant concentrations from a wildfire, and infrastructure would not be needed to support wildfire protection. The Proposed Action would not expose people or structures to significant risks, including downslope or downstream flooding or landslides as a result of runoff, postfire slope instability, or drainage changes. No ground disturbance or development is proposed; therefore, the Proposed Action would not result in an increase in risk of wildfire, and there would be no impact. Following the land disposal/exchange, any activities associated with the Tribe's future use of the Disposal Property would be subject to compliance with applicable Federal, state, and local regulations, including the County Zoning Ordinance.

Exchange Property

No impact. The Exchange Property is a sloped property on boulder-strewn hills and has an elevation range of approximately 1,305–1,470 feet amsl. The Exchange Property is also in a Very High Fire Hazard Severity Zone according to the Fire Hazard Severity Zones in State Responsibility Area map (CAL FIRE 2024). There have been several fires within the vicinity of the Exchange Property, with multiple fire perimeters within 1 mile, including the 1970 Laguna fire, the 2007 Harris 2 fire, and a 1926 unnamed fire.

The Exchange Property would not involve construction of habitable structures, there would be no potential to expose occupants to pollutant concentrations from a wildfire, and infrastructure would not be needed to support wildfire protection. CDFW acceptance of the Exchange Property would not expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, postfire slope instability, or drainage changes. No ground disturbance or development is proposed; therefore, the Proposed Action would not result in an increase in risk of wildfire.

4.2.21 Mandatory Findings of Significance

No impact. According to CEQA Guidelines 15064(h)(1), the lead agency shall consider whether the cumulative impact is significant and whether the effects of the project are cumulatively considerable. An environmental impact report must be prepared if the cumulative impact may be significant and the project's incremental effect, though individually limited, is cumulatively considerable. "Cumulatively considerable" means that the incremental effects of an individual project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects. As mentioned in Section 4.1.2 of this EA/IS/ND, per the DOI Handbook, to the extent it assists in reasoned decision-making, USFWS may, but is not required to by NEPA, analyze environmental effects from other projects separate in time, or separate in place, or that fall outside of USFWS's regulatory authority, or that would have to be initiated by a third party.

The Proposed Action itself would not likely result in cumulative effects especially because there are no impacts associated with the land disposal/exchange. Potential cumulative projects in the vicinity of the disposal/exchange properties include growth in the county according to the buildout projections in the County of San Diego's General Plan, and the expansion of the Jamul Casino, such as the hotel that is currently under construction. However, as of May 2025, construction is nearing completion, and the hotel will be open for reservations in August 2025; therefore, the hotel will potentially be fully operational before the land exchange would be finalized. However, following the land disposal and exchange, the Tribe proposes to use the Disposal Property for religious and cultural purposes, including expansion of the existing cemetery, which would be subject to compliance with applicable Federal, state, and local regulations, as would all other proposed development within San Diego County. Because the future cemetery expansion is a reasonably foreseeable future action resulting in incremental impacts associated with the Proposed Action, it is considered a cumulative effect. When other projects are considered, continuing development increases urbanization, which can result in impacts. However, the land disposal/exchange would need to occur prior to any future development at the Disposal Property because the land disposal/exchange is the only way for development to be permitted. Thus, there would be no overlap between the Proposed Action and any future cemetery expansion project, and there would not be associated cumulatively considerable effects.

As required in CEQA Guidelines, Appendix G, "Mandatory Findings of Significance," and as demonstrated under Sections 4.2.4, "Biological Resources," and 4.2.5, "Cultural Resources," there would be no impact on biological or cultural resources due to the Proposed Action; thus, the contribution to these potential cumulative impacts would also have no cumulatively considerable negative impact on biological and cultural resources in the region. Additionally, the MSCP is designed to address the cumulative impacts from urban growth in the region. As described previously, the Proposed Action would not directly or indirectly affect riparian areas, sensitive natural communities, or aquatic resources, chiefly because there are no aquatic resources in the Proposed Action's vicinity. The Proposed Action would not block migratory routes or wildlife corridors because access to the RJER would be maintained west of the Disposal Property. Rather than degrade the quality of the environment or substantially reduce the habitat of wildlife species, the Proposed Action would result in the net increase of 2.9 acres of preserved land. Furthermore, it is assumed that the Proposed Action and any other cumulative projects would comply with all applicable Federal, state, and local regulations, including compliance with San Diego County Ordinances designed to reduce impacts on biological and cultural resources. For these reasons, transfer of the Disposal Property to JIV would not significantly contribute to adverse, cumulative impacts on biological or cultural resources. No development or ground-disturbing activities are proposed on the Exchange Property that would contribute to adverse, cumulative impacts on biological or cultural resources or that would create effects that could cause substantial adverse effects on human beings. In addition, as discussed in Section 4.2.11, development rights would be extinguished at the Exchange Property because

of CDFW ownership and designation as HCWA. Thus, there is no potential for a reduction in the number of, or restriction of the range of, any rare or endangered plant or animal species, or the possibility of elimination of important examples of the major periods of California history or prehistory because no ground disturbance is associated with the Proposed Action and no development would be permitted at the Exchange Property. The land disposal/exchange would result in adding the property to the HCWA and a net increase of 2.9 acres of preserved land in San Diego County, which is considered a beneficial impact. Additionally, the 1.1-acre expansion of the JIV's property would be in accordance with the intent of the Jamul Indian Village Land Transfer Act and thus would directly benefit the Tribe. Furthermore, because there is no impact across all topics in the EA/IS/ND, as a result, there would be no impact from the Proposed Action's contribution to these potential cumulative impacts and thus no cumulatively considerable impact.

This page is intentionally left blank.

5 LIST OF PREPARERS AND REVIEWERS

5.1 LEAD AGENCIES

United States Fish and Wildlife Service

Mary Beth Woulfe ..... Fish and Wildlife Biologist, Section 6 Coordinator
Becky Miller ..... Regional Manager

California Department of Fish and Wildlife

Glen M. Lubcke ..... Environmental Program Manager
Tim Dillingham ..... Environmental Program Manager
Jennifer Turner ..... Senior Environmental Scientist (Supervisor)
Erinn Wilson-Olgin ..... South Coast Region (Region 5) Regional Manager

5.2 PREPARERS

Ascent

Rid Hollands ..... Project Manager
Chad Beckstrom, AICP ..... Principal-in-Charge
Curtis Alling, AICP ..... Strategic Advisor
Alta Cunningham ..... Director of Cultural Resources
Scott Gressard ..... Director of Biological Services
Nicole Wang ..... Administrative Record
Alyssa Luna ..... GIS
Brian Perry ..... Graphics
Riley Smith ..... Word Processing

ASM Affiliates

Rachel Ruston ..... Director
Holly Drake ..... Senior Archaeologist

Acorn Environmental

Ryan Sawyer, AICP ..... Project Director
Jennifer Wade ..... Project Manager
G.O. Graening ..... Senior Biologist
Bibiana Sparks-Alvarez ..... Senior Environmental Analyst
Kimberly Fuchs ..... Senior Environmental Analyst
Peter Von der Porten ..... Graphics

This page is intentionally left blank.

6 REFERENCES

Bedrossian, T. L., P. Roffers, C. A. Hayhurst, J. T. Lancaster, and W. R. and Short. 2012. Geologic Compilation of Quaternary Surficial Deposits in Southern California (2012 Revision). Available: https://ngmdb.usgs.gov/Prodesc/proddesc_115626.htm. Accessed January 29, 2025.

CAL FIRE. *See* California Department of Forestry and Fire Protection.

California Department of Forestry and Fire Protection. 2024. Fire Hazard Severity Zones in State Responsibility Area. Available: https://calfire-forestry.maps.arcgis.com/apps/webappviewer/index.html?id=988d431a42b242b29d89597ab693d008. Accessed March 13, 2025.

———. 2025. California Fire Perimeters (1950+). Available: https://www.arcgis.com/apps/mapviewer/index.html?layers=c3c10388e3b24cec8a954ba10458039d. Accessed May 20, 2025.

California Air Resources Board. 2020. *2020 San Diego Ozone State Implementation Plan*. Available: https://ww2.arb.ca.gov/our-work/programs/california-state-implementation-plans/nonattainment-area-plans/san-diego-county-0. Accessed January 29, 2025.

California Department of Fish and Wildlife. 2008. *Land Management Plan for the Hollenbeck Canyon Wildlife Area*. Available: https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=151481&inline. Accessed February 24, 2025.

———. 2023. Natural Landscape Blocks - California Essential Habitat Connectivity (CEHC) [ds621]. Available: https://www.arcgis.com/apps/mapviewer/index.html?layers=6a72392df18d4a1a8c24ffc2abe9d034. Accessed May 15, 2025.

———. 2025a. Natural Areas Small - California Essential Habitat Connectivity (CEHC) [ds1073]. Available: https://www.arcgis.com/apps/mapviewer/index.html?layers=6a72392df18d4a1a8c24ffc2abe9d034. Accessed February 26, 2025.

———. 2025b. Hollenbeck Canyon Wildlife Area. Available: https://wildlife.ca.gov/Lands/Places-to-Visit/Hollenbeck-Canyon-WA#610944026-hunting-fishing-and-visitor-use. Accessed March 11, 2025.

CARB. *See* California Air Resources Board.

County of San Diego. 1997a. *Multiple Species Conservation Program County of San Diego Subarea Plan*. Available: https://www.sandiegocounty.gov/content/dam/sdc/pds/mscp/docs/SCMSCP/MSCP_County_Subarea_Plan.pdf. Accessed May 15, 2025.

———. 1997b. Multiple Species Conservation Program Cores and Linkages - San Diego County [ds2771]. Available: https://www.arcgis.com/apps/mapviewer/index.html?layers=17e1943773d2419090078875f471f83b. Accessed May 15, 2025.

———. 2009. *County of San Diego Guidelines for Determining Significance, Paleontological Resources, Figure 2 Paleontological Resources and Potential Sensitivity*. Modified January 15, 2009. Available: https://www.sandiegocounty.gov/dplu/docs/Paleo-Guidelines.pdf. Accessed March 10, 2025.

———. 2017. Jamul Subregional Planning Area General Plan Land Use Designations Map. Available: https://www.sandiegocounty.gov/content/dam/sdc/pds/docs/GP/16-Jamul.pdf. Accessed December 22, 2024.

———. 2021a. PDS-Zoning and Property Information Map. Available: https://gis-portal.sandiegocounty.gov/arcgis/home/webmap/viewer.html?webmap=f1b69ba9d3dd4940b8d1efcc9dac2ac4. Accessed February 4, 2025.

———. 2021b. SanGIS Parcel Lookup Tool and Geographic Boundary Viewer. Available: https://sdgis.sandag.org/. Accessed February 4, 2025.

———. 2025. Multiple Species Conservation Program Cores and Linkages – San Diego County [ds2771]. Available: https://www.arcgis.com/apps/mapviewer/index.html?layers=17e1943773d2419090078875f471f83b. Accessed May 20, 2025.

Department of Conservation. 1996. *DMG Open-File Report 96-04. Update Of Mineral Land Classification: Aggregate Materials in The Western San Diego County Production-Consumption Region*. Available: https://filerequest.conservation.ca.gov/?q=OFR_96-04. Accessed March 11, 2025.

———. 2017. *Special Report 240 - Update Of Mineral Land Classification: Portland Cement Concrete-Grade Aggregate In The Western San Diego County Production-Consumption Region, California*. Available: https://www.conservation.ca.gov/cgs/documents/publications/special-reports/SR_240-MLC-WesternSanDiegoPCR-2017-Report.pdf. Accessed March 11, 2025.

———. 2022. California Important Farmland Finder. Available: https://maps.conservation.ca.gov/dlrp/ciff/app/. Accessed January 29, 2025.

Department of the Interior. 2025a. DOI NEPA Interim Final Rulemaking 7-2025. Available: https://www.doi.gov/media/document/doi-nepa-interim-final-rulemaking-7-2025. Accessed July 2, 2025.

Department of the Interior. 2025b. DOI NEPA Handbook. Available: https://www.doi.gov/media/document/doi-nepa-handbook. Accessed July 2, 2025.

Department of Toxic Substances Control. 2025. EnviroStor Database Search. Available: https:///www.envirostor.dtsc.ca.gov/public/map/?gobal_id=60002837. Accessed February 3, 2025.

DOI. *See* Department of the Interior.

DOC. *See* Department of Conservation.

DTSC. *See* Department of Toxic Substances Control.

Federal Emergency Management Agency. 2023a. National Flood Hazard Layer FIRMette - 06073C1955G. Available: https://www.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd. Accessed May 20, 2025.

———. 2023b. National Flood Hazard Layer FIRMette - 06073C1975G. Available: https://www.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b5529aa9cd. Accessed May 20, 2025.

FEMA. *See* Federal Emergency Management Agency.

Natural Resources Conservation Service. 2025. Web Soil Survey. Available: https://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx. Accessed March 10, 2025.

NRCS. *See* Natural Resources Conservation Service.

San Diego County Air Pollution Control District. 2021. Attainment Status. Available: https://www.sdapcd.org/content/sdapcd/planning/attainment-status.html. Accessed January 29, 2025.

———. 2022. 2022 *Regional Air Quality Strategy (RAQS).* Available: https://www.sdapcd.org/content/dam/sdapcd/documents/grants/planning/Att.%20A%20-%202022%20RAQS.pdf. Accessed January 31, 2025.

SDAPCD. *See* San Diego County Air Pollution Control District.

State Water Resources Control Board. 2025. GeoTracker. Available: https://geotracker.waterboards.ca.gov/map/. Accessed February 3, 2025.

SWRCB. *See* State Water Resources Control Board.

Todd, V. R., R. M. Alvarez, and Techni Graphic Systems. 2004. Preliminary Geologic Map of the El Cajon 30' X 60' Quadrangle, Southern California. Available: https://ngmdb.usgs.gov/Prodesc/proddesc_69595.htm. Accessed January 29, 2025.

United States Fish and Wildlife Service. 2025. National Wetlands Inventory, Available: https://fwsprimary.wim.usgs.gov/wetlands/apps/wetlands-mapper/. Accessed February 26, 2025.

USFWS. *See* United States Fish and Wildlife Service.