



**COUNTY OF SAN DIEGO**  
**DEPARTMENT OF PLANNING AND LAND USE: Zoning**  
**APPLICATION FOR AN ENVIRONMENTAL**  
**INITIAL STUDY (AEIS)**

**For Applications NOT Covered By A Previously Completed CEQA Document**

**NOTE: IF THE PROPOSED PROJECT WAS CONSIDERED IN A PREVIOUS CEQA DOCUMENT (NEGATIVE DECLARATION OR EIR) WHICH HAS RECEIVED PREVIOUS ENVIRONMENTAL REVIEW, DO NOT COMPLETE THIS FORM. COMPLETE DPLU FORM #366 FOR AN ENVIRONMENTAL REVIEW UPDATE.**

**SUBMIT FOUR (4) COMPLETED COPIES TO THE DPLU ZONING COUNTER**

FOR COUNTY USE ONLY:

Project Number(s): 3921-046-01 (AP77-046W1)

THIS FORM IS BEING COMPLETED BY:

Patrick Brown

Name (Please Print)

NA	Permitting Manager, Soitec Solar Development	8-18-2012
Agency (If applicable)	Title	Date

4250 Executive Square Suite #770

Address

San Diego, CA 92037	( 619-733-2649	NA )
City	State	Zip
	Telephone Number	Fax Number

Tierra Del Sol Rd, 658-120-03-00,658-090-31-00, 658-090-55-00,658-120-02-00,658-090-54

Project Location (including APN)

*I hereby certify that the statements furnished below and in the attached exhibits present the data and information required for adequate evaluation of this project to the best of my ability, that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted before an adequate evaluation can be made by the County of San Diego.*

Signature: Clark Crawford Date: 8-18-2012

Clark Crawford, Attorney-In-Fact, Tierra del Sol Solar Farm LLC.



DPLU-367 (12/09)

**SDC DPLU RCVD 08-22-12**

**AP77-046W1**

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CA 92123 • (858) 565-5981 • 1-888-267-8770 • [www.sdcounty.ca.gov/dplu/](http://www.sdcounty.ca.gov/dplu/)



**COUNTY OF SAN DIEGO**  
**DEPARTMENT OF PLANNING AND LAND USE: Zoning**  
**INSTRUCTIONS FOR COMPLETING ENVIRONMENTAL**  
**INITIAL STUDY (AEIS) APPLICATION FORM**

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1. Complete the attached application so possible environmental impacts of your project may be assessed. If a question is not applicable to your project, fill in "**N/A.**" Provide four (4) copies of the AEIS.
2. Provide a current United States Geographical Survey (U.S.G.S.) quadrangle map showing the **exact, accurate project location** or a clear 8" by 10" photocopy with the project delineated in the middle of the copy.
3. Provide clear, representative, color photographs **looking into the project site** from the north, south, east and west.
4. Provide any additional data, information, or special study reports that may be necessary to determine whether the project may have a significant effect on the environment, to evaluate any adverse impacts and determine how they may be mitigated.
5. Submit your application to the Department of Planning and Land Use **ZONING COUNTER.**

# GENERAL PROJECT INFORMATION \_\_\_\_\_

## I. PROJECT APPROVALS

1. Indicate all discretionary permits, approvals, or findings from the County of San Diego needed to complete the project that are *anticipated at this time*.

### DEPARTMENT OF PLANNING AND LAND USE ISSUED PERMITS:

- |   |   |
|---|---|
| <input type="checkbox"/> Administrative Permit                | <input type="checkbox"/> Open Space Easement Vacation |
| <input type="checkbox"/> Borrow Pit                           | <input type="checkbox"/> Parcel Map Modification      |
| <input type="checkbox"/> Grading and Clearing                 | <input type="checkbox"/> Reclamation Plan             |
| <input type="checkbox"/> Lot Area Averaging                   | <input checked="" type="checkbox"/> Rezone            |
| <input checked="" type="checkbox"/> Agricultural Preserve     | <input type="checkbox"/> Road Opening                 |
| <input checked="" type="checkbox"/> Amendment to the Preserve | <input type="checkbox"/> Road Vacation                |
| <input type="checkbox"/> Cancellation                         | <input type="checkbox"/> Site Plan                    |
| <input type="checkbox"/> Boundary Adjustment                  | <input type="checkbox"/> Specific Plan                |
| <input type="checkbox"/> Certificate of Compliance            | <input type="checkbox"/> Specific Plan Amendment      |
| <input type="checkbox"/> Final Map Modifications              | <input type="checkbox"/> Tentative Map                |
| <input type="checkbox"/> General Plan Amendment               | <input type="checkbox"/> Expired Map                  |
| <input type="checkbox"/> Habitat Loss Permit                  | <input type="checkbox"/> Resolution Amendment         |
| <input type="checkbox"/> Landscape Plans                      | <input type="checkbox"/> Revised Map                  |
| <input checked="" type="checkbox"/> Major Use Permit          | <input type="checkbox"/> Time Extension               |
| <input type="checkbox"/> Modification                         | <input type="checkbox"/> Tentative Parcel Map         |
| <input type="checkbox"/> Time Extension                       | <input type="checkbox"/> Amendment of Conditions      |
| <input type="checkbox"/> Minor Grading Permit                 | <input type="checkbox"/> Expired Map                  |
| <input type="checkbox"/> Minor Use Permit                     | <input type="checkbox"/> Revised Map                  |
| <input type="checkbox"/> Modification/Waiver                  | <input type="checkbox"/> Time Extension               |
| <input type="checkbox"/> Time Extension                       | <input type="checkbox"/> Variance                     |
| <input type="checkbox"/> Open Space Easement Encroachment     | <input type="checkbox"/> Other: _____                 |

### DEPARTMENT OF PUBLIC WORKS ISSUED PERMITS:

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> County Right of Way Permits | <input checked="" type="checkbox"/> Improvement Plans             |
| <input checked="" type="checkbox"/> Construction Permit         | <input type="checkbox"/> Map Modification                         |
| <input checked="" type="checkbox"/> Encroachment Permit         | <input type="checkbox"/> Remandment of Relinquished Access Rights |
| <input checked="" type="checkbox"/> Excavation Permit           | <input type="checkbox"/> Condemnation of Right-of-Way             |
| <input checked="" type="checkbox"/> Grading Permit              |   |
| <input type="checkbox"/> Grading Permit Plan Change             |   |

### DEPARTMENT OF ENVIRONMENTAL HEALTH ISSUED PERMITS:

- Exploratory Borings, Direct-push Samplers, and Cone Penotrometers Permits
- Groundwater Wells and Exploratory or Test Borings Permit
- Septic Tank Permit
- Underground Storage Tank Permit
- Water Well Permit

**I. PROJECT APPROVALS (cont.)**

2. Indicate other permits, approvals, or findings required from regional, state, and federal jurisdictions that are **anticipated at this time.**

	PERMIT	AGENCY WITH JURISDICTION	If previously granted, date of approval
<input type="checkbox"/>	Annexation to a City or Special District	Local Agency Formation Commission (LAFCO)	
<input type="checkbox"/>	State Highway Encroachment Permit <a href="http://www.dot.ca.gov/hq/traffops/developserv/permits/">http://www.dot.ca.gov/hq/traffops/developserv/permits/</a>	CalTrans	
<input checked="" type="checkbox"/>	401 Permit - Water Quality Certification <a href="http://www.swrcb.ca.gov/rwqcb9/Programs/Special_Programs/401_Certification/401_certification.html">http://www.swrcb.ca.gov/rwqcb9/Programs/Special_Programs/401_Certification/401_certification.html</a>	Regional Water Quality Control Board (RWQCB)	
<input type="checkbox"/>	404 Permit – Dredge and Fill <a href="http://www.swrcb.ca.gov/rwqcb1/Program_Information/wq_wetcert.html">http://www.swrcb.ca.gov/rwqcb1/Program_Information/wq_wetcert.html</a>	US Army Corps of Engineers (ACOE)	
<input type="checkbox"/>	1603 – Streambed Alteration Agreement <a href="http://www.acwanet.com/regulatory/wildlife/streambed_alt_agmnts.asp">http://www.acwanet.com/regulatory/wildlife/streambed_alt_agmnts.asp</a>	CA Department of Fish and Game (CDFG)	
<input type="checkbox"/>	Section 7 - Consultation or Section 10a Permit – Incidental Take <a href="http://www.fws.gov/">http://www.fws.gov/</a>	US Fish and Wildlife Services (USFWS)	
<input checked="" type="checkbox"/>	Air Quality Permit to Construct <a href="http://www.sdapcd.co.san-diego.ca.us/facts/permits.pdf">http://www.sdapcd.co.san-diego.ca.us/facts/permits.pdf</a>	Air Pollution Control District (APCD)	
<input type="checkbox"/>	Air Quality Permit to Operate – Title V Permit <a href="http://www.sdapcd.co.san-diego.ca.us/rules/randr.htm#REGULATION%20XIV">http://www.sdapcd.co.san-diego.ca.us/rules/randr.htm#REGULATION%20XIV</a>	APCD	
<input checked="" type="checkbox"/>	National Pollutant Discharge Elimination System (NPDES) Permit <a href="http://www.swrcb.ca.gov/rwqcb9/">http://www.swrcb.ca.gov/rwqcb9/</a>	RWQCB	
<input type="checkbox"/>	General Industrial Stormwater Permit <a href="http://www.swrcb.ca.gov/rwqcb9/">http://www.swrcb.ca.gov/rwqcb9/</a>	RWQCB	
<input type="checkbox"/>	General Construction Stormwater Permit <a href="http://www.swrcb.ca.gov/rwqcb9/">http://www.swrcb.ca.gov/rwqcb9/</a>	RWQCB	
<input type="checkbox"/>	Waste Discharge Requirements Permit <a href="http://www.swrcb.ca.gov/rwqcb9/">http://www.swrcb.ca.gov/rwqcb9/</a>	RWQCB	
<input type="checkbox"/>	Water District Approval	Designated Water District	
<input type="checkbox"/>	Sewer District Approval	Designated Sewer District	
<input type="checkbox"/>	School District Approval	Designated School Districts	
<input type="checkbox"/>	Others:		

**II. CODE ENFORCEMENT/VIOLATION ISSUES**

Describe any known open or active code enforcement/violation issues on the proposed project site. Indicate related Violation Numbers. If no open or active code enforcement/violation issues are present or known, please state "NONE" or "UNKNOWN", as appropriate. (Use additional sheets if necessary):

None

**PROJECT DESCRIPTION**

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**III. FEATURES OF THE PROJECT** (Note: Filling out Sections IV. and VII. of this form may help in completing a full project description)

**DESCRIBE IN DETAIL** the features of the project. This description should adequately reflect the construction and development (for example, grading) as well as the ultimate use and intention of the site (for example, a 40,000 sq. ft. industrial facility). The narrative must be supplemented by a project plan or map of appropriate scale and legibility.

- Include technical aspects of the project such as the considerations of land use, density and intensity, engineering requirements, and visual or aesthetic features.
- Include environmental constraints or characteristics, or compliance with environmental regulations/policies which may have influenced the initial project design such as avoidance of geologic hazards known to the site, steep topography, avoidance of impacts to sensitive resources (for example biological, natural, water, cultural), compliance with the Resource Protection Ordinance, storm discharge requirements, Air Pollution Control District (APCD) permit requirements, project accessibility, hazards (for example floodway avoidance, noise buffering), etc.
- Include description of all the stages of project development that could cause physical changes in the environment including construction, operation and maintenance.
- If the project will be phased, the anticipated phasing schedule should be described.
- Include the objectives of the proposal in a discussion that identifies why the applicant is undertaking the proposed project (for example, provision of housing or commercial services, reduction in traffic congestion, reduction of a flood hazard at a reasonable cost).

**Lack of detail may result in project delay and the requirement to resubmit a more detailed project description.**

(Use additional sheets if necessary):

See Attached Project Description

**IV. ENVIRONMENTAL ASPECTS OF PROJECT**

*This section is to help evaluate all reasonably foreseeable impacts of the proposed project. An answer to each question is required to have well-reasoned and substantiated conclusions, when possible, regarding potential environmental effects of the proposed project. If an answer is unknown, explain why the answer is unknown. Use additional sheets if necessary:*

1. LAND USE:      YES     NO     UNKNOWN       Will the project be a land use not presently existing in the surrounding neighborhood?

Solar Farm permitted with a MUP

2. AGRICULTURE RESOURCES:                  Has the property been in any agricultural use within the last 20 years? If yes, please describe below and include the timeframe and use of the land:

3. POPULATION AND HOUSING:              Will existing housing be removed to allow construction of the proposed project?

4. GEOLOGICAL ISSUES:                  Are there any identified or suspected geologic hazards on the site or in the immediate area (landslides, subsidence, earthquake faults, slopes > 25%, etc.)?

5. WATER RESOURCES:              Does the project propose to use groundwater for any purpose (for example water supply, irrigation, grading)? (Note: If it is stated that the project will not use groundwater for any purpose, the project will be conditioned to either install all necessary public water infrastructure or may be limited from using groundwater)

Yes, a groundwater study will be provided the next submittal

- Are there any existing water wells on the property? If yes, state how many are currently in-use. (Show all wells on site/plot plans or maps)

Indicated on the plot plans

- Will the project require new stormwater/drainage facilities?

6. AIR QUALITY:    Will the project generate smoke, fumes, or odors?

Only construction emissions

7. TRANSPORTATION/  
CIRCULATION:    Will the project affect pedestrians or horse riders or vehicular traffic (including bicycles) in the immediate area?

Only during construction

Is there any traffic congestion during commute hours at any nearby street intersections providing access to the project that will be substantially affected? If yes, list the intersection(s):

8. BIOLOGICAL RESOURCES:    Will the project require the removal of natural vegetation (excluding landscaping and agriculture)?

See Bio Report

Has the project site been cleared/graded in the past 5 years prior to the submittal of this application? If yes, explain and include details as to the extent, times, and reasons for clearing or Permit Number:

Are there any known or identified unique, rare, threatened, or endangered animals or plants residing on the site or in close proximity?

Are there any existing Biological Open Space Easements on the project site or affected by project improvements off-site?

9. HAZARDS:

Are there any potentially hazardous and/or toxic materials exist on either this site or nearby property? (Examples of hazardous and/or toxic materials include, but are not limited to PCB's; radioactive substances; pesticides and herbicides; fuels, oils, solvents, and other flammable liquids and gases. Also note, underground storage of any of the above.) If yes, explain and list the material(s) and location(s):

See attached Phase One Environmental Site Assesment (ESA Phase One)

Will the proposed project involve the temporary or long-term use, storage or discharge of hazardous and/or toxic materials?

9. HAZARDS (cont.):

Will the project involve the burning of wastes? If yes, explain what materials will be burned:

10. NOISE:

Will the project cause a substantial change in existing noise levels in the vicinity?

See attached Noise Study

Will the project place new residents in an area of current or anticipated high traffic noise or noise from other sources?

11. PUBLIC SERVICES:

Will the project involve the siting of any schools?

12. UTILITIES AND SERVICES:

Does the project propose to have septic or an on-site sewage treatment facility (for example package treatment plants)?

Will the project require annexation to any service agency?

Just Participation in the Community Facilities District County (CFD) See Fire Protection Plan

13. AESTHETICS (INCLUDES LANDFORMS):    Will the project be more visible to the public than are its neighbors (larger than average, not screened by landscaping)?

See Visual Analysis

- Does the property contain natural features of scenic value or rare unique characteristics, including but not limited to trees, rock outcroppings?

- Will the project introduce glare, reflecting materials or unusually bright colors?

14. CULTURAL AND HISTORICAL RESOURCES:    Will the project disturb any archaeological resource such as rock art, grinding and milling features, or artifacts?

See Attached Cultural Study

14. CULTURAL AND HISTORICAL RESOURCES (cont.):    Will your project involve the demolition or modification of a structure(s) greater than 50 years in age? If yes, explain and supply picture(s) of structure.

- Are there any existing Archaeological Open Space Easements on the project site?

15. MISCELLANEOUS   Have all known easements including all easements on the property Title report been shown? (Show all easements on site/plot plans or maps)

Yes, See attached Plot Plan

**V. OFF-SITE IMPROVEMENTS**

Describe all of the **off-site** improvements necessary to implement the project and their points of access or connection to the project site that are **anticipated at this time**:

1. STREETS:                    YES                    NO  
                                           Is the **construction of new off-site streets or widening of existing off-site streets** proposed? If yes, describe:

2. EXTENSION OF UTILITY LINES:                                                            Is the extension of **sewer/water/electric/gas lines** proposed? If yes, describe (include distance to the nearest existing lines – in miles or feet, and the location of anticipated connection point:

A 138 kV generation Tie Line, which will be used to connect the project with the Boulevard Substation.

3. DRAINAGE/STORMWATER/FLOOD CONTROL:                                                            Are **new off-site drainage/stormwater/flood control facilities or improvements to the existing off-site drainage/stormwater/flood control facilities** proposed? If yes, describe:

See Drainage Study

4. PATHS:                                                            Are pedestrian and/or bicycle paths proposed?

Yes Trail Easement per DPR

**VI. GRADING: DO NOT** complete this section if this application is for one or more of the following exclusively: Agricultural Preserve, General Plan Amendment, Rezone, or Specific Plan Amendment.

- YES    NO  
     Will grading or filling be required? If yes, please provide the following information:

Vol. of cut:  cubic yards    Max cut slope ratio:     Max. height:  ft.

Vol. of fill:  cubic yards    Max fill slope ratio:     Max. height:  ft.

If soil is to be imported/exported please describe the source of import/export location, if known. (Use additional sheets if necessary):

See Grading Plan

Will grading or filling be required off-site? Explain (Use additional sheets if necessary):

Is blasting anticipated? If so, please indicate the possible location of blasting sites on the grading plan & detail the areas expected to be blasted (if known):

Are retaining walls proposed? If yes, what is max. height?  ft. (Show all retaining walls on site/plot plan or map)

**VII. PROPOSED SITE UTILIZATION:** Complete ONLY if this application is for one or more of the following: Administrative Permits, Grading Permits, Major Use Permits, Minor Use Permits, Site Plans, and Variances.

1. Total area  acres  
Total net acres (total minus area of public and private streets and parkland dedication)  acres
2. Number of buildings  Height  Stories
3. Number of attached residential units  Detached
4. Number of floor area: Commercial uses  Industrial uses
5. Number of off-street parking spaces

**VIII. COMMERCIAL/INDUSTRIAL SITE UTILIZATION:** Complete ONLY for proposed projects associated with Commercial or Industrial development (including Day Care Centers and Cottage Industries). Fill out to the extent known.

**A. Project Operations**

1. Number of average daily vehicle trips generated by the project
2. Facilities to be open on weekdays from  a.m. to  p.m.  
On weekends from  a.m. to  p.m.
3. Total number of employees  Each Shift
4. Number of clients, customers, or users EACH weekday
5. Radius of the service area
6. Total floor area  square feet Type of uses
7. Number of off-site parking spaces provided
8. North American Standard Industrial Classification Code(s)   
<http://www.census.gov/epcd/www/naicstab.htm>

**B. Industrial Waste**

1. YES  NO  UNKNOWN

Will industrial waste be discharged? If yes, attach a discussion of the provisions for disposal.

2.

Will the project result in the use or discharge of hazardous materials including hazardous air emissions (i.e., chemicals, dust, smoke, etc.)?

If yes, attach a discussion of the pollutants mandated for control and any special permits required. Also answer the following (*Use additional sheets if necessary*):

a. What type of material (s):

b. How often?

**C. Miscellaneous**

1. YES  NO  UNKNOWN

Could the project result in the emission of any substances or energy such as odor, vibration, glare, or electrical disturbance?

Less than significant amount of glare. See Visual Analysis

2.

Will the project contain any unique elements, such as industrial machinery, generators, exterior heavy work areas, outdoor speakers, heavy equipment operation that could generate substantial noise that could be heard outside the project? (Do not include common noise sources associated with all projects such as construction and traffic.)

3.

Will the project involve the storage of dangerous materials (for example liquefied petroleum)? If yes, what safety measures have been taken (*Use additional sheets if necessary*)



## COUNTY OF SAN DIEGO

### DEPARTMENT OF PLANNING AND LAND USE: Zoning SUPPLEMENTAL APPLICATION AGRICULTURAL PRESERVE

In addition to the application form (DPLU #346) you must also submit the following:

1. Ownership Disclosure Statement, DPLU #305.
2. Three (3) copies of a plot plan drawn to scale showing boundaries and dimensions of subject property. Indicate location of crops, structures and roads.
3. One (1) copy of a current Assessor's Map showing parcel(s) under consideration.
4. Four (4) copies of a complete recordable legal description of property under consideration.
5. One (1) Title Report not more than six months old. This may be obtained from a title company.
6. Public Notice Package. (Please see DPLU forms #514, 515, 516 and 524.)
  - a. New Preserve – All property owners within 300 feet.
  - b. Modification of existing preserve including addition, removal and/or contract cancellation – All property owners within 300 feet plus every contract holder in the preserve within one mile.
7. Agricultural Preserve Contract Map if the property is a modification of an existing preserve. Your property should be outlined in red. This base map is available from the Mapping Section, Department of Public Works, 5201 Ruffin Road, San Diego.
8. The following information must be listed: The annual gross and net return per acre realized from each unprocessed agricultural product produced on the property for each of the past two (2) years and the present land use designation.

Year	Crop(s) and/or Type and No. of livestock, poultry, etc.	Acres devoted to each use	Gross income Per acre	Net income per acre	Remarks
2011	No crops or livestock	-	-	-	Property not active
2010	No crops or livestock	-	-	-	Property not active



DPLU-263 (11/09)

**EXISTING NONAGRICULTURAL USES:**

Describe below all nonagricultural activities conducted on subject property for commercial purposes, including acreage devoted to each use and related gross and net income for the last three years.

The subject property (APN 658-090-31-00) is 163.73 acres and is included in the approximate 390-acre agricultural preserve established by Land Conservation Contract AP 77-46 (see Attachment A) . The property is currently vacant however a residence has been present on the property since 1923. Non-agricultural activities have not occurred on the property for the past three years.

List (and describe on a map) the number of acres for each category of land not usable for agriculture due to poor soil, rough topography, or devoted to building sites.

The subject property (see maps provided in Attachment B) has been historically utilized for orchards and grazing. On site agricultural operations occurred as early as 1923, portions of the parcel were used for gardening and orchards between 1930 and 1956, and cattle grazed on portions of the site between 1923 and 1978. Soil types onsite include Kitchen Creek loamy coarse sand (5-9% slopes) and Mottsville loamy coarse sand (2-9% slopes) which have a Class 3 and Class 4 land capability classification for soil suitability. The site is located outside of the CWA service area and relies on groundwater for water supply. Also, based on County of San Diego staff's review of the site, there is no history of agricultural production in the last 5 years, there is no FMMP designation (other) and there are no current agricultural or grazing operations on site. Therefore, the site is not an agricultural resource.

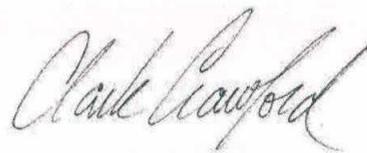
**FUTURE USES:**

Describe anticipated future changes in the quantities of agricultural or nonagricultural activities.

The subject property (APN 658-090-31-00) is 163.73 acres and would be developed as part of the Tierra Del Sol Solar Farm Project. With the exception of a fuel modification zone located in the eastern property limits, the entirety of the property would be populated with concentrated photovoltaic (CPV) trackers and ancillary equipment.

8-18-2102

Date



Signature of Owner

Clark Crawford, Attorney-In-Fact  
Tierra del Sol Solar Farm LLC.

Signature of Owner