

Land Use Consistency Analysis

Proposed Borrego Solar 1 Project

Borrego Springs, California

Prepared for:

**SAN DIEGO COUNTY
DEPARTMENT OF PLANNING AND LAND USE**

**MUP 3300 10-026
Environmental Review Number 10-050-01**

May 2011

Table of Contents

SECTION 1	INTRODUCTION
SECTION 2	PLAN CONSISTENCY ANALYSIS
SECTION 3	COMMUNITY CHARACTER ANALYSIS
SECTION 4	DRAFT MAJOR USE PERMIT FINDINGS

List of Tables

Table 2-1 - Existing General Plan Land Use / Regional Category
Table 2-2 - Existing Zoning
Table 2-3 - San Diego County General Plan
Table 2-4 - San Diego County Draft General Plan Land Use / Regional Category
Table 2-5 - San Diego County Draft General Plan (updated 4/2/2010)
Table 2-6 - San Diego County Desert Subregional Plan
Table 2-7 - Draft Borrego Springs Community Plan
Table 2-8 - Borrego Valley Airport Land Use Compatibility Plan
Table 2-9 - County Board of Supervisors Land Development Section I Planning Land Use Controls Policies
Table 2-10 - Compliance with All Applicable Land Development Ordinances
Table 4-1 - Draft Major Use Permit Findings

List of Figures

Figure 1 – Regional / Local Vicinity Map
Figure 2 - Site Layout
Figure 3 – Existing General Plan
Figure 4 – General Plan Update
Figure 5 - Surrounding Land Uses

SECTION 1 INTRODUCTION

1.1 Project Location

The proposed project site is located southwest of the corner of Henderson Canyon Road and Borrego Valley Road just northeast of the community of Borrego Springs, California, within northeastern San Diego County; refer to Figure 1, Regional / Local Vicinity Map.

1.2 Project Description

The Borrego 1 Solar Project is a proposed photovoltaic (PV) solar generating facility located in San Diego County approximately 2 miles north-northeast of the center of the community of Borrego Springs, California. The Project Site is southwest of the corner of Borrego Valley and Henderson Canyon Roads. The Project Site is approximately 308 acres of private land that has previously been used for agriculture.

The PV panels will be mounted either on fixed tilt supports or single-axis trackers. The Project will be 26 MWac (32 MWdc).

The main project access will be located at the southeast corner of the site on Borrego Valley Road with a secondary access on Henderson Canyon Road. No sewer service or potable water is required as the facility would be unmanned. Water would be used for dust suppression during construction and the Project would use approximately two acre-feet of water annually during operation for cleaning the solar panels. This water will be provided from existing wells on the Project site.

The site would be grubbed to remove existing vegetation and almost no grading would be necessary as it is already level. The soil surface will be smoothed and compacted to prepare the site for installation of the solar panels. The construction period for the 26 MW phase (using either mounting system) is expected to be a 4-6 month timeframe.

The only off-site improvement associated with the Project is a 69kV generation-tie (gen-tie) transmission line from the site to SDG&E's existing Borrego Substation. The proposed gen-tie line is approximately one mile in length and would be located within the disturbed right-of-way on the west side of Borrego Valley Road. The interconnection at the existing substation would occur within a small expansion of its current footprint.

1.3 Physical Setting

The Project area is located in the Borrego Valley, which is in the desert region of northeastern San Diego County. The Anza-Borrego Desert area is part of the larger Colorado Desert. The Borrego Sink is located approximately four miles southeast of the Project area, and the Borrego Badlands are approximately five miles to the east.

SECTION 2 PLAN CONSISTENCY ANALYSIS

The Project is compatible with neighboring land uses at its proposed location and is fully consistent with applicable County General Plan and Subregional Plan policies and County Zoning Ordinance provisions. Following is an analysis of Project plan consistency, as well as a summary of findings required under the Zoning Ordinance.

2.1 General and Subregional Plan Consistency

Several adopted plan policies support and promote the development of the Project at its proposed location. The Project is found to be consistent with the following adopted or proposed plans: the existing County General Plan; the Draft General Plan (updated 4/2/2010); the Desert Subregional Plan; the Borrego Springs Community Plan (updated 4/2/2010); and, the Borrego Valley Airport Land Use Compatibility Plan.

2.1.1 San Diego County General Plan

The County of San Diego General Plan is intended to provide guidance for the long-term development of San Diego County. The General Plan includes various Elements that address different aspects of growth, including accommodating population growth and housing needs, while influencing the distribution of development in order to protect scarce resources wisely; preserving the natural environment; providing adequate public facilities and services efficiently and equitably; assisting the private sector in the provision of adequate, affordable housing; and, promoting the economic and social welfare of the region. Goals, policies and objectives are provided within each of the Elements to guide future land development and ensure consistency with the County's intended vision for the future of San Diego County.

General Plan land use designations and zoning for the affected parcel is provided in Tables 2-1 and 2-2, below. A brief discussion of Project's compatibility with applicable goals and policies of the General Plan is provided in Table 2-3.

Table 2-1 Existing General Plan Land Use / Regional Category			
Assessor Parcel Number	Approximate Acreage	General Plan Land Use Designation	Regional Category
140-290-12-00	308	(18) Multiple Rural Use	Rural Development Area (RDA)

Table 2-2 Existing Zoning		
Assessor Parcel Number	Approximate Acreage	Zoning
140-290-12-00	308	General Rural Use (S92)

**Table 2-3
San Diego County General Plan**

Part I Open Space Element	Project Consistency with Goal/Policy
<p>It is not the intent of the Open Space Element Categories and Goals to restrict or regulate privately owned land in any way except as is necessary to facilitate the public health, safety, and welfare.</p> <p><i>Floodplains</i></p> <p>Goal I. Health and Safety</p> <ol style="list-style-type: none"> 1. Protect life and property by regulating uses in areas subject to flooding. 2. Reduce the need for construction of major flood control improvements. 	<p>The project would be consistent with this goal.</p> <p>The project is not proposing to place structures with a potential for human occupation within flow path and will not place access roads or other improvements, which will limit access during flood events or affect downstream properties. The project will also meet all the requirements from Borrego Valley Flood Management Report prepared by Boyle Engineering Corporation, date October 1989, the Flood Damage Prevention Ordinance, and FEMA National Flood Insurance Program. Therefore the project would be consistent with this goal.</p>
Part II Regional Land Use Element	Project Consistency with Goal/Policy
<p><i>Regional Land Use Element:</i></p> <p><u>Policy 1 Regional Categories</u></p> <p>1.4 Rural Development Area (RDA) - The RDA includes much of the privately-owned properties outside the service boundaries of the County Water Authority. This area is primarily made up of agricultural or unimproved lands and remote pockets of residential development. Parcel sizes generally be dictated by the availability of groundwater and other environmental and resource constraints.</p> <p><u>Policy 2 Land Use Designations and Use Regulations</u></p> <p>2.4 Non-Urban Residential Designations:</p> <p>Multiple Rural Use (18) - This designation is applied in areas with one or more of the following characteristics: watershed, desert lands, lands susceptible to fires and erosion; lands which rely on groundwater for water supply; and other environmentally constrained areas. The Multiple Rural Use designation is typically...applied in remote areas to broad expanses of rural land with overall low population density and with an absence of most public services.</p>	<p>The project would be consistent with these policies. The project site has a General Plan land use designation of (18) Multiple Rural Use, with a Regional Category of Rural Development Area (RDA). Zoning for the project site is General Rural (S92). The proposed use is an allowed use within the existing zoning designations with approval of a Major Use permit (MUP). The project has been carefully examined to assure that there would be no significant adverse environmental impacts, erosion, fire problems would be minimal, and no urban levels of service would be required. Therefore the project would be consistent with these policies.</p>

**Table 2-3
San Diego County General Plan**

<p>Regional Category Environmental Goals</p> <p>3.1 Protect lands needed for preservation of natural and cultural resources; managed production of resources; and recreation, educational, and scientific activities.</p>	<p>The project would be consistent with this goal. This site was selected because it had previously been disturbed by intensive agriculture activities and therefore would not significantly impact natural, cultural, and recreational resources. Refer also to the Biological Resources Analysis and Cultural Resources Analysis prepared for this project. The project would be consistent with this goal.</p>
<p>3.2 Promote the conservation of water and energy resources.</p>	<p>The project would be consistent with this goal. The Project would be consistent with the above-stated Goal of the Regional Land Use Element because it proposes a solar facility that would use minimal water for ongoing maintenance and cleaning, and would provide a large quantity of clean energy. The project would be consistent with this goal.</p>
<p>Part III. Circulation Element</p>	<p>Project Consistency with Goal/Policy</p>
<p>Objectives of this Element are to provide a guide for the provisions of a coordinated system of highway routes serving all sections of San Diego County, to help achieve efficiency and economy in this important field of public works, to facilitate the planning to meet street and highway needs in subdivision and other land development programs and to inform the citizens of San Diego county of these plans.</p>	<p>The Project would be consistent with the objectives of the Circulation Element. Three Circulation Element roads are located adjacent to lands affected by the Project components. Borrego Valley Road, Henderson Canyon Road and Big Horn Road are each classified as a Light Collector. No physical improvements are proposed with the Project that would affect or disturb the existing condition of these roadways.</p> <p>A temporary minor increase in traffic may occur along area roadways during the construction phase, as workers and materials are transported to and from the site. To mitigate any potential temporary traffic impacts, a traffic control plan will be prepared and implemented. Therefore the project would be consistent with the objectives of the Circulation Element.</p>
<p>Part IV Recreation Element</p>	<p>Project Consistency with Goal/Policy</p>
<p>Goal. Provide a system of public parks, riding and hiking trails, and outdoor recreation facilities which not only preserve significant areas of natural beauty for citizen enjoyment, but which also serve the needs of the citizens in the immediate environments.</p>	<p>The project would be consistent with this goal. The Project would be consistent with this Goal of the Recreation Element because it proposes an unmanned solar facility. As such, recreational facilities would not be affected or required. In addition, there are no park or trail requirements required for the project. Therefore, the project is consistent with this goal.</p>
<p>Part V Seismic Safety Element</p>	<p>Project Consistency with Goal/Policy</p>
<p><i>Goals:</i></p> <ul style="list-style-type: none"> • Minimize injury and loss of life; • Minimize damage to public and private 	<p>The project would be consistent with these goals and policy. The project would be consistent with the goals of the Seismic Safety Element because: 1) the</p>

**Table 2-3
San Diego County General Plan**

<p>property; and,</p> <ul style="list-style-type: none"> Minimize social and economic dislocations resulting from injuries, loss of life, and property damage. <p>Policy: 1. Require all buildings to meet the standards of the Uniform Building Code (UBC).</p>	<p>project is an unmanned solar facility, and 2) all Project facilities would be required to comply with applicable requirements of the UBC and any recommended engineering design measures. Therefore, the project is consistent with these goals and policy.</p>
<p>Part VI Scenic Highway Element</p>	<p>Project Consistency with Goal/Policy</p>
<p><u>Objective 2:</u> Protect and enhance scenic resources within designated scenic highway corridors.</p>	<p>The project would be consistent with this objective. Only two highways in the unincorporated County have been designated as a State Scenic Highway: State Route 78 (SR-78) through the Anza-Borrego Desert State Park and State Route 125 (SR-125) between Interstate 8 and State Route 94 (SR-94). State Route 78 is located approximately 10 miles to the south of the Project site. Therefore, the Project is not likely to result in any changes to the scenic resources within the designated scenic highway corridor of SR-78, because: 1) the project site is 10 miles away from SR-78; and 2) the project will have a very short profile (generally less than 10 feet). In addition, there is a County Designated Scenic Highway in the project area described as San Felipe Road, Montezuma Valley Road, Palm Canyon Road, Peg Leg Road, and Borrego Salton Seaway (S22). This route is not likely to result in any changes to the scenic resources within the designated scenic highway corridor of route described above, because: 1) the project site is 2 miles away from the project at it's closest point and at a lower elevation; and 2) the project will have a very short profile (generally less than 10 feet). See aesthetic analysis. Therefore the project would be consistent with the objectives of the Scenic Highway Element.</p>
<p>Part VII Public Safety Element</p>	<p>Project Consistency with Goal/Policy</p>
<p>Goal: Minimize injury, loss of life, and damage to property resulting from fire, geologic, or crime occurrence.</p> <p><u>Chapter 2: Fire Hazards</u></p> <p><u>Policy 1:</u> The County shall seek to reduce fire hazards to an acceptable level of risk.</p>	<p>The project would be consistent with this goal and policy. A Fire Protection Plan will be prepared for the Project consistent with the County of San Diego Report Format and Content Requirements, Wildland Fire and Fire Protection.</p> <p>The Project does not include flammable materials on nearly all of the site. The design provides for a 30-foot-wide perimeter brush clearing zone around the project site to reduce the potential for wildfire to occur and/or spread. This 30-foot-wide clearing would also serve to facilitate onsite circulation of emergency vehicles, in combination with additional driveways</p>

**Table 2-3
San Diego County General Plan**

	<p>provided within the solar panel fields.</p> <p>In addition, the Project would be subject to state, county, and federally enforced laws, ordinances, rules, and regulations that pertain to prevention and suppression of fires, including:</p> <ul style="list-style-type: none"> • County DPLU Fire Prevention in Project Design Standards • County of San Diego Consolidated Fire Code • State Fire Regulations • International Fire Code (IFC) • California Fire Code (CFC) <p>The Borrego Springs Fire Protection District (BSFPD) would provide fire protection services for the main Project site. The district has required the project to provide adequate access, a water tank, gates that comply with fire code, and participation in the Community Facilities District. Therefore, the project is consistent with this goal and policy.</p>
<p><u>Chapter Four: Crime Prevention</u> <u>Policy 2:</u></p> <p>Encourage crime prevention through the planning process by establishing specific design criteria and standards to be used in the review of land use development.</p>	<p>The project would be consistent with this policy. Security measures incorporated into the project design include security fencing around the perimeter of the project site. In addition, the Project applicant will coordinate with Sherriff's Department to determine if additional measures are required to reduce the potential for crime. Therefore, the project is consistent with this policy.</p>
<p>Part VIII Noise Element</p>	<p>Project Consistency with Goal/Policy</p>
<p>Policy 4a: Insure acceptable noise levels at the receiver's site by incorporating appropriate regulations and standards in the County's development policies and ordinances.</p> <p>Policy 4b: Because exterior community noise levels (CNEL) above 55 to 60 decibels (dB) and/or interior CNEL levels above 45 decibels may have an adverse effect on public health and welfare, it is the policy of the County of San Diego that:</p> <ol style="list-style-type: none"> 1. Whenever possible, development in San Diego County should be planned and constructed so that noise sensitive areas are not subject to noise in excess of CNEL equal to 55 decibels. 2. Whenever it appears that new development will result in any noise 	<p>The Project would be consistent with the stated Policies of the Noise Element for the following reasons.</p> <p>The Project would result in short term construction-related noise impacts. Construction-related short-term noise levels would be higher than existing ambient noise levels in the Project area, but would cease once Project construction is completed. All construction would be required to comply with applicable restrictions on hours and standards for such activities, per established County of San Diego noise level thresholds, to reduce the potential for significant noise impacts to occur.</p> <p>There are no sensitive receptors (i.e. residential uses, schools, etc.) located near the project site, and therefore would be distanced from any construction-related noise.</p> <p>The Project does not propose any noise sensitive land uses.</p>

**Table 2-3
San Diego County General Plan**

<p>sensitive area being subjected to noise levels of CNEL equal to 60 decibels or greater, an acoustical study should be required.</p> <p>3. If the acoustical study shows that noise levels at any noise sensitive area will exceed CNEL equal to 60 decibels, the development should not be approved unless the following findings are made:</p> <p style="padding-left: 40px;">A. Modifications to the development have been or will be made which reduce the exterior noise level below CNEL equal to 60 decibels; or,</p> <p>If with current noise abatement technology, it is infeasible to reduce exterior CNEL to 60 decibels, then modifications to the development have been made or will be made which reduce interior noise below CNEL equal to 45 decibels.</p>	<p>Finally, long-term operation of the solar PV panels and associated transmission facilities is not anticipated to generate significant noise levels that would exceed local noise level thresholds. Therefore the project would be consistent with these policies.</p>
<p>Part IX Housing Element</p>	<p>Project Consistency with Goal/Policy</p>
<p>Goal:</p> <p>1. Assist the private sector...to ensure that new residential construction will be available to meet the needs of the region if adequate public services and facilities are in place.</p>	<p>The project would be consistent with this goal. The Project does not propose the construction of residential housing or other land uses that would create an increase in the local population or the current demand for housing. The energy generated would be transmitted to the existing Borrego Substation and ultimately sold for public consumption. Therefore, the project is consistent with this goal.</p>
<p>Part X Conservation Element</p>	<p>Project Consistency with Goal/Policy</p>
<p><i>Chapter 3 Water:</i> <u>Policy 6</u></p> <p>Conserve groundwater resources in areas where imported water is not available. The management objectives will be:</p> <ul style="list-style-type: none"> • Cumulative groundwater extraction will not exceed the short-term or long-term groundwater resources of the area; • Groundwater quality will not be significantly degraded by surface or subsurface discharge of wastewater. <p><u>Action Program 6.3:</u></p> <p>Prepare regulations, which provide that non-agricultural projects requiring discretionary approval, which will utilize two or more acre feet</p>	<p>The Project would be consistent with the stated Policy and Action Program of the Conservation Element with regard to groundwater. The Project proposes the use of groundwater or potable water for short-term construction and/or long-term operation of the proposed facilities. During construction, the proposed project would use approximately 103.63 acre-feet of water for: 1) Clearing, discing, recompacting; 2) Application of Water/Soil Binding Agent; and 3) Concrete Hydration. During operation, the Project will use approximately 2.95 acre-feet of water per year for periodic washing of the solar panels. Water will be provided from an existing well on the property or from the water district and will be trucked to the site when needed.</p> <p>The Project would also be required to implement offsetting groundwater use reduction measures that save an amount of water at least equivalent to the</p>

**Table 2-3
San Diego County General Plan**

of groundwater per year, shall be denied if they cannot meet the objectives of Policy 6 or provide adequate mitigation. Such projects shall provide documentation of an adequate supply of groundwater prior to approval. Note: Two acre-feet of water will supply six dwelling units with average size families for one year.

Project's demand amount (approximately 2.95 acre-feet of water per year), elsewhere in Borrego Valley such that there is a "no net gain" in the overall groundwater extraction in Borrego Valley. The applicant will ensure that there is "no net gain" by recording an easement on offsite land that has been continuously used for agriculture or golf course purposes for at least the past five years and is being irrigated with at least four acre-feet of groundwater annually from the Borrego Valley groundwater aquifer. The easement will be granted to the County and will permanently prohibit the use, extraction, storage, distribution, or diversion of water from the Borrego Valley groundwater aquifer on land subject to the easement. With the inclusion of a condition to ensure water use for the Project does not exceed its maximum projected use, and through a legally enforceable mechanism to offset its water use, the Project would not have a significant adverse effect on groundwater resources.

The Borrego Valley aquifer has a well-documented groundwater overdraft condition wherein annual extraction exceeds the amount of groundwater recharged back into the aquifer. The Groundwater Investigation determined that at the current rate of extraction, the upper and middle aquifer may be fully depleted in a little over 100 years. However, the proposed land use would not create a significant demand on groundwater supplies because it would represent a significant decrease in water use as compared to that if the site were to be developed with residential uses as allowed under the existing Multiple Rural Use General Plan land use designation.

In addition, the Project would not adversely affect groundwater quality through the discharge of surface or subsurface wastewater. Water used to clean the solar PV panels would be absorbed into the underlying ground surface, thereby contributing to the recharge of the groundwater table; however, no chemicals or hazardous materials would be used in washing the panels that would have the potential to create wastewater that could degrade the quality of the underlying groundwater table. In addition, the low water demand of the Project would reduce potential effects with regard to water quality caused by decreased water levels inducing flow of poor quality water found in deeper formational materials of the aquifer, as compared to if the site were developed with residential uses. Therefore, the project is consistent with the stated Policy and Action Program of the Conservation Element with regard to

**Table 2-3
San Diego County General Plan**

	groundwater.
<p><i>Chapter 4 Vegetation and Wildlife:</i></p> <p><u>Policy 1</u> The County will act to conserve and enhance vegetation, wildlife, and fisheries resources.</p> <p><u>Policy 2</u> San Diego County shall coordinate with appropriate Federal, State and local agencies to conserve areas of rare, endangered, or threatened species.</p> <p><u>Policy 6</u> If a project is determined to have significant adverse impacts on plants or wildlife, an acceptable mitigating measure may be voluntary donation of land or monies for acquisition of land of comparable value to wildlife.</p>	<p>The Project would be consistent with the stated Policies. This site was selected because it had previously been disturbed by intensive agriculture activities and therefore would not significantly impact natural resources. Refer also to the Biological Resources Analysis prepared for this project. In addition, implementation of the mitigation measures identified in the Biological Resources Analysis will ensure that the removal of any potential habitat on the project site will not result in substantial adverse effects, or have a cumulatively considerable impact to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. In addition, compliance with the CEQA process will ensure that the County coordinates with the appropriate Federal, State and local agencies to conserve areas of rare, endangered, or threatened species. Therefore, the project is consistent with these policies..</p>
<p><u>Policy 16</u> The County will regulate major land-clearing projects to minimize significant soil erosion, destruction of archaeological, historic, and scientific resources and endangered species of plants and animals.</p>	<p>The Project would be consistent with the stated Policy. Through the Major Use Permit review and approval process, the Project design would be consistent with applicable measures with regard to land clearing activities and requirements for the provision of appropriate mitigation measures to reduce potential impacts resulting from such activities.</p> <p>Any grading required for installation of the solar panels or transmission facilities would be consistent County of Grading Ordinance as enforced through the grading permit. Prior to construction, preparation of erosion control plans and/or incorporation of best management practices (BMPs) to minimize potential erosion and sedimentation impacts during grading and construction would be required, as applicable. In order to control potential dust and erosion during the life of the Project, a non-toxic, biodegradable agent will be applied to all exposed surface areas.</p> <p>As mentioned previously, the Project has been designed to minimize impacts on sensitive biological and cultural resources. Mitigation is proposed to reduce potential impacts on such resources to less than significant. Through implementation of the design measures and mitigation measures proposed, Project impacts would be reduced to less than significant. Therefore, the project is consistent with this policy.</p>

**Table 2-3
San Diego County General Plan**

<p><i>Chapter 7 Astronomical Dark Sky:</i></p> <p>Policy 1 The County of San Diego will act to minimize the impact of development on the useful life of the observatories.</p>	<p>The Project would be consistent with the stated Policy. During operation, nighttime lighting would be restricted to ongoing maintenance and security lighting purposes. Any project lighting would comply with the County Lighting Ordinance. The proposed security lighting shall be (1) directed downward; (2) directed in a manner that prevents light pools from extending beyond the site boundary; and (3) shielded to prevent light from escaping vertically into the night sky. Therefore, the project is consistent with this policy.</p>
<p>Chapter 8 Cultural Sites:</p> <p>Policy 1 The County shall take those actions, which will seek to conserve and protect significant cultural resources.</p> <p>Policy 5 Encourage the use of open space easement in the conservation of high-value cultural resources.</p>	<p>The Project would be consistent with the stated Policies. This site was selected because it had previously been disturbed by intensive agriculture activities and therefore would not significantly impact known cultural resources. In addition, potential impacts to previously unknown cultural resources would be mitigated to less than significant as discussed in the Cultural Resources Analysis prepared for this project. Therefore, the project is consistent with these policies.</p>
<p>Part XI Energy Element</p>	<p>Project Consistency with Goal/Policy</p>
<p><i>Goals</i></p> <p>Goal 1 Define and assure adequate energy supplies for San Diego County.</p> <p>Goal 2 Encourage the utilization of alternative passive and renewable energy resources.</p> <p>Goal 3 Maximize energy conservation and efficiency of utilization.</p>	<p>The Project would be consistent with the stated Goals. The Project would provide a new source of clean renewable energy to help meet current and future energy demands within San Diego County. The Project would involve the passive generation of energy from an alternative and renewable energy source. Therefore, the project is consistent with these goals.</p>
<p>Goal 4 Minimize environmental impact of energy sources.</p> <p>Goal 6 Minimize possibility of energy shortages and resulting hardships.</p> <p>Goal 8 Goal 8 Encourage compatibility with national and state energy goals and city and community general plans/regional comprehensive plans.</p>	<p>The Project would be consistent with the stated Goals.. The Project represents the opportunity to generate energy from a clean, renewable source, thereby minimizing potential impacts on the environment. The Project would provide an additional source of energy to supplement existing energy supplies and help to meet future energy demands within the County. The Project is consistent with goals and policies given in the County General Plan with regard to energy, and is allowed under the existing General Plan land use and zoning designations with approval of a Major Use Permit. Therefore, the project is consistent with these goals.</p>

**Table 2-3
San Diego County General Plan**

<p><i>Objectives</i></p> <p><u>Objective 1</u> Achieve maximum conservation practices and maximum development of renewable sources of energy.</p> <p><i>(Supply) Policies</i></p> <p><u>Policy S-1</u> Promote accelerated market penetration of solar equipment and technology.</p> <p><u>Policy S-6</u> Support the timely utilization of wind power...solar electric and solar thermal power, and other potentially viable and cost-effective alternative energy sources, as the public issues, which may surround the use if these energy sources become resolved.</p>	<p>The Project would be consistent with these policies and objective. The Project takes advantage of available renewable solar resources abundant in the Borrego Springs area, allowing for the generation of clean energy. The Project represents a viable and cost-effective energy-generating project that provides a supplemental source of power to satisfy future energy demands within San Diego County. Therefore, the project is consistent with these policies and objective.</p>
<p>Part XII Public Facility Element</p>	<p>Project Consistency with Goal/Policy</p>
<p><i>Section 5 Flood Control:</i></p> <p>Goal: Protect life and property in areas subject to flooding.</p> <p>Objective 1: Reduction in the need for flood control structures.</p> <p>Objective 2: Preservation of the floodplain environment from adverse impacts due to development.</p> <p>Objective 3: Expedient approval and construction of environmentally sensitive flood control facilities when they are necessary.</p>	<p>The Project would be consistent with this goal and objectives. The project is not proposing to place structures with a potential for human occupation within flow path and will not place access roads or other improvements, which will limit access during flood events or affect downstream properties. The project will also meet all the requirements from Borrego Valley Flood Management Report prepared by Boyle Engineering Corporation, date October 1989, the Flood Damage Prevention Ordinance, and FEMA National Flood Insurance Program.</p> <p>In addition, the applicant will comply with the following flood control guidance was provided by the San Diego County Department of Public Works to guide development within the Borrego Valley FEMA Zone AC Delineated Floodplain.</p> <ol style="list-style-type: none"> 1. It must be demonstrated that the lowest floors and attendant utilities of all proposed structures will be elevated one foot above the base flood depth in accordance with County Code of Regulatory Ordinances Section 811 .501(c)(2). 2. It must be demonstrated that all public roads are elevated above the base flood depth in accordance with County Public Road Standards Section 5.11(I). 3. If successful adherence to the above mentioned requirements by means of the placement of fill would create changes to the depths, velocities or floodplain boundaries as shown on the FEMA FIRM maps or FEMA DFIRM data for the area, a Conditional Letter of Map Revision (CLOMR) prior to the start of

**Table 2-3
San Diego County General Plan**

	<p>grading, and Letter of Map Revision (LOMR) prior to project completion must be obtained from FEMA in accordance with County Code of Regulatory Ordinances Section 811.503(b) and Title 44 of the Federal Code of Regulations Section 65.3 (44 CFR 65.3).</p> <ol style="list-style-type: none"> 4. Applicants for projects that would require a CLOMR and LOMR should be familiar with the requirements that must be met to obtain FEMA approval of their proposed revision. They should be aware that the requirements of the NFIP regulations to obtain a CLOMR and LOMR in this area include (but are not limited to) the design and implementation of facilities to capture and safely convey the entire flow of the base flood event at the fan's apex (44 CFR 65.13(c)(1)). Facilities accepted by FEMA for this purpose include: channelization; levee/floodwall; dam and sedimentation basin (FEMA MT-2 Form 6(b) (1)), however some of these may not be acceptable to the county. 5. FEMA will not issue a CLOMR-F (based on fill) or LOMR-F for areas of alluvial fan flooding (44 CFR 65.13(b)). 6. Structures raised on piers so that the lowest horizontal structural member is at Least 1 foot above the base flood depth may be allowed without requiring a CLOMR or LOMR. In these instances: <ul style="list-style-type: none"> • Analyses may be required depending upon development size and the extent of obstruction to flow. • Pier foundations shall be designed to account for scour due to the base flood. • Applicants should be informed of flood insurance requirements. <p>The use of one or two dimensional hydraulic models within the mapped floodplain of the Borrego Springs area will only be acceptable for areas of alluvial fans determined to be inactive by an acceptable analysis in accordance with Appendix G of The Guidelines and Specifications for Flood Hazards Mapping Partners Section G.2.2. Therefore, the project is consistent with this goal and objectives.</p>
<p><i>Section 11. Fire Protection and Emergency Services:</i></p>	<p>The Project would be consistent with this goal and objective. The Project does not propose the construction of housing or other uses that would</p>

**Table 2-3
San Diego County General Plan**

<p>Goal: Minimization of the loss of life and property from fires and medical emergencies.</p> <p>Objective 1: Sufficient fire and emergency services facilities to meet established emergency travel time objectives to minimize fire and emergency risk.</p> <p><i>[Maximum travel time to Land Use Category applicable to the Project site (Town) is five minutes].</i></p>	<p>generate additional population in the area which may in turn increase demand for fire protection or emergency services, and The project travel time would be less than five minutes</p> <p>The Project would not contain flammable materials on nearly all of the site and the design provides for a 30-foot-wide perimeter brush clearing zone around the project site to reduce the potential for wildfire to occur and/or spread. This 30- foot-wide clearing would also serve to facilitate onsite circulation of emergency vehicles, in combination with additional driveways provided within the solar panel fields.</p> <p>In addition, the Project would be subject to state, county, and federally enforced laws, ordinances, rules, and regulations that pertain to prevention and suppression of fires, including:</p> <ul style="list-style-type: none"> • County DPLU Fire Prevention in Project Design Standards • County of San Diego Consolidated Fire Code • State Fire Regulations • International Fire Code (IFC) • California Fire Code (CFC) <p>The Borrego Springs Fire Protection District (BSFPD) would provide fire protection services for the main Project site. The district has required the project to provided adequate access, a water tank, gates that comply with fire code, and participation in the Community Facilities District. Therefore, the project has reduced its risk to fire safety and is consistent with this policy.</p>
--	---

2.1.2 San Diego County Draft General Plan (updated 4/2/2010)

San Diego County is preparing a comprehensive update of the San Diego County General Plan. The Comprehensive General Plan Update will balance population growth and development with infrastructure needs and resource protection. More specifically, the proposed project will direct population capacity in the western portions of the County and reduce the potential for growth in the eastern areas. This general population distribution is intended to: 1) facilitate efficient, orderly growth by containing development within areas potentially served by the San Diego County Water Authority (SDCWA) and in proximity to existing infrastructure; 2) protect natural resources through the reduction of population capacity in sensitive areas; 3) reduce overall vehicle miles traveled and the associated greenhouse gas emissions that contribute to climate change, and 4) retain or enhance the character of communities within the unincorporated County.

The Update includes the adoption of new General Plan elements, which set the goals and policies that guide future development. The six elements proposed are: Land Use, Mobility, Housing, Conservation and Open Space, Safety, and Noise. The General Plan Update also includes a corresponding proposed land use map, a County Road Network map, and updates to Community and Subregional Plans.

Draft General Plan Update land use designations for the affected parcel is provided in Tables 2-4, below. A brief discussion of Project's consistency with applicable goals and policies of the Draft General Plan Update is provided in Table 2-5.

TABLE 2-4			
San Diego County Draft General Plan Land Use / Regional Category			
Assessor Parcel Number	Approximate Acreage	Draft General Plan Land Use Designation	Regional Category
140-290-12-00	308	Semi-rural Residential (SR-4)	Semi-Rural (SR)

Table 2-5	
San Diego County Draft General Plan (updated 4/2/2010)	
Chapter 3 Land Use Element Goals and Policies	Project Consistency with Goal/Policy
<p>LU-2.7 Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.</p>	<p>The Project would be consistent with the stated Policies. This site was selected because it had previously been disturbed by intensive agriculture activities and therefore would not significantly impact natural or known cultural resources. Refer also to the Biological Resources and Cultural Resource Analysis prepared for this project. Implementation of the mitigation measures identified in the Biological Resources Analysis will ensure that the removal of any potential habitat on the project site will not result in substantial adverse effects, or have a cumulatively considerable impact to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Compliance with the CEQA process will ensure that the County coordinates with the appropriate Federal, State and local agencies to conserve areas of rare, endangered, or threatened species. Potential impacts to previously unknown cultural resources would be mitigated to less than significant as discussed in the Cultural Resources Analysis prepared for this project. In addition, potential impacts related to ground disturbing activities would be mitigated as required</p>

**Table 2-5
San Diego County Draft General Plan (updated 4/2/2010)**

	<p>by the conditions of approval for the grading permit and General Industrial Activity Storm Water Permit. Therefore, the project is consistent with these policies.</p>
<p>LU-4.7 Airport Land Use Compatibility Plans (ALUCP). Coordinate with the Airport Land Use Commission (ALUC) and support review of Airport Land Use Compatibility Plans (ALUCP) for development within Airport Influence Areas.</p>	<p>The Project would be consistent with the stated Policy. The southern portion of the project site is located within Review Area 2 of the Borrego Valley Airport Area of Influence. The project was reviewed by the Regional Airport Authority and it was determined that it is consistent with the Borrego Valley Airport ALUCP. See letter dated January 6, 2011. Therefore, the project is consistent with this policy.</p>
<p>LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.</p>	<p>The Project would be consistent with the stated Policy. This site was selected because it had previously been disturbed by intensive agriculture activities and therefore would not significantly impact natural, cultural, and recreational resources. All project impacts have been mitigated below levels of significance; therefore, the project would be consistent with this policy. Refer also to the Biological Resources Analysis and Cultural Resources Analysis prepared for this project.</p>
<p>LU-6.5 Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.</p>	<p>The Project would be consistent with the stated Policy. Installation of the PV solar panels and facilities would cause a minimal increase in the amount of impervious surface area on the sites identified as locations for the facilities. Such increases in impervious surfaces are not anticipated to result in an increase in the rate or amount of surface water runoff rate or cause flooding in onsite or offsite areas. All site drainage has been designed consistent with County of San Diego design standards to ensure that existing drainage patterns would not be substantially altered, and that the rate and/or runoff from any of the sites would not be increased over that which presently occurs.</p> <p>Any grading required for installation of the solar panels or transmission facilities would be consistent County of Grading Ordinance as enforced through the grading permit. In addition, prior to construction, development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) the discharger will use to protect storm water runoff and the placement of those BMPs. Therefore, the project is</p>

**Table 2-5
San Diego County Draft General Plan (updated 4/2/2010)**

	consistent with this policy.
<p>LU-6.8 Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.</p>	<p>The Project would be consistent with the stated Policy. Any grading required for installation of the solar panels or transmission facilities would be consistent County of Grading Ordinance as enforced through the grading permit. The project has been designed to have limited grading because the site was previously graded as an agricultural operation, and the project would be graded to match the existing topography. The site also conveys the same amount of water as what enters the site. Prior to construction, preparation of erosion control plans and/or incorporation of best management practices (BMPs) to minimize potential erosion and sedimentation impacts during grading and construction would be required. Therefore, the project is consistent with this policy..</p>
<p>LU-8.2 Groundwater Resources. Require development to identify adequate groundwater resources in groundwater dependent areas, as follows:</p> <ul style="list-style-type: none"> • In areas dependent on currently identified groundwater over drafted basins, prohibit new development from exacerbating overdraft conditions. Encourage programs to alleviate overdraft conditions in Borrego Valley. • In areas without current overdraft groundwater conditions, evaluate new groundwater-dependent development to assure a sustainable long-term supply of groundwater is available that will not adversely impact existing groundwater users. 	<p>The Project would be consistent with the stated Policy. The project will obtain its water supply from off-site sources. Local sources are groundwater dependent and obtain water from the Borrego Valley groundwater aquifer, which has a well-documented groundwater overdraft condition. To address this issue, the Project will either fallow irrigated land or pay of a mitigation fee in lieu of fallowing for all new water uses. SEE previous answers about groundwater usage.</p>
<p>LU-8.4 Program for Borrego Valley Aquifer. Support the Borrego Water District with their program to slow the overdrafting and extend the life of the aquifer supporting the residents of the Borrego Valley.</p>	<p>The Project would be consistent with the stated Policies. The Project proposes the use of groundwater or potable water for short-term construction and/or long-term operation of the proposed facilities. During construction, the proposed project would use approximately 103.63 acre-feet of water for: 1) Clearing, discing, recompacting; 2) Application of Water/Soil Binding Agent; and 3) Concrete Hydration. During operation, the Project will use approximately 2.95 acre-feet of water per year for periodic washing of the solar panels. Water will be provided from an existing well on the property or from the water</p>

**Table 2-5
San Diego County Draft General Plan (updated 4/2/2010)**

	<p>district and will be trucked to the site when needed.</p> <p>The Project would also be required to implement offsetting groundwater use reduction measures that save an amount of water at least equivalent to the Project's demand amount (approximately 2.95 acre-feet of water per year), elsewhere in Borrego Valley such that there is a "no net gain" in the overall groundwater extraction in Borrego Valley. The applicant will ensure that there is "no net gain" by recording an easement on offsite land that has been continuously used for agriculture or golf course purposes for at least the past five years and is being irrigated with at least four acre-feet of groundwater annually from the Borrego Valley groundwater aquifer. The easement will be granted to the County and will permanently prohibit the use, extraction, storage, distribution, or diversion of water from the Borrego Valley groundwater aquifer on land subject to the easement. With the inclusion of a condition to ensure water use for the Project does not exceed its maximum projected use, and through a legally enforceable mechanism to offset its water use, the Project would not have a significant adverse effect on groundwater resources.</p> <p>The Borrego Valley aquifer has a well-documented groundwater overdraft condition wherein annual extraction exceeds the amount of groundwater recharged back into the aquifer. The Groundwater Investigation determined that at the current rate of extraction, the upper and middle aquifer may be fully depleted in a little over 100 years. However, the proposed land use would not create a significant demand on groundwater supplies because it would represent a significant decrease in water use as compared to that if the site were to be developed with residential uses as allowed under the existing Multiple Rural Use General Plan land use designation. Therefore, the project is consistent with the stated Policies.</p>
<p>LU-10.2 Development—Environmental Resource Relationship. Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.</p>	<p>. The Project would be consistent with the stated Policy. This site was selected because it had previously been disturbed by intensive agriculture activities and therefore would not significantly impact natural resources. Refer also to the Biological Resources Analysis prepared for this project. In addition, implementation of the mitigation measures identified in the Biological Resources Analysis will ensure that the removal of any potential habitat on the project site will not result in</p>

Table 2-5
San Diego County Draft General Plan (updated 4/2/2010)

	<p>substantial adverse effects, or have a cumulatively considerable impact to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. In addition, compliance with the CEQA process will ensure that the County coordinates with the appropriate Federal, State and local agencies to conserve areas of rare, endangered, or threatened species. Therefore, the project is consistent with the stated Policies.</p>
<p>LU-13.1 Adequacy of Water Supply. Coordinate water infrastructure planning with land use planning to maintain an acceptable availability of a high quality sustainable water supply. Ensure that new development includes both indoor and outdoor water conservation measures to reduce demand.</p> <p>LU-13.2 Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.</p>	<p>The Project would be consistent with the stated Policies. The Project proposes the use of groundwater or potable water for short-term construction and/or long-term operation of the proposed facilities. During construction, the proposed project would use approximately 103.63 acre-feet of water for: 1) Clearing, discing, recompacting; 2) Application of Water/Soil Binding Agent; and 3) Concrete Hydration. During operation, the Project will use approximately 2.95 acre-feet of water per year for periodic washing of the solar panels. Water will be provided from an existing well on the property or from the water district and will be trucked to the site when needed.</p> <p>The Project would also be required to implement offsetting groundwater use reduction measures that save an amount of water at least equivalent to the Project's demand amount (approximately 2.95 acre-feet of water per year), elsewhere in Borrego Valley such that there is a "no net gain" in the overall groundwater extraction in Borrego Valley. The applicant will ensure that there is "no net gain" by recording an easement on offsite land that has been continuously used for agriculture or golf course purposes for at least the past five years and is being irrigated with at least four acre-feet of groundwater annually from the Borrego Valley groundwater aquifer. The easement will be granted to the County and will permanently prohibit the use, extraction, storage, distribution, or diversion of water from the Borrego Valley groundwater aquifer on land subject to the easement. With the inclusion of a condition to ensure water use for the Project does not exceed its maximum projected use, and through a legally enforceable mechanism to offset its water use, the Project would not have a significant adverse effect on groundwater resources.</p>

**Table 2-5
San Diego County Draft General Plan (updated 4/2/2010)**

	<p>The Borrego Valley aquifer has a well-documented groundwater overdraft condition wherein annual extraction exceeds the amount of groundwater recharged back into the aquifer. The Groundwater Investigation determined that at the current rate of extraction, the upper and middle aquifer may be fully depleted in a little over 100 years. However, the proposed land use would not create a significant demand on groundwater supplies because it would represent a significant decrease in water use as compared to that if the site were to be developed with residential uses as allowed under the existing Multiple Rural Use General Plan land use designation.</p> <p>In addition, the Project would not adversely affect groundwater quality through the discharge of surface or subsurface wastewater. Water used to clean the solar PV panels would be absorbed into the underlying ground surface, thereby contributing to the recharge of the groundwater table; however, no chemicals or hazardous materials would be used in washing the panels that would have the potential to create wastewater that could degrade the quality of the underlying groundwater table. In addition, the low water demand of the Project would reduce potential effects with regard to water quality caused by decreased water levels inducing flow of poor quality water found in deeper formational materials of the aquifer, as compared to if the site were developed with residential uses. Therefore, the project is consistent with the stated Policies.</p>
Chapter 4 Mobility Element	Project Consistency with Goal/Policy
<p>M-4.4 Accommodate Emergency Vehicles. Design and construct public and private roads to allow for necessary access for appropriately-sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.</p>	<p>The Project would be consistent with the stated Policy. Interior access to the main Project site would be provided by a looped 24-foot wide perimeter road. This road would be all-weather and surfaced with decomposed granite and would be maintained to provide a fire buffer as well as to facilitate onsite circulation for emergency vehicles. In addition, a system of internal roadways, approximately 24 feet in width and unsurfaced, would be provided along the PV fields (see Site Plan). Therefore, the project is consistent with the stated Policy.</p>

**Table 2-5
San Diego County Draft General Plan (updated 4/2/2010)**

Chapter 5 Conservation and Open Space Element Goals and Policies	Project Consistency with Goal/Policy
<p>COS-2.1 Protection, Restoration and Enhancement. Protect and enhance natural wildlife habitat outside of preserves as development occurs according to the underlying land use designation. Limit the degradation of regionally important natural habitats within the Semi-Rural and Rural Lands regional categories, as well as within Village lands where appropriate.</p>	<p>The Project would be consistent with the stated Policy. This site was selected because it had previously been disturbed by intensive agriculture activities and therefore would not significantly impact natural resources. Refer also to the Biological Resources Analysis prepared for this project. In addition, implementation of the mitigation measures identified in the Biological Resources Analysis will ensure that the removal of any potential habitat on the project site will not result in substantial adverse effects, or have a cumulatively considerable impact to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations. Therefore, the project is consistent with the stated Policy.</p>
<p>COS-2.2 Habitat Protection Through Site Design. Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.</p>	<p>The Project would be consistent with the stated Policy. This site was selected because it had previously been disturbed by intensive agriculture activities and therefore would not significantly impact natural resources. Therefore, the project is consistent with the stated Policy.</p>
<p>COS-4.1 Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.</p>	<p>The Project would be consistent with the stated Policy. The Project proposes the use of groundwater or potable water for short-term construction and/or long-term operation of the proposed facilities. During construction, the proposed project would use approximately 103.63 acre-feet of water for: 1) Clearing, discing, recompacting; 2) Application of Water/Soil Binding Agent; and 3) Concrete Hydration. During operation, the Project will use approximately 2.95 acre-feet of water per year for periodic washing of the solar panels. Water will be provided from an existing well on the property or from the water district and will be trucked to the site when needed. The Project would also be required to implement offsetting groundwater use reduction measures that save an amount of water at least equivalent to the Project's demand amount. For additional discussion see the analysis for LU-13.1-2 above. Therefore, the project is consistent with the stated Policy.</p>
<p>COS-5.1 Impact to Floodways and Floodplains. Restrict development in floodways and floodplains in accordance with policies in the Flood Hazards</p>	<p>The Project would be consistent with the stated Policy. The project is not proposing to place structures with a potential for human occupation</p>

**Table 2-5
San Diego County Draft General Plan (updated 4/2/2010)**

<p>section of the Safety Element.</p>	<p>within flow path and will not place access roads or other improvements, which will limit access during flood events or affect downstream properties. The project will also meet all the requirements from Borrego Valley Flood Management Report prepared by Boyle Engineering Corporation, date October 1989, the Flood Damage Prevention Ordinance, and FEMA National Flood Insurance Program. Therefore, the project is consistent with the stated Policy.</p>
<p>COS-5.2 Impervious Surfaces. Require development to minimize the use of directly connected impervious surfaces and to retain stormwater run-off caused from the development footprint at or near the site of generation.</p>	<p>The Project would be consistent with the stated Policy. Installation of the PV solar panels and facilities would cause a minimal increase in the amount of impervious surface area on the sites identified as locations for the facilities. Such increases in impervious surfaces are not anticipated to result in an increase in the rate or amount of surface water runoff rate or cause flooding in onsite or offsite areas. All site drainage has been designed consistent with County of San Diego design standards to ensure that existing drainage patterns would not be substantially altered, and that the rate and/or runoff from any of the sites would not be increased over that which presently occurs. Therefore, the project is consistent with the stated Policy.</p>
<p>COS-5.3 Downslope Protection. Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources.</p>	<p>The Project would be consistent with the stated Policy. Installation of the PV solar panels and facilities would cause a minimal increase in the amount of impervious surface area on the sites identified as locations for the facilities. Such increases in impervious surfaces are not anticipated to result in an increase in the rate or amount of surface water runoff rate or cause flooding in onsite or offsite areas. All site drainage has been designed consistent with County of San Diego design standards to ensure that existing drainage patterns would not be substantially altered, and that the rate and/or runoff from any of the sites would not be increased over that which presently occurs.</p> <p>Any grading required for installation of the solar panels or transmission facilities would be consistent County of Grading Ordinance as enforced through the grading permit. In addition, prior to construction, development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) the discharger</p>

**Table 2-5
San Diego County Draft General Plan (updated 4/2/2010)**

	will use to protect storm water runoff and the placement of those BMPs. Therefore, the project is consistent with the stated Policy.
<p>COS-6.2 Protection of Agricultural Operations. Protect existing agricultural operations from encroachment of incompatible land uses by doing the following:</p> <ul style="list-style-type: none"> • Limiting the ability of new development to take actions to limit existing agricultural uses by informing and educating new projects as to the potential impacts from agricultural operations; • Encouraging new or expanded agricultural land uses to provide a buffer of non-intensive agriculture or other appropriate uses (e.g., landscape screening) between intensive uses and adjacent non-agricultural land uses; • Allowing for agricultural uses in agricultural areas and designing development and lots in a manner that facilitates continued agricultural use within the development; • Requiring development to minimize potential conflicts with adjacent agricultural operations through the incorporation of adequate buffers, setbacks, and project design measures to protect surrounding agriculture; • Supporting local and State right-to-farm regulations; and, • Retain or facilitate large and contiguous agricultural operations by consolidation of development during the subdivision process. <p><i>Discourage development that is potentially incompatible with intensive agricultural uses includes schools and civic buildings where the public gather, daycare facilities under private institutional use, private institutional uses (e.g., private hospitals or rest homes), residential densities higher than two dwelling units per acre, and offices and retail commercial.</i></p>	<p>The Project would be consistent with the stated Policy. The proposed photovoltaic facility will not conflict with existing agricultural uses or involve changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use, and therefore will have no impact. Therefore, the project is consistent with the stated Policy.</p>
<p>COS-7.1 Archaeological Protection. Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and</p>	<p>The Project would be consistent with the stated Policy. This site was selected because it had previously been disturbed by intensive agriculture activities and therefore would not significantly impact known cultural resources. In addition,</p>

**Table 2-5
San Diego County Draft General Plan (updated 4/2/2010)**

<p>integrity of these resources.</p>	<p>potential impacts to previously unknown cultural resources would be mitigated to less than significant as discussed in the Cultural Resources Analysis prepared for this project. Therefore, the project is consistent with the stated Policy.</p>
<p>COS-7.3 Archaeological Collections. Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner.</p>	<p>The Project would be consistent with the stated Policy. Potential impacts to previously unknown cultural resources would be mitigated to less than significant as discussed in the Cultural Resources Analysis prepared for this project. Therefore, the project is consistent with the stated Policy.</p>
<p>COS-8.1 Preservation and Adaptive Reuse. Encourage the preservation and/or adaptive reuse of historic sites, structures, and landscapes as a means of protecting important historic resources as part of the discretionary application process, and encourage the preservation of historic structures identified during the ministerial application process.</p>	<p>The Project would be consistent with the stated Policy. This site was selected because it had previously been disturbed by intensive agriculture activities and would therefore avoid impacts to prehistoric resources. Significant structures associated with past historic farming activities were long ago removed from the site. However, a commitment has been made to conduct further research and documentation of the historic farming activities that occurred previously on this site. Therefore, the project is consistent with the stated Policy.</p>
<p>COS-9.1 Preservation. Require the salvage and preservation of unique paleontological resources when exposed to the elements during excavation or grading activities or other development processes.</p>	<p>The Project would be consistent with the stated Policy. This site was selected because it had previously been disturbed by intensive agriculture activities and therefore would not significantly impact known cultural resources. In addition, the project is located in an area with a low potential for finding unique paleontological resources (San Diego County General Plan Update Draft EIR, July 1, 2009). Low resource potential and low sensitivity are assigned to geologic formations that, based on their relatively young age and/or high-energy depositional history, are judged unlikely to produce unique fossil remains. Low resource potential formations rarely produce fossil remains of scientific importance and are considered to have low sensitivity.</p>
<p>COS-9.2 Impacts of Development. Require development to minimize impacts to unique geological features from human related destruction, damage, or loss.</p>	<p>The Project would be consistent with the stated Policy. This site was selected because it had previously been disturbed by intensive agriculture activities and therefore there are no unique geological features on the project site. Therefore, the project is consistent with the stated Policy.</p>
<p>COS-11.1 Protection of Scenic Resources.</p>	<p>The Project would be consistent with the stated Policy. Only two highways in the unincorporated</p>

**Table 2-5
San Diego County Draft General Plan (updated 4/2/2010)**

<p>Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</p>	<p>County have been designated as a State Scenic Highway: State Route 78 (SR-78) through the Anza-Borrego Desert State Park and State Route 125 (SR-125) between Interstate 8 and State Route 94 (SR-94). State Route 78 is located approximately 10 miles to the south of the Project site. Therefore, the Project is not likely to result in any changes to the scenic resources within the designated scenic highway corridor of SR-78, because: 1) the project site is 10 mile away from SR-78; and 2) the project will have a very short profile (generally less than 10 feet). In addition, there is a County Designated Scenic Highway in the project area described as San Felipe Road, Montezuma Valley Road, Palm Canyon Road, Peg Leg Road, and Borrego Salton Seaway (S22). This route is not likely to result in any changes to the scenic resources within the designated scenic highway corridor of route described above, because: 1) the project site is 2 miles away from the project at it's closest point and at a lower elevation; and 2) the project will have a very short profile (generally less than 10 feet). See aesthetic analysis. Therefore, the project is consistent with the stated Policy.</p>
<p>COS-11.3 Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following:</p> <ul style="list-style-type: none"> • Creative site planning • Integration of natural features into the project • Appropriate scale, materials, and design to complement the surrounding natural landscape • Minimal disturbance of topography • Clustering of development so as to preserve a balance of open space vistas, natural features, and community character. • Creation of contiguous open space networks <p><i>Potential measures for promoting scenic compatibility may include limiting or avoiding soundwalls, placing utilities underground, minimizing grading, and providing scenic vista points.</i></p>	<p>The Project would be consistent with the stated Policy. This site was selected because it had previously been disturbed by intensive agriculture activities and therefore there are no unique geological features or unique or special visual features on the project site. In addition, the Project is not likely to result in any changes to the scenic resources within the designated scenic highway corridor of SR-78, because: 1) the project site is 10 mile away from SR-78; and 2) the project will have a very short profile (generally less than 10 feet). In addition, there is a County Designated Scenic Highway in the project area described as San Felipe Road, Montezuma Valley Road, Palm Canyon Road, Peg Leg Road, and Borrego Salton Seaway (S22). This route is not likely to result in any changes to the scenic resources within the designated scenic highway corridor of route described above, because: 1) the project site is 2 miles away from the project at it's closest point and at a lower elevation; and 2) the project will have a very short profile (generally less than 10 feet). See aesthetic analysis. Therefore, the project is consistent with the stated Policy.</p>

**Table 2-5
San Diego County Draft General Plan (updated 4/2/2010)**

<p>COS-11.5 Collaboration with Private and Public Agencies. Coordinate with the California Public Utilities Commission, power companies, and other public agencies to avoid siting energy generation, transmission facilities, and other public improvements in locations that impact visually sensitive areas, whenever feasible. Require the design of public improvements within visually sensitive areas to blend into the landscape.</p>	<p>The Project would be consistent with the stated Policy. Compliance with CEQA will ensure that state and local agencies, federal agencies, and the public will have the opportunity to provide comments on the potential impacts, including visual impacts, of the proposed Project. Therefore, the project is consistent with the stated Policy.</p>
<p>COS-11.7 Underground Utilities. Require new development to place utilities underground and encourage “undergrounding” in existing development to maintain viewsheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies.</p> <p><i>The concept of “undergrounding” in the initial phases of a project not only increases the aesthetic value of the surrounding viewshed, but can also reduce costs in the long run since less infrastructure is exposed to the elements.</i></p>	<p>This policy does not apply to the project. This policy does not apply to the proposed project because it is intended for new residential developments. In addition, the project power line is a transmission line, not a distribution line. It should also be noted that the SDG&E 12kV line is proposed to be undergrounded after the project power line is constructed.</p>
<p>COS-13.1 Restrict Light and Glare. Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.</p>	<p>The Project would be consistent with the stated Policy. During operation, nighttime lighting would be restricted to ongoing maintenance and security lighting purposes. The project lighting would also comply with the County Lighting Ordinance. The proposed security lighting shall be (1) directed downward; (2) directed in a manner that prevents light pools from extending beyond the site boundary; and (3) shielded to prevent light from escaping vertically into the night sky. Therefore, the project is consistent with the stated Policy.</p>
<p>COS-14.7 Alternative Energy Sources for Development Projects. Encourage development projects that use energy recovery, photovoltaic, and wind energy.</p>	<p>The Project would be consistent with the stated Policy. The Project would provide a new source of clean renewable energy to help meet current and future energy demands within San Diego County. The Project would involve the passive generation of energy from an alternative and renewable energy source. Therefore, the project is consistent with the stated Policy.</p>
<p>COS-14.8 Minimize Air Pollution. Minimize land use conflicts that expose people to significant amounts of air pollutants.</p>	<p>The Project would be consistent with the stated Policies. Potential air quality impacts related to ground disturbing activities would be short term and mitigated to less than significant as required by the conditions of approval for the grading permit and General Industrial Activity Storm Water Permit. Therefore, the project is consistent with these</p>

**Table 2-5
San Diego County Draft General Plan (updated 4/2/2010)**

	policies.
<p>COS-14.11 Native Vegetation. Require development to minimize the vegetation management of native vegetation while ensuring sufficient clearing is provided for fire control.</p>	<p>The Project would be consistent with the stated Policy. This site was selected because it had previously been disturbed by intensive agriculture activities and therefore would not significantly impact natural resources.</p> <p>The Project design provides for a 30-foot-wide perimeter brush clearing zone around the project site to reduce the potential for wildfire to occur and/or spread. This 30-foot-wide clearing would also serve to facilitate onsite circulation of emergency vehicles, in combination with additional driveways provided within the solar panel fields.</p> <p>In addition, the Project would be subject to state, county, and federally enforced laws, ordinances, rules, and regulations that pertain to prevention and suppression of fires, including:</p> <ul style="list-style-type: none"> • County DPLU Fire Prevention in Project Design Standards • County of San Diego Consolidated Fire Code • State Fire Regulations • International Fire Code (IFC) • California Fire Code (CFC) <p>The Borrego Springs Fire Protection District (BSFPD) would provide fire protection services for the main Project site. Therefore, the project is consistent with the stated Policy.</p>
<p>COS-17.2 Construction and Demolition Waste. Require recycling, reduction and reuse of construction and demolition debris.</p>	<p>The Project would be consistent with the stated Policies. The project applicant will require recycling, reduction and reuse of construction and demolition debris. Therefore, the project is consistent with these policies. Recycling will be conducted during construction in compliance with the County of San Diego Construction Demolition and Debris Management Plan requirements in accordance with County ordinance 68.508-68.518.</p>
<p>COS-18.1 Alternate Energy Systems Design. Work with San Diego Gas and Electric and non-utility developers to facilitate the development of alternative energy systems that are located and designed to maintain the character of their setting.</p>	<p>The Project would be consistent with the stated Policies. The Project would provide a new source of clean renewable energy to help meet current and future energy demands within San Diego County. The Project would involve the passive generation of energy from an alternative and renewable energy source. Therefore, the project is consistent with these goals. The project has been carefully examined to assure that there would be no significant adverse environmental impacts, erosion,</p>

**Table 2-5
San Diego County Draft General Plan (updated 4/2/2010)**

	fire problems would be minimal, and no urban levels of service would be required. Therefore, the project is consistent with these policies.
<p>COS-18.3 Alternate Energy Systems Impacts. Require alternative energy system operators to properly design and maintain these systems to minimize adverse impacts to the environment.</p>	<p>The Project would be consistent with the stated Policy. The Project represents the opportunity to generate energy from a clean, renewable source, thereby minimizing potential impacts on the environment. The Project would provide an additional source of energy to supplement existing energy supplies and help to meet future energy demands within the County. In addition, this site was selected because it had previously been disturbed by intensive agriculture activities. The project would not have any significant unmitigable impacts; therefore the project is consistent with the stated Policy..</p>
<p>COS-19.1 Sustainable Development Practices. Require land development, building design, landscaping, and operational practices that minimize water consumption.</p>	<p>The Project would be consistent with the stated Policy. The Project would be consistent with the above-stated Goal of the Regional Land Use Element because it proposes a solar facility that would use minimal water for ongoing maintenance and cleaning, and would provide a large quantity of clean energy. Therefore, the project is consistent with the stated Policy.</p>
<p>Chapter 7 Safety Element Goals and Policies</p>	<p>Project Consistency with Goal/Policy</p>
<p>S-3.1 Defensible Development. Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.</p>	<p>The Project would be consistent with the stated Policy. The Project is an unmanned photovoltaic solar project. The Project would not contain flammable materials on nearly all of the site and the design provides for a 30-foot-wide perimeter brush clearing zone around the project site to reduce the potential for wildfire to occur and/or spread. This 30-foot-wide clearing would also serve to facilitate onsite circulation of emergency vehicles, in combination with additional driveways provided within the solar panel fields. Therefore, the project is consistent with the stated Policy.</p>
<p>S-3.3 Minimize Flammable Vegetation. Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas, or islands of flammable vegetation within a development.</p>	<p>The Project would be consistent with the stated Policy. This site was selected because it had previously been disturbed by intensive agriculture activities. In addition, the Project design provides for a 30-foot-wide perimeter brush clearing zone around the project site to reduce the potential for wildfire to occur and/or spread. Therefore, the project is consistent with the stated Policy.</p>

**Table 2-5
San Diego County Draft General Plan (updated 4/2/2010)**

<p>S-7.1 Development Location. Locate development in areas where the risk to people or resources is minimized. In accordance with the California Department of Conservation Special Publication 42, require development be located a minimum of 50 feet from active or potentially active faults, unless an alternative setback distance is approved based on geologic analysis and feasible engineering design measures adequate to demonstrate that the fault rupture hazard would be avoided.</p>	<p>The Project would be consistent with the stated Policy. The Project is an unmanned photovoltaic solar project, which would be located approximately 2-miles southwest of an active Holocene fault (i.e., the Coyote Creek Fault). Therefore, the project is consistent with the stated Policy.</p>
<p>S-9.2 Development in Floodplains. Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.</p>	<p>The Project would be consistent with the stated Policy. The project is not proposing to place structures with a potential for human occupation within flow path and will not place access roads or other improvements, which will limit access during flood events or affect downstream properties. The project will also meet all the requirements from Borrego Valley Flood Management Report prepared by Boyle Engineering Corporation, date October 1989, the Flood Damage Prevention Ordinance, and FEMA National Flood Insurance Program. Therefore, the project is consistent with the stated Policy.</p>
<p>S-9.3 Development in Flood Hazard Areas. Require development within mapped flood hazard areas be sited and designed to minimize on and off-site hazards to health, safety, and property due to flooding.</p>	<p>The Project would be consistent with the stated Policy. The project is not proposing to place structures with a potential for human occupation within flow path and will not place access roads or other improvements, which will limit access during flood events or affect downstream properties. The project will also meet all the requirements from Borrego Valley Flood Management Report prepared by Boyle Engineering Corporation, date October 1989, the Flood Damage Prevention Ordinance, and FEMA National Flood Insurance Program. Therefore, the project is consistent with the stated Policy.</p>
<p>S-10.4 Stormwater Management. Require development to incorporate low impact design, hydromodification management, and other measures to minimize stormwater impacts on drainage and flood control facilities.</p>	<p>The Project would be consistent with the stated Policy. Any grading required for installation of the solar panels or transmission facilities would be consistent County of Grading Ordinance as enforced through the grading permit. In addition, prior to construction, development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) the discharger will use to protect storm water runoff and the placement of those BMPs. Therefore, the project is</p>

**Table 2-5
San Diego County Draft General Plan (updated 4/2/2010)**

	consistent with the stated Policy.
S-10.5 Development Site Improvements. Require development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities.	The Project would be consistent with the stated Policy. Any grading required for installation of the solar panels or transmission facilities would be consistent County of Grading Ordinance as enforced through the grading permit. In addition, prior to construction, development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP must list Best Management Practices (BMPs) the discharger will use to protect storm water runoff and the placement of those BMPs. Therefore, the project is consistent with the stated Policy.
S-11.5 Development Adjacent to Agricultural Operations. Require development adjacent to existing agricultural operations in Semi-Rural and Rural Lands to adequately buffer agricultural areas and ensure compliance with relevant safety codes where pesticides or other hazardous materials are used.	The Project would be consistent with the stated Policy. The project site is buffered from active agriculture by roads on the east and north sides and is surrounded by vacant lands on the south and west. Any use of pesticides or other hazardous materials will follow all applicable regulations.
<p>S-15.1 Land Use Compatibility. Require land uses surrounding airports to be compatible with the operation of each airport.</p> <p>S-15.2 Airport Operational Plans. Require operational plans for new public/private airports and heliports, as well as future operational changes to existing airports, to be compatible with existing and planned land uses that surround the airport facility.</p> <p>S-15.3 Hazardous Obstructions within Airport Approach and Departure. Restrict development of potentially hazardous obstructions or other hazards to flight located within airport approach and departure areas or known flight patterns and discourage uses that may impact airport operations or do not meet Federal or State aviation standards.</p>	Project would be consistent with this policy. As demonstrated in Section 2.1.5, the Project was reviewed by the Regional Airport Authority and it was determined that it is consistent with the Borrego Valley Airport ALUCP. In addition, the FAA provided a Determination of No Hazard to Air Navigation. Therefore, the Project is compatible with the operation of the Borrego Valley Airport and is consistent with the stated Policy.

2.1.3 San Diego County Desert Subregional Plan

The Desert Subregional Plan, last updated in 1995, is an inherent part of the existing County General Plan and provides supplemental goals and policies to guide development of this area of northeastern San Diego County, including the community of Borrego Springs. A brief discussion of Project conformance with applicable goals and policies given in the Desert Subregional Plan is included below.

Table 2-6 San Diego County Desert Subregional Plan	
Chapter 6 Conservation Goals and Policies	Project Consistency with Goal/Policy
<p>2. Preserve the dark night sky as a natural resource enjoyed by residents and visitors to the desert. Dark sky is also essential to the effective operations of the nearby observatories.</p>	<p>The Project would be consistent with the stated Policy. As previously stated, exterior lighting for the Project would be limited to that required for maintenance and security purposes. All Project lighting would comply with the County Lighting Ordinance and would be shielded and directed downward to minimize the potential for glare or spillover onto adjacent ownerships and/or open space lands. All lighting would conform to County of San Diego outdoor lighting requirements. Therefore, the project is consistent with the stated Policy.</p>
<p><u>Flood Control Goal</u></p> <p>Protect life and property from flood hazard while minimizing any disruption to the natural environment.</p> <p>2. Encourage private development to incorporate effective desert flood control measures into their projects.</p>	<p>The Project would be consistent with the stated Policy. The project is not proposing to place structures with a potential for human occupation within flow path and will not place access roads or other improvements, which will limit access during flood events or affect downstream properties. The project will also meet all the requirements from Borrego Valley Flood Management Report prepared by Boyle Engineering Corporation, date October 1989, the Flood Damage Prevention Ordinance, and FEMA National Flood Insurance Program. Therefore, the project is consistent with the stated Policy.</p>

2.1.4 DRAFT Borrego Springs Community Plan (updated 4/2/2010)

The Draft Borrego Springs Community Plan, last updated in April 2010, is an integral part of the County of San Diego's existing General Plan and provides supplemental goals and policies to guide development of the community of Borrego Springs. A brief discussion of Project conformance with applicable goals and policies given in the Borrego Springs Community Plan is included below.

Table 2-7 Draft Borrego Springs Community Plan	
Land Use Element Goals and Policies	Project Consistency with Goal/Policy
<p>Goal-LU-2.1 The permanent protection of undisturbed desert native habitat substantially protected from new development where new development is focused on previously disturbed desert native habitat lands and mitigated through the establishment of land banks.</p>	<p>The Project would be consistent with the stated goal and policy. This site was selected because it had previously been disturbed by intensive agriculture activities and therefore would not significantly impact natural resources. Refer also to the Biological Resources Analysis prepared for this</p>

**Table 2-7
Draft Borrego Springs Community Plan**

<p>Policy-LU-2.1.1 Discourage development on undisturbed and substantially-undisturbed desert native habitat lands outside the Village Core (excluding residential development on individual parcels existing prior to the adoption of this Plan) in favor of development on areas of previously-disturbed desert native habitat through the establishment of land banks using a using Transfer of Development Rights or other available programs.</p>	<p>project. In addition, implementation of the mitigation measures identified in the Biological Resources Analysis will ensure that the removal of any potential habitat on the project site will not result in substantial adverse effects, or have a cumulatively considerable impact to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service. Therefore, the project is consistent with the stated Goal and Policy.</p>
<p>Goal-LU-2.5 Restoration and revegetation of existing fallowed (abandoned) farmlands and their conversion to open space uses to enhance community character, health and safety, and tourism appeal.</p> <p>Policy LU-4.5.2 Encourage the use of existing fallowed farmlands for the installation of solar farms for energy production.</p> <p>Implementation-LU-2.5.2</p> <ol style="list-style-type: none"> 1. Identify and inventory existing fallowed and abandoned farmlands. 2. Develop a plan to facilitate the acquisition, restoration to desert native habitat, and conversion to permanent open space uses. Possible USDA Farmland Restoration Funds are to be used. 3. Place ownership of the lands with suitable land management and/or conservancy entity(ies). 	<p>The Project would be consistent with the stated goal and policy. This site was selected because it had previously been disturbed by intensive agriculture activities. Therefore, the project is consistent with the stated Policy.</p>
<p>Policy LU-4.5.2 Encourage the use of existing fallowed farmlands for the installation of solar farms for energy production.</p>	<p>The Project would be consistent with the stated Policy. This site was selected because it had previously been disturbed by intensive agriculture activities. Therefore, the project is consistent with the stated Policy.</p>
<p>Goal-LU 2.7 Renewable-energy-related industrial uses that are compatible with the existing environment and do not detract from the unspoiled nature of the area, detract from community character, or impair local economic development.</p> <p>Policy-LU 2.7.1 Require all proposed energy-generation (wind and solar) uses to fully assess community-wide impacts to environmental resources, community character and economic resources to the Plan area.</p>	<p>The Project would be consistent with the stated goal and policy. The proposed project is subject to CEQA review, which requires that the community-wide impacts will be fully accessed. In addition, the County has required that the project prepare a land Use/Community Character Analysis. Therefore, the project is consistent with the stated Goal and Policy.</p>

Table 2-7
Draft Borrego Springs Community Plan

<p>Goal-LU-3.4 Protection of the topsoil and protection from blowing sand with limited grading or clearing of sites, clearing only the areas minimally needed for the siting and construction of approved improvements.</p> <p>Policy LU-3.4.1 Minimize grading for the retention of topsoil, protection of erosion and defense from dust created by unprotected land.</p> <p>Policy-LU-3.4.2 Require, for all development in the Plan area, an approved site plan that clearly specifies the areas of any parcel proposed to be developed that are:</p> <ol style="list-style-type: none"> 1) approved for clearing for the siting of approved improvements; 2) approved for temporary clearing in order to permit necessary and reasonable access to the site(s) of approved improvements during their development, further, to be re-landscaped in accordance with “Desert Native Landscaping”, below; and 3) prohibited from being cleared, and which must be protected from disturbance by the builder or developer during development. 	<p>The Project would be consistent with the stated goal and policies. Through the Major Use Permit review and approval process, the Project design would be consistent with applicable measures with regard to land clearing activities and requirements for the provision of appropriate mitigation measures to reduce potential impacts resulting from such activities.</p> <p>Any grading required for installation of the solar panels or transmission facilities would be consistent County of Grading Ordinance as enforced through the grading permit. Prior to construction, preparation of erosion control plans and/or incorporation of best management practices (BMPs) to minimize potential erosion and sedimentation impacts during grading and construction would be required, as applicable. In order to control potential dust and erosion during the life of the Project, water will be applied during construction and a permeable soil-binding or permeable rock material will be used to limit the dust from all disturbed or exposed surface areas during the operational phase</p> <p>As mentioned previously, the Project has been designed to minimize impacts on sensitive biological and cultural resources. Mitigation is proposed to reduce potential impacts on such resources to less than significant. Through implementation of the design measures and mitigation measures proposed, Project impacts would be reduced to less than significant. Therefore, the project is consistent with the stated Goal and Policies.</p>
<p>Goal-LU-3.5 All landscaping that is visible from the “street” (parcel boundaries) use only non-invasive species and groupings native to the Sonoran Desert, with a preference for those species and groupings native to the Colorado Desert.</p> <p>Policy-LU-3.5.1 Require an approved landscaping plan for all development and redevelopment for which it requires a building permit, Minor or Major Use Permit, Special Plan, or Tentative Map for all areas outside structures, that requires the use of only those plant species and groupings native to the Sonoran Desert, with a preference for the use of species and groupings native to the Colorado Desert.</p>	<p>The Project would be consistent with the stated goal and policy. If included in the Project, landscaping will use only those plant species and groupings native to the Sonoran Desert, with a preference for the use of species and groupings native to the Colorado Desert. Therefore, the project is consistent with the stated Goal and Policy.</p>

**Table 2-7
Draft Borrego Springs Community Plan**

Chapter 3 Conservation and Open Space Element Goals and Policies	Project Consistency with Goal/Policy
<p>Policy-COS 1.2.1 Require development to minimize impacts to plant and animal habitat and to maximize the retention of propagation and movement corridors.</p>	<p>The Project would be consistent with the stated Policy. This site was selected because it had previously been disturbed by intensive agriculture activities and therefore would not significantly impact natural resources. Refer also to the Biological Resources Analysis prepared for this project. In addition, implementation of the mitigation measures identified in the Biological Resources Analysis will ensure that the removal of any potential habitat on the project site will not result in substantial adverse effects, or have a cumulatively considerable impact to species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations. Therefore, the project is consistent with the stated Policy.</p>
<p>Policy-COS 1.3.2 Discourage new energy transmission towers within the Plan area.</p>	<p>Project is potentially incompatible with this policy. The proposed approximately 1-mile long gen-tie line will run from the solar project parcel, to the existing Borrego Substation, which is owned and operated by SDG&E. The route will follow Borrego Valley Road where there is an existing line.</p>
<p>Policy-COS 1.6.2 Preserve and protect native soils and soil crust in their natural state to the greatest extent possible to prevent wind blown sand, which degrades air quality and visibility.</p>	<p>The Project would be consistent with the stated goal and policies. Project design would be consistent with applicable measures with regard to land clearing activities and requirements for the provision of appropriate mitigation measures to reduce potential impacts resulting from such activities.</p> <p>In order to control potential dust and erosion during the life of the Project, water will be applied during construction and a permeable soil-binding or permeable rock material will be used to limit the dust from all disturbed or exposed surface areas during the operational phase</p>
<p>Policy-COS-1.9.1. Require shielding for all new and retro-fitted exterior light fixtures such that no ray of light exiting an exterior lighting fixture directly from its light source falls outside the boundaries of the legal parcel on which the fixture is situated.</p>	<p>The Project would be consistent with the stated Policy. During operation, nighttime lighting would be restricted to ongoing maintenance and security lighting purposes. The proposed security lighting shall be (1) directed downward; (2) directed in a manner that prevents light pools from extending beyond the site boundary; and (3) shielded to prevent light from escaping vertically into the night sky. Therefore, the project is consistent with the</p>

**Table 2-7
Draft Borrego Springs Community Plan**

	stated Policy.
<p>Implementation-COS 1.6.1</p> <ol style="list-style-type: none"> 1. Reduce wind-blown dust pollution by more effective grading ordinances, which will be enforced by the County 2. Through a local land trust, implement methods to restore fallowed farm land to prevent wind-blown dust. 3. Replace vacated farm fields with restored desert habitat to reduce air pollution caused by blowing sand. 4. The Borrego Springs Fire Department should restrict agricultural burning in coordination with this policy. 5. Investigate establishing a limit on the total number of off-road riders during pollution periods to reduce future levels of windblown sand and air pollution in the Borrego Valley caused by off highway vehicle use on adjacent land, including lands managed by OWSVRA and BLM. 6. Install air quality monitoring stations within the Borrego Valley to detect poor air quality episodes and to pinpoint the sources of the poor air quality. Upon detection and determination of sources, work to restrict or alleviate such activities. 	<p>The Project would be consistent with the applicable Implementation Measures. Any grading required for installation of the solar panels or transmission facilities would be consistent County of Grading Ordinance as enforced through the grading permit. This site was selected because it had previously been disturbed by intensive agriculture activities. And there will be no agricultural burning on-site. Therefore, the project is consistent with the applicable Implementation Measures.</p>
<p>Policy-COS-1.9.1. Limit the maximum night-time intensity of light reflected from any surface of any land, improvement, or structure.</p>	<p>The Project would be consistent with the stated Policy. During daytime, the PV panels would not result in substantial glare. PV panels are designed absorb as much light as possible as they convert this directly to energy – the more efficiently they absorb light, the more efficiently they generate electrical energy. Therefore, they are made with low-glare materials. In addition, the chain-link fence around the site will be made of galvanized, non-reflective materials and will be only 8-feet tall. Therefore, the project is consistent with the stated Policy.</p>
<p>Chapter 5 Noise Element Goals and Policies</p>	<p>Project Consistency with Goal/Policy</p>
<p>Policy-N 1.5.1 Restrict construction permit work times consistent with conditions prevailing in the Plan area and alert permit applicants that they may not commence or continue construction work outside of permitted hours.</p>	<p>The Project would be consistent with the stated Policy. Per San Diego County Code Sections 36.408 and 36.409, construction activities will be limited to between the hours of 7:00 a.m. and 7:00 p.m. Therefore, the project is consistent with the</p>

Table 2-7	
Draft Borrego Springs Community Plan	
	stated Policy.

2.1.5 Borrego Valley Airport Land Use Compatibility Plan

The Project is located in the airport influence area designated Review Area 2. Review Area 2 consists of locations beyond Review Area 1 but within the airspace protection and/or overflight areas depicted on the associated maps in this chapter. Limits on the heights of structures and other objects, particularly in areas of high terrain, are the only restrictions on land uses within Review Area 2. The additional function of this area is to define where various mechanisms to alert prospective property owners about the nearby airport are appropriate. Within Review Area 2, only land use actions for which the height of objects is an issue are subject to ALUC review (i.e., Policy 1.6.2(a)(2)).

Table 2-8	
Borrego Valley Airport Land Use Compatibility Plan	
General Applicability Policies	Project Consistency with Goal/Policy
<p>1.6.2. <i>Other Land Use Actions Subject to ALUC Review:</i> In addition to the above types of land use actions for which ALUC review is mandatory, other types of land use actions are subject to review under the following circumstances:</p> <p>(2) Within Review Area 2, only the following actions affecting land uses require ALUC review:</p> <ul style="list-style-type: none"> ➤ Any object having a height that requires review by the Federal Aviation Administration in accordance with Federal Aviation Regulations (FAR) Part 77, Subpart B. ➤ Any proposed object in a <i>High Terrain Zone</i> having a height of more than 35 feet. However, within that portion of the <i>High Terrain Zone</i> that is defined by United States Standard for Terminal Instrument Procedures (TERPS) surfaces and lies beyond the boundaries of the surfaces defined by FAR Part 77, Subpart C, ALUC review is required only for those objects taller than 100 feet above ground level. (The approximate extent of the <i>High Terrain Zone</i> is indicated on the Compatibility Policy Map: Airspace Protection included in Chapter 3. The On-Line Implementation Tool described in Appendix G can also be used to assess whether an object requires review under this policy.) ➤ Any project having the potential to create 	<p>The Project would be consistent with the stated Policy. Only the southern portion of the project site is located within the Borrego Valley Airport Area of Influence (Review Area 2). ALUC review is mandatory for this project because the one mile gen-tie line is located in Review Area 2 and has a height of more than 35 feet. This line will be located along Borrego Valley Road where another existing transmission line with taller structures is located on the east side of the road, closer to the airport. The project was reviewed by the Regional Airport Authority and it was determined that it is consistent with the Borrego Valley Airport ALUCP. See letter dated January 6, 2011. Therefore, the project is consistent with this policy.</p>

Table 2-8 Borrego Valley Airport Land Use Compatibility Plan	
<p>electrical or visual hazards to aircraft in flight, including: electrical interference with radio communications or navigational signals; lighting which could be mistaken for airport lighting; glare or bright lights (including laser lights) in the eyes of pilots of aircraft using the airport; and impaired visibility near the airport.</p> <p>➤ Any project having the potential to cause an increase in the attraction of birds or other wildlife that can be hazardous to aircraft operations in the vicinity of an airport.</p>	

2.1.6 County Board of Supervisors Land Development Section I Planning Land Use Controls Policies

The purpose of the Board of Supervisors Policy Manual is to: 1) To clearly state and compile policies of the Board of Supervisors; 2) To provide for the distribution of these policies to all concerned; and 3) To establish procedures for the preparation, distribution and maintenance of Board policies and this Manual. A brief discussion of Project conformance with applicable goals and policies given in the Desert Subregional Plan is included below.

Table 2-9 County Board of Supervisors Land Development Section I Planning Land Use Controls Policies	
General Applicability Policies	Project Consistency with Goal/Policy
<p>Policy I-60</p> <p>1. A grading permit for any project requiring discretionary approvals shall not be issued until all discretionary permits or approvals that can be determined as necessary in light of the project detail shown on the plan or permit application or known or reasonably inferred by the County Official, including those by other governmental agencies, such as Special Districts, or the Coastal Commission have been obtained.</p> <p>Where the Board of Supervisors, the Planning Commission, Director of Planning and Land Use or Zoning Administrator approval is conditional on discretionary actions by other governmental agencies, the resolution should note which actions, if any, are prerequisite to the issuance of a grading permit.</p> <p>2. The DPLU will inform the applicant after an initial</p>	<p>The Project would be consistent with the stated Policy. A grading permit is required for this Project. The County will not issue the permit until all other discretionary permits and approvals have been obtained. Therefore, the project is consistent with the stated Policy.</p>

Table 2-9
County Board of Supervisors Land Development Section I Planning Land Use Controls Policies

<p>review of a project application, of all County discretionary permits or approvals which will be necessary for the project and will ensure that the requirement for obtaining such permits or approvals is incorporated in any associated conditional approval. The applicant should be encouraged to seek relating County discretionary approvals by concurrent processing of appropriate applications.</p>	
<p>Policy I-84</p> <p>c. No building permit, nor permit for the grading of a site in preparation for construction, will be issued until evidence of permanent water and sewer facility commitment (where such facilities are required by the project) is submitted to the County.</p> <p>The Project Facility Availability forms request standard information on the ability of special districts and other facility providers to potentially provide facilities to serve a project. They also allow facility providers to recommend specific requirements that may be made conditions of project approval.</p> <p>For Sewer and Water Facility Only</p> <p>1. Facility Availability (PFA Form)</p> <p>A Project Facility Availability form will be required at project intake. In order to be considered affirmative, a completed Project Facility Availability form shall contain a statement from the facility provider that it is reasonably expected that the facility provider will be able to give a commitment for facilities to serve the project at the time of need.</p>	<p>The Project would be consistent with the stated Policy. The Project proposes the use of groundwater for short-term construction and/or long-term operation of the proposed facilities. During construction, the proposed project would use approximately 103.63 acre-feet of water for: 1) Clearing, discing, recompacting; 2) Application of Water/Soil Binding Agent; and 3) Concrete Hydration. During operation, the Project will use approximately 2.95 acre-feet of water per year for periodic washing of the solar panels. Water will be provided from an existing well on the property and will be trucked to the site when needed.</p> <p>The Project would also be required to implement offsetting groundwater use reduction measures that save an amount of water at least equivalent to the Project's demand amount (approximately 2.95 acre-feet of water per year), elsewhere in Borrego Valley such that there is a "no net gain" in the overall groundwater extraction in Borrego Valley. The applicant will ensure that there is "no net gain" by recording an easement on offsite land that has been continuously used for agriculture or golf course purposes for at least the past five years and is being irrigated with at least four acre-feet of groundwater annually from the Borrego Valley groundwater aquifer. The easement will be granted to the County and will permanently prohibit the use, extraction, storage, distribution, or diversion of water from the Borrego Valley groundwater aquifer on land subject to the easement. With the inclusion of a condition to ensure water use for the Project does not exceed its maximum projected use, and through a legally enforceable mechanism to offset its water use, the Project would not have a significant adverse effect on groundwater resources.</p>

Table 2-9 County Board of Supervisors Land Development Section I Planning Land Use Controls Policies	
	<p>The Borrego Valley aquifer has a well-documented groundwater overdraft condition wherein annual extraction exceeds the amount of groundwater recharged back into the aquifer. The Groundwater Investigation determined that at the current rate of extraction, the upper and middle aquifer may be fully depleted in a little over 100 years. However, the proposed land use would not create a significant demand on groundwater supplies because it would represent a significant decrease in water use as compared to that if the site were to be developed with residential uses as allowed under the existing Multiple Rural Use General Plan land use designation. Therefore, the project is consistent with the stated Policy.</p>
<p>Policy I-84 For Fire Protection and Emergency Services Facilities Only:</p> <p>For approval for all discretionary applications, sufficient fire protection and emergency service facilities must be available concurrent with need and response times must be adequate, as detailed in the Public Facility Element of the General Plan. This information will be requested from the fire protection agency.</p>	<p>The Project would be consistent with the stated Policy. A Fire Protection Plan will be prepared for the Project consistent with the County of San Diego Report Format and Content Requirements, Wildland Fire and Fire Protection.</p> <p>The Borrego Springs Fire Protection District (BSFPD) would provide fire protection services for the Project site. The Fire District has executed Form 399F (Project Facility Availability Form) and the District and applicant have executed a fire services agreement.</p>

2.1.7 Compliance with All Applicable Land Development Ordinances

San Diego County land development ordinances ensure that development will occur consistent with the County’s General Plan. A brief discussion of the Project’s compliance with applicable land development ordinances is included below.

Table 2-10 Compliance with All Applicable Land Development Ordinances	
Wildland Urban Interface Ordinance	Project Compliance with Ordinance
<p>This Ordinance applies to lands with a high potential for risk of wildfire, and therefore, such lands are subject to additional preventative design measures to reduce the occurrence or spread of wildfire. All discretionary projects must submit Fire Protection</p>	<p>Project complies with this ordinance. A Fire Protection Plan has been prepared for the Project by the applicant, consistent with County requirements, to address such issues as water supply, access, building ignition and fire</p>

Table 2-10
Compliance with All Applicable Land Development Ordinances

Plans that assess fire safety, report on fire service availability and response times, water supplies, vegetation management and emergency access.	resistance, fire protection systems and equipment, and vegetation management.
Groundwater Ordinance	Project Compliance with Ordinance
<p>The purpose of this Ordinance is to establish regulations for the protection, preservation, and maintenance of this resource. It is not the purpose of this ordinance to limit or restrict agricultural activities, but to ensure that development will not occur in groundwater-dependent areas of the County unless adequate groundwater supplies are available to serve both the existing uses within the affected groundwater basin and the proposed uses.</p>	<p>Project complies with this ordinance. The Project proposes the use of groundwater or potable water for short-term construction and/or long-term operation of the proposed facilities. During construction, the proposed project would use approximately 103.63 acre-feet of water for: 1) Clearing, discing, recompacting; 2) Application of Water/Soil Binding Agent; and 3) Concrete Hydration. During operation, the Project will use approximately 2.95 acre-feet of water per year for periodic washing of the solar panels. Water will be provided from an existing well on the property or from the water district and will be trucked to the site when needed.</p> <p>The Project would also be required to implement offsetting groundwater use reduction measures that save an amount of water at least equivalent to the Project’s demand amount (approximately 2.95 acre-feet of water per year), elsewhere in Borrego Valley such that there is a “no net gain” in the overall groundwater extraction in Borrego Valley. The applicant will ensure that there is “no net gain” by recording an easement on offsite land that has been continuously used for agriculture or golf course purposes for at least the past five years and is being irrigated with at least four acre-feet of groundwater annually from the Borrego Valley groundwater aquifer. The easement will be granted to the County and will permanently prohibit the use, extraction, storage, distribution, or diversion of water from the Borrego Valley groundwater aquifer on land subject to the easement. With the inclusion of a condition to ensure water use for the Project does not exceed its maximum projected use, and through a legally enforceable mechanism to offset its water use, the Project would not have a significant adverse effect on groundwater resources.</p> <p>The Borrego Valley aquifer has a well-documented groundwater overdraft condition wherein annual extraction exceeds the amount of groundwater recharged back into the aquifer. The Groundwater Investigation determined that</p>

Table 2-10	
Compliance with All Applicable Land Development Ordinances	
	at the current rate of extraction, the upper and middle aquifer may be fully depleted in a little over 100 years. However, the proposed land use would not create a significant demand on groundwater supplies because it would represent a significant decrease in water use as compared to that if the site were to be developed with residential uses as allowed under the existing Multiple Rural Use General Plan land use designation. See Ground Water Investigation
Resource Protection Ordinance	Project Compliance with Ordinance
The purpose of this ordinance is to protect sensitive lands and prevent their degradation and loss by requiring the Resource Protection Study for certain discretionary projects. This ordinance will also preserve the ability of affected property owners to make reasonable use of their land subject to the conditions established by this Chapter. It is the intent of this ordinance to increase the preservation and protection of the County's unique topography, natural beauty, diversity, and natural resources and a high quality of life for current and future residents of the County of San Diego.	<p>Not Applicable. The Project does not impact sensitive lands as defined by the Resource Protection Ordinance below.</p> <p>“Sensitive Habitat Lands”: Land which supports unique vegetation communities, or the habitats of rare or endangered species or sub-species of animals or plants as defined by Section 15380 of the State California Environmental Quality Act (CEQA) Guidelines (14 Cal. Admin. Code Section 15000 et seq.), including the area which is necessary to support a viable population of any of the above species in perpetuity, or which is critical to the proper functioning of a balanced natural ecosystem or which serves as a functioning wildlife corridor.</p> <p>“Unique vegetation community” refers to associations of plant species which are rare or substantially depleted. These may contain rare or endangered species, but other species may be included because they are unusual or limited due to a number of factors, for example: (a) they are only found in the San Diego region; (b) they are a local representative of a species or association of species not generally found in San Diego County; or (c) they are outstanding examples of the community type as identified by the California Department of Fish and Game listing of community associations.</p> <p>This site was selected because it had previously been disturbed by intensive agriculture activities and therefore would not significantly impact natural, cultural, and recreational resources. Refer also to the Biological Resources Analysis and Cultural Resources Analysis prepared for this project. See County Ordinance Compliance Checklist</p>

Table 2-10	
Compliance with All Applicable Land Development Ordinances	
Noise Ordinance	Project Compliance with Ordinance
The purpose of this chapter is to regulate noise in the unincorporated area of the County to promote the public health, comfort and convenience of the County's inhabitants and its visitors.	Project complies with this ordinance. Nontransportation noise generated by the project is not expected to exceed the standards of the County of San Diego Noise Ordinance (Section 36.404) at or beyond the project's property line. In addition, construction activities will be limited to between the hours of 7:00 a.m. and 7:00 p.m. . See County Ordinance Compliance Checklist and Noise Analysis.
Zoning Ordinance	Project Compliance with Ordinance
The purpose of Zoning Ordinance is to specify the range and combinations of uses necessary to meet requirements for residential and non-residential development within San Diego County as set forth in the policies and principles of the San Diego County General Plan.	Project complies with this ordinance. The County Zoning Ordinance allows photovoltaic solar projects to be located on the Project site subject to the issuance of a Major Use Permit pursuant to Section 2926.b and 1350..

SECTION 3 COMMUNITY CHARACTER ANALYSIS

The purpose of this section is to determine consistency with community character based on a comparison of the project to the existing character of the community, rather than assuming the project to be part of the character. Community character impacts should be based upon physical changes resulting from the project (drawing information from the traffic, noise, and visual impacts).

3.1 Factors Considered in Assessing Community Character

Community Character is an agglomeration of a number of factors which together form the character of an area. The following is a listing of those factors considered in determining the character of the proposed project as well as the area in proximity to the subject property.

- 1) Existing character of the community
- 2) Project Site and surrounding Land Uses
- 3) Land Use Plans (i.e., the current General Plan, the Draft General Plan Update, the Desert Subregional Plan, and the Borrego Springs Community Plan);
- 4) Visual Impacts
- 5) Noise Generation
- 6) Traffic Generation
- 7) Lighting
- 8) Landscaping

3.1.1 Existing Character of the Community

Borrego Springs is a small desert community remotely located in the northeastern part of San Diego County, completely surrounded by the Anza Borrego Desert State Park. This unique "Village in a Park" is a lightly populated desert town with very hospitable winter temperatures and extremely hot summers. The environment is arid with flora and fauna uniquely adapted to the intensity of the summer sun as well as the cool winter nights. Diligent monitoring of public and private exterior lighting has maintained a dark sky environment. Geography in the valley is generally sloping alluvium posing a significant flood consideration.

Land use patterns are very low density and follow the 1940's design for the New Town Movement of the 1920/30s. The core of the village is Christmas Circle Park which serves as the town center and is a traffic circle similar to those applications in Mexico. Commercial businesses line Palm Canyon Drive (S-22) from Stirrup Road to the east to the entrance of the State Park on the west. Borrego Springs has a variety of golf resorts located away from the town center which provide recreation as well as a variety of housing for residents and seasonal visitors. Subdivisions are located mainly to the northwest and south of Christmas Circle and generally follow the availability of water lines provided by Borrego Water District from our sole-source aquifer. Citrus and

ornamental tree farming incorporate approximately 4,000 acres in the north end of the valley; this one use constitutes 70 percent of our annual groundwater consumption. Tourism has become the primary source of income during the winter season while summers have been very quiet.

Desert Lands

The dominant influence on the character of the Plan area community is the desert lands. These lands create a sense of open space and unique community character through long sightlines, sweeping vistas, unique geography, and unique flora and fauna.

The entire Plan area is composed of a desert habitat native to the Colorado Desert region of the Sonoran Desert. This desert native habitat (flora, fauna, and associated desert soils and drainages) has been disturbed by the process of urbanization by residential and commercial developments, roads, resorts, extractive uses, and agriculture. Unlike ecosystems in other areas of the County, desert native habitat does not “bounce” back after development occurs.

3.1.2 Project Site and Surrounding Land Uses

The project site has a General Plan land use designation of (18) Multiple Rural Use, with a Regional Category of Rural Development Area (RDA). The project site and the background is composed of muted colors, however the existing agriculture which is adjacent is part of this landscape unit and is a rather intense dark green color. The mountains, although muted, contrast against the normally clear blue sky. Other than the mountains, which are consistent through the landscape unit, there is little unity in the view of this landscape unit. The abandoned agriculture is one aspect, while the existing agriculture and the natural vegetation are others, but none of these are consistent through the panorama of this landscape unit. Finally this is a landscape that has gone through several changes from the original natural vegetation, with major parts being changed through conversion to agriculture and then abandoning that use. The mountains are the most intact part of the landscape, and only the existing agriculture is unbroken and intact for the extent of that use’s location.

Existing land uses in the surrounding area are generally either undeveloped/disturbed or support agricultural land uses. The immediate vicinity and its background is composed of muted colors, however the existing agriculture visible in this landscape unit is a rather intense dark green color, and the mountains, although muted, contrast against the normally clear blue sky. Other than the mountains, which are consistent through the landscape unit, there is little unity in the other aspects. The abandoned agriculture, the existing agriculture and the natural vegetation divide the rest of this unit with none of these consistent through the panorama of this landscape unit. Finally some aspects of this landscape unit have undergone changes with major parts being changed through conversion from natural vegetation to residential uses and golf courses, agriculture, and scattered homes. The mountains and the natural vegetation are the most intact part of the landscape, Figure 1 shows the Surrounding Land Uses. No residential uses are present on lands immediately adjacent to the affected parcel.

An inventory has been done of all buildings within the neighborhood, defined as that area within 1 mile of the outer boundaries of the property, an area of 4,800 acres.

Within this area it was determined that there were 46 buildings over 100 square feet in size, of which 4 were residences and 41 were agricultural buildings. There were no commercial or industrial buildings that were not tied to an agricultural operation. Results of this inventory are shown on Chart 1, Figure 26, and the coded location of these buildings are shown on Figure 27.

3.1.3 Consistency with Land Use Plans

As discussed more fully above (Section 2), the Project is fully consistent with, and strongly supports the goals, objectives and policies set out within, the current General Plan, the Draft General Plan Update, the Desert Subregional Plan, and the Borrego Springs Community Plan.

3.1.4 Visual Impacts

The Project would not have a harmful effect on desirable neighborhood character and therefore is compatible with adjacent uses. The project consists of an approximately 26 MWac (31 MWdc) photovoltaic solar project that would provide electricity for public consumption. The solar panels would be installed on a property that is generally located in an area that supports undeveloped/disturbed lands, with no residential uses immediately adjacent to the affected properties.

Only two highways in the unincorporated County have been designated as a State Scenic Highway: State Route 78 (SR-78) through the Anza-Borrego Desert State Park and State Route 125 (SR-125) between Interstate 8 and State Route 94 (SR-94). State Route 78 is located approximately 10 miles to the south of the Project site. Therefore, the Project is not likely to result in any changes to the scenic resources within the designated scenic highway corridor of SR-78, because: 1) the project site is 10 mile away from SR-78; and 2) the project will have a very short profile (generally less than 10 feet).

3.1.5 Traffic Generation

The Project's generation of traffic in the context of surrounding streets is compatible with surrounding uses. The primary road affected by the Project would be Borrego Valley Road. Characteristics of this roadway are briefly described below.

Borrego Valley Road (SC 470) is currently a two-lane road and is oriented in a north/south direction in the vicinity of the Project site. Borrego Valley Road extends from Palm Canyon Drive to the south northward to Henderson Canyon Road. This segment is classified as a Light Collector in the County's General Plan Circulation Element and as a Light Collector (Henderson Canyon Road to Rango Way) in the proposed General Plan Update. Borrego Valley Road supports moderate volumes of traffic, due to the generally large-acre parcels with lower-density development that the road provides access to.

With Project implementation, a temporary minor increase in traffic may occur along area roadways during the construction phase, as workers and materials are transported to and from the affected site. With the exception of installation of new utility poles or alteration of existing poles along Borrego Valley Road, all Project construction activities

would take place onsite, thereby minimizing potential conflicts with or interruption of area traffic flow or vehicular circulation.

3.1.6 Lighting

Exterior lighting for the Project would be limited to that required for maintenance and security purposes to minimize effects on surrounding land uses. During operation, nighttime lighting would be restricted to ongoing security lighting purposes. The proposed security lighting shall be (1) directed downward; (2) directed in a manner that prevents light pools from extending beyond the site boundary; and (3) shielded to prevent light from escaping vertically into the night sky. All lighting would conform to County of San Diego outdoor lighting requirements.

3.1.7 Landscaping

If included in the Project, landscaping will use only those plant species and groupings native to the Sonoran Desert, with a preference for the use of species and groupings native to the Colorado Desert.

3.2 Community Character Analysis Conclusion

No existing elements found on site currently contribute to the overall character of the valley floor. There are no tree resources that will be removed; there are no rock outcrops, or built elements that contribute to a consistent or unique character of the site or valley floor. Since no existing elements that contribute to the character of the area are being removed, no impacts to community character are expected on this project.

SECTION 4 APPLICANT - PROPOSED DRAFT MAJOR USE PERMIT FINDINGS

The County Zoning Ordinance allows photovoltaic solar farms to be located on the Project site subject to the issuance of a Major Use Permit. In accordance with Section 7358, of the Zoning Ordinance, before any use permit may be granted or modified, the granting authority make favorable findings concerning the following factors. Draft findings required to support the issuance of a MUP for the Project are provide below in Table 4-1.

Table 4-1 Draft Major Use Permit Findings	
Required Findings	Draft Project Findings
<p>1. Harmony in scale, bulk, coverage and density. Describe the physical character of the project and its harmony with zoning regulations and adjacent property.</p>	<p>The Project is generally considered to be consistent with this finding.</p> <p>The Project, as proposed, will be in harmony with the zoning regulations and adjacent properties for the following reasons:</p> <ol style="list-style-type: none"> 1) The project consists of an unmanned Photovoltaic Solar Project that would provide electricity for public consumption. The solar panels would be installed on a property that is generally located in an area that supports undeveloped/disturbed lands, with no sensitive receptors (i.e., residential uses, schools, etc.) immediately adjacent to the project site. Exterior lighting for the Project would be limited to that required for maintenance and security purposes to minimize effects on surrounding land uses. 2) The solar panels would be installed on a property that is generally located in an area that supports undeveloped/disturbed lands, with no residential uses immediately adjacent to the affected properties. 3) Only minor grading and grubbing/clearing would be required to accommodate the panels and the transmission facilities, thereby allowing existing topography to remain largely in its natural state. 4) All construction activities would be required to comply with applicable restrictions on hours and standards for such activities, per established County of San Diego noise level thresholds; 5) Public services are available for the Project, including: 1) potable water service would be provided to this area by the Borrego Valley Water District; and 2) fire protection is provided by the Borrego Springs Fire Protection District; 6) The proposed project will likely result in only two

	<p>additional vehicle trips per month;</p> <p>7) As discussed Section 2, Plan Consistency Analysis, the Project is fully consistent with, and generally supports the goals, objectives and policies set out within, the current General Plan, the Draft General Plan Update, the Desert Subregional Plan, and the Borrego Springs Community Plan; and,</p> <p>8) The Project is in the process of meeting the requirements of California Environmental Quality Act, therefore, any potentially significant impacts would need to be mitigated to less than significant.</p> <p>Bulk and Scale: The project is harmonious with surrounding land uses in the terms of bulk and scale because of the screening by adjacent land uses, the relatively low and uniform development appearance, which blends with the topography, and the given distances of the nearest residential land uses are greater than a mile from the project.</p> <p>The photovoltaic (PV) solar panels would be either rack-mounted fixed-tilt configuration or mounted on single-axis tracking units. It would use a two-panel configuration that measures approximately 9 to 10 feet in total combined width. Total height of the fixed-tilt system measured from ground surface is approximately 4.5 to 6 feet depending upon final engineering. Total height of the single-axis tracking system measured at its highest point from ground surface is approximately 6 to 8 feet depending upon final engineering. As such, the collection of PV solar arrays would be low-lying and would not be of significant scale. The panel configurations are also not of significant bulk because the projects have a limited height that is affected by the topography of land surrounding the project. The finite details and visibility of the project is reduced as distance increases from the project, thus the scale and bulk of the project reduces and blends with the horizon.</p> <p>An increase in distance from the project site creates a blending effect with the horizon due to the color of the project and the varying topography. As the blending effect increases, it reduces any appearance of bulk scale the project has. The project appears to be a horizontal drab line with a uniform height at a distance. This is similar to the views that can be experienced when viewing the existing agricultural lands within the valley. From an elevated position, the site gives less of a structural appearance and more of a uniform light to dark gray monotone appearance that is similar to the commercial agricultural tree farms to the south of the project, and to the citrus farms located in the northwest portion of the valley</p>
--	--

	<p>floor. The project takes on an even distribution, which is difficult to distinguish given that the distances from the nearest residential land uses are greater than a mile away from the project site. In terms of bulk and scale there would be a diminished appearance of the project due to the uniform appearance and distances from any affected land use.</p> <p>The project is harmonious with surrounding land uses in the terms of bulk and scale as demonstrated because of the screening by adjacent land uses, the relatively low and uniform development appearance, which can blend with the topography, and the given distances of the nearest noncommercial or industrial land uses that are greater than a mile from the project.</p> <p>Coverage: The project is harmonious with surrounding land uses in the terms coverage because the panels appear to cover a substantial surface land area, but the panels are mounted to minimize the footprint, or coverage, of each panel rack and reducing the total area of lot coverage. The reduction in area covered combined with the distances from any sensitive or incompatible land uses lends to the increase lot coverage as a de minimus and less dominate feature of the project.</p> <p>The total lot coverage of the project is an approximate 38% percent. The lot coverage does not represent the total area of ground coverage because the panels are elevated and tilted at a 30-degree angle, and installed on racks, mounted in a two-panel system. Solar projects tend to be higher in lot coverage, but it is the nature of the type of development. The actual structure coverage on the ground versus the structure square footage is less than 50 percent because of the degree panel tilt.</p> <p>Many undeveloped lands are present in the area surrounding the project site, and therefore, do not support buildings. Existing land uses in the surrounding area are generally either undeveloped/disturbed or support agricultural land uses. No residential uses are present on lands immediately adjacent to the affected parcel.</p> <p>Although from an aerial perspective, the panels give the appearance that they cover a substantial amount surface land area, the mounting with a 30-degree angle produce spacing between the rows that actually minimizes the footprint, or coverage, of each panel row within the array. Taking this into account the total Project coverage represents a fractional portion of the affected parcel, thus being harmonious and consistent with the surrounding land uses. The appearance of the above-described Project elements within the landscape is not anticipated to significantly</p>
--	--

	<p>detract from or contrast with the existing visual character and/or quality of the surrounding neighborhood, community, or localized area. The location, size, design, and operating characteristics of the proposed use would be compatible with adjacent uses, residents, buildings, and structures with consideration given to harmony in scale, bulk, and coverage. Although the project has a higher lot coverage than the adjacent uses in the area, it would not cause any adverse offsite effects. For the reasons above, the Project is considered to be consistent with these findings.</p> <p>Density: The project meets the density finding because the project is an unmanned photovoltaic solar energy system that does not propose any habitable or residential structures.</p>
<p>2. Availability of public facilities, services and utilities. Describe the adequacy of facilities, services and utilities to serve the project. If applicable, include school, fire, police, water, sanitation and electricity/gas.</p>	<p>The Project is generally considered to be consistent with this finding.</p> <p>The few public facilities, services and utilities needed for the proposed project are available.</p> <p>Potable water service is provided to this area by the Borrego Valley Water District. This district has indicated a reasonable expectation that service will be available to serve this project.</p> <p>No sewer service is required because the facility would be unmanned.</p> <p>Fire protection is provided by the Borrego Springs Fire Protection District. The district has indicated a reasonable expectation that service will be available to serve this project.</p>
<p>3. The harmful effect, if any, upon desirable neighborhood character. This finding should describe the surrounding area and the impact of the proposal. This finding may include any benefits of the proposal and any mitigating measures such as buffering.</p>	<p>The Project is generally considered to be consistent with this finding.</p> <p>The Project would not have a harmful effect on desirable neighborhood character and therefore is compatible with adjacent uses. The project consists of a 26 MW Unmanned Photovoltaic Solar Project that would provide electricity for public consumption. The solar panels would be installed on a property that is generally located in an area that supports undeveloped/disturbed lands, with no residential uses immediately adjacent to the affected properties.</p> <p>If included in the Project, landscaping will use only those plant species and groupings native to the Sonoran Desert, with a preference for the use of species and groupings native to the Colorado Desert. Short-term noise impacts would be associated with construction activities required for the Project. Construction-related short-term noise levels would be higher than existing ambient noise levels in the Project area, but would cease once Project</p>

	<p>construction is completed. All construction would be required to comply with applicable restrictions on hours and standards for such activities, per established County of San Diego noise level thresholds, to reduce the potential for significant noise impacts to occur. In addition, there are no sensitive receptors (i.e., residential uses, schools, etc.) within close proximity to the Project.</p> <p>Long-term operation of the solar PV panels and associated facilities is not anticipated to generate significant noise levels that would exceed local noise level thresholds.</p> <p>In addition, exterior lighting for the Project would be limited to that required for maintenance and security purposes to minimize effects on surrounding land uses. All Project lighting would be shielded and directed downward to minimize the potential for glare or spillover onto adjacent ownerships and/or open space lands. All lighting would conform to County of San Diego outdoor lighting requirements.</p>
<p>4. The generation of traffic and the capacity and physical character of surrounding streets. Describe the adequacy of the streets in relation to the proposal. List and describe the surrounding streets including the number of lanes.</p>	<p>The Project is generally considered to be consistent with this finding.</p> <p>The Project's generation of traffic in the context of surrounding streets is compatible with surrounding uses. The primary road affected by the Project would be Borrego Valley Road. Characteristics of this roadway are briefly described below.</p> <p>Borrego Valley Road (SC 470) is currently a two-lane road and is oriented in a north/south direction in the vicinity of the Project site. Borrego Valley Road extends from Palm Canyon Drive to the south northward to Henderson Canyon Road. This segment is classified as a Light Collector in the County's General Plan Circulation Element and as a Light Collector (Henderson Canyon Road to Rango Way) in the proposed General Plan Update. Borrego Valley Road supports moderate volumes of traffic, due to the generally large-acre parcels with lower-density development that the road provides access to.</p> <p>With Project implementation, a temporary minor increase in traffic may occur along area roadways during the construction phase, as workers and materials are transported to and from the affected site. With the exception of installation of new utility poles or alteration of existing poles along Borrego Valley Road, all Project construction activities would take place onsite, thereby minimizing potential conflicts with or interruption of area traffic flow or vehicular circulation.</p> <p>In addition, long-term operation of the facility would not generate a substantial number of vehicle trips,</p>

	<p>because this is an unmanned solar facility.</p> <p>It is not anticipated that the Project would generate increased levels of traffic that would result in a change in existing community character or that would be incompatible with existing land uses. For the reasons above, the Project is considered to be consistent with this finding.</p>
<p>5. The suitability of the site for the type and intensity of use or development which is proposed. Describe the physical characteristics of the site (e.g. level with adequate drainage) and the suitability of the proposal for this particular site.</p>	<p>The Project is generally considered to be consistent with this finding.</p> <p>The Project, as proposed, will be suitable to the site with regard for the type of and intensity of use and development, and therefore compatible with adjacent uses. The Project represents a land use that would be consistent with the existing regulatory and physical characteristics of the affected properties and surrounding uses. The Project would be constructed within a generally rural environment and would affect lands that are previously disturbed and/or undeveloped. Existing land uses in the surrounding area are generally either undeveloped/disturbed or support agricultural land uses. No residential uses are present on lands immediately adjacent to the affected parcel.</p> <p>There are also existing aboveground utility poles Borrego Valley Road and Henderson Canyon Road. A new 69 kV generation tie line (Gen-tie line) would run approximately one mile along Borrego Valley Road from the solar project parcel to the existing Borrego Substation.</p> <p>The proposed facilities are not anticipated to conflict with any land use plan or policy adopted for the purpose of avoiding or mitigating an environmental effect, and would be compatible with surrounding existing uses with regard to typical operating characteristics, the scale of the facilities, and the general character of the surrounding environment.</p> <p>In addition, the Project is considered to be a compatible use with the Borrego Springs Community Plan and would not require a change to the existing underlying General Plan land use or zoning designations of any of the parcels affected by the Project.</p>
<p>6. Project findings 1 through 5 and the project location will be consistent with the San Diego County General Plan. Describe how the project's impacts with regard to findings 1 through 5, and the specific site, will be consistent with the County General Plan.</p>	<p>As discussed more fully above (Section 2), the Project is fully consistent with, and strongly supports the goals, objectives and policies set out within, the current General Plan, the Draft General Plan Update, the Desert Subregional Plan, and the Borrego Springs Community Plan.</p>

<p>7. The requirements of the California Environmental Quality Act (CEQA) have been complied with. This finding should describe how the project will be in compliance with the requirements of the Environmental Quality Act.</p>	<p>The Project is generally considered to be consistent with this finding.</p> <p>The Project is in the process of meeting the requirements of California Environmental Quality Act. For the reasons discussed in this Land Use Compatibility Analysis, the proposed use and Project design would be compatible with existing adjacent uses. Pursuant to Section 7358a of the County Zoning Ordinance, certain required findings have been made to demonstrate the Project's consistency with approved land use regulations and compatibility with existing land uses.</p> <p>All relevant CEQA issues have been reviewed, including biological and cultural resources, community character, visual resources, and noise. These reviews have concluded that there would be no significant impacts with the proposed project design.</p> <p>Community character impacts have been reviewed as part of this report. The finding of this report is that there will be no community character impacts as a result of the proposed project.</p>
--	---

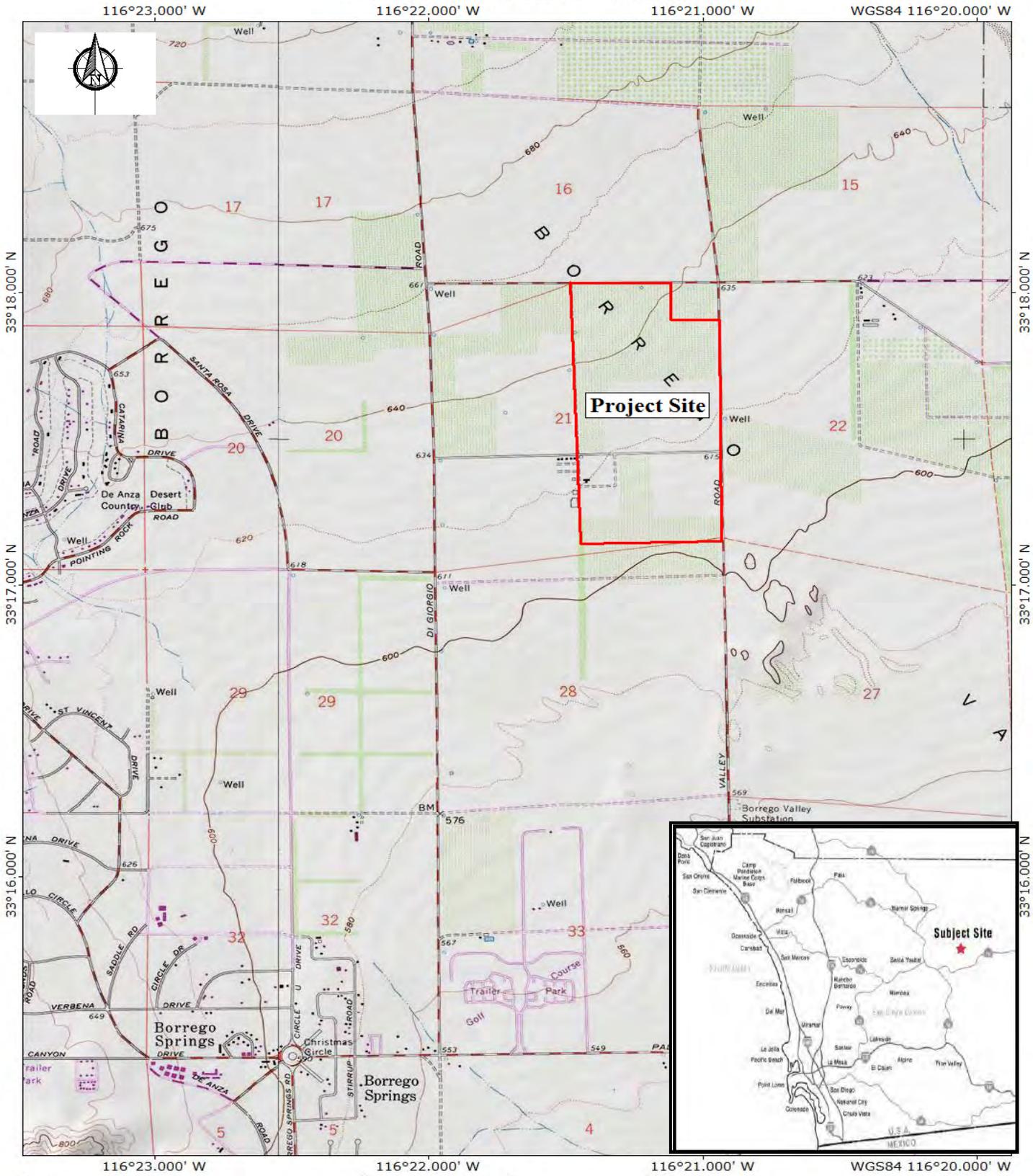
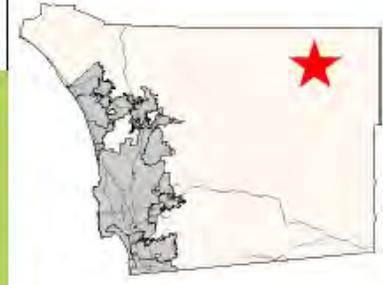
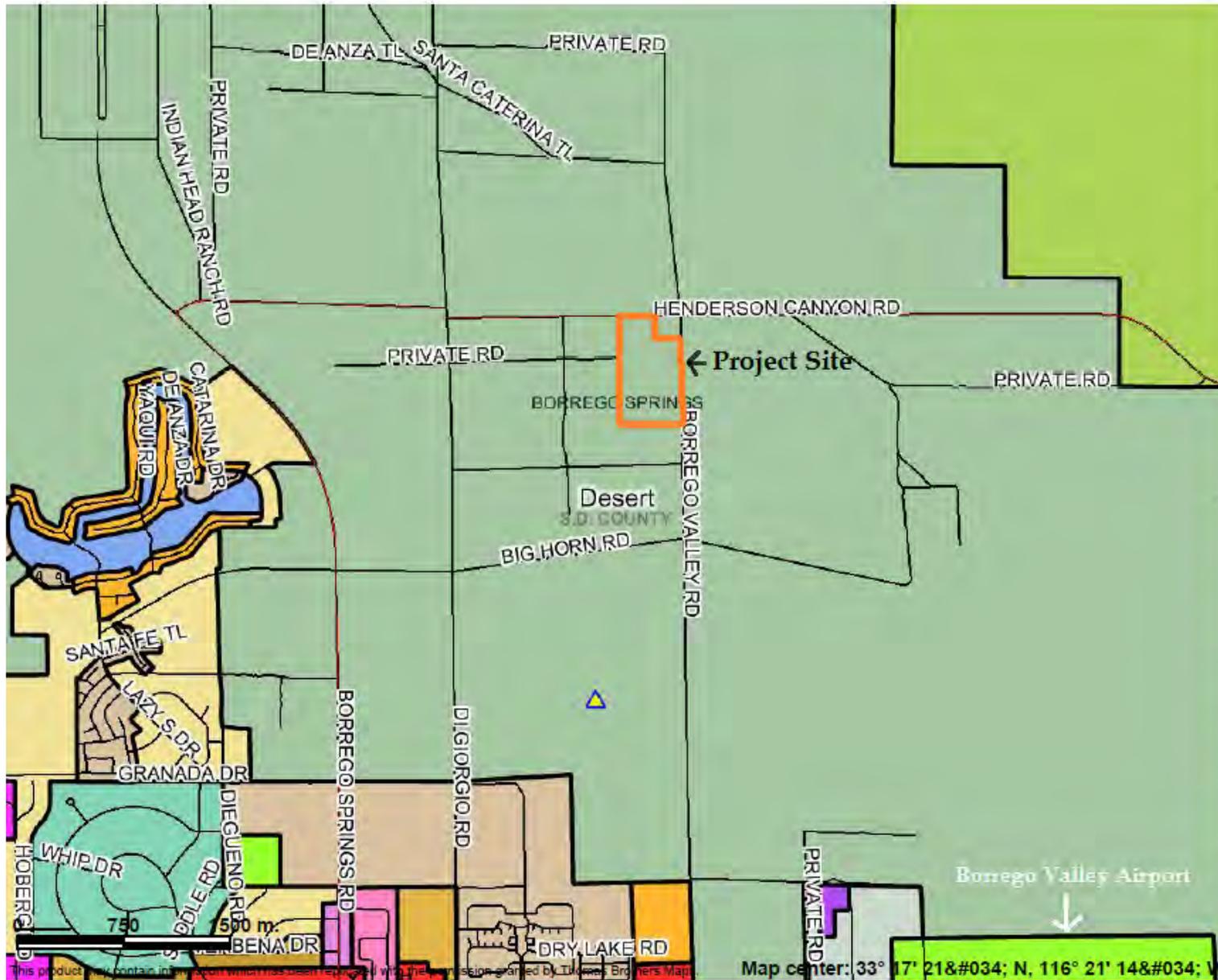


Figure 1
Regional/Local Vicinity Map

Project Land Use



Legend

- Highways
- Freeways
- Streets
- Water Bodies
- Water Bodies
- General Plan (Existing)
- Residential 1 DU/1,2,4 Acres
- Residential 1 DU/ Acre
- Residential 2 DU/Acre
- Residential 2.9 DU/Acre
- Residential 4.3 DU/Acre
- Residential 7.3 DU/Acre
- Residential 10.9 DU/Acre
- Residential 14.5 DU/Acre
- Residential 24 DU/Acre
- Residential 43 DU/Acre
- Office Professional
- Neighborhood Professional
- General Commercial
- Service Commercial
- Visitor Serving Commercial
- Limited Impact Industrial
- Fallbrook Village Mixed Use
- General Impact Industrial
- Estate Residential 1 DU/2,4 Acres
- Multiple Rural Use 1 DU/4,8,20 Acres
- Intensive Ag. 1DU/ 4,8 Acres
- General Agriculture
- Specific Plan Area
- Public/Semi-Public Lands
- National Forest and State Parks
- Impact Sensitive 1DU/20 Acres
- Extractive
- Telecommunications
- Indian Reservation
- Sponsor Groups

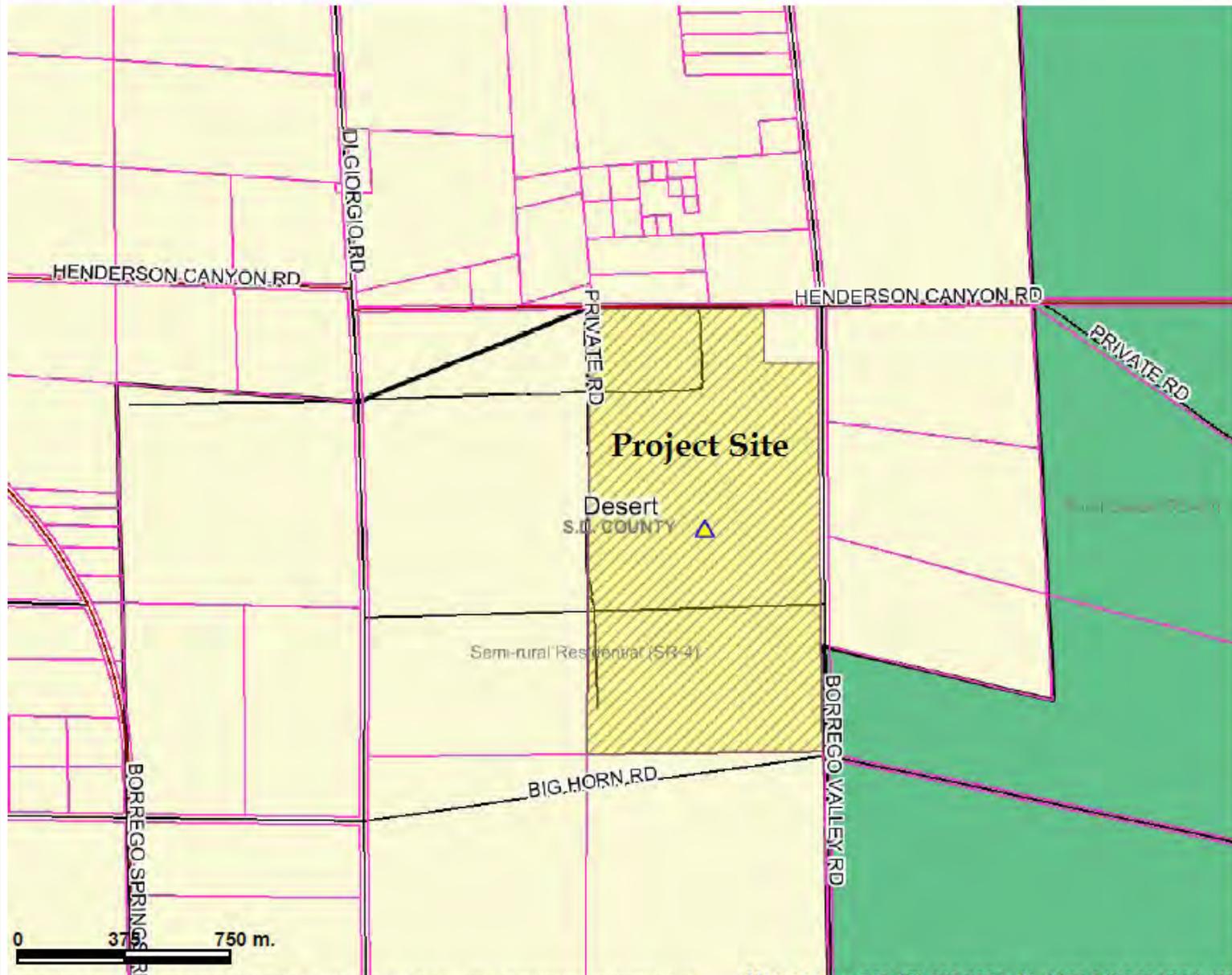
Map center: 33° 17' 21" N, 116° 21' 14" W

Scale: 1:43,421

Figure 3
Existing General Plan

Source: SanGIS, <http://gis.co.san-diego.ca.us/imf/sites/property/index.jsp>

General Plan Update



Legend

- Parcels
- Highways
- Freeways
- Streets
- Water Bodies**
- Water Bodies
- GP Update PC Recommendation 2010**
- Village Residential (VR-30)
- Village Residential (VR-24)
- Village Residential (VR-14.5)
- Village Residential (VR-10.9)
- Village Residential (VR-7.3)
- Village Residential (VR-4.3)
- Village Residential (VR-2.9)
- Village Residential (VR-2)
- Semi-Rural Residential (SR-1)
- Semi-Rural Residential (SR-2)
- Semi-Rural Residential (SR-4)
- Semi-Rural Residential (SR-10)
- Rural Lands (RL-20)
- Rural Lands (RL-40)
- Rural Lands (RL-80)
- Specific Plan Area
- Office Professional
- Neighborhood Commercial
- General Commercial
- Service Commercial
- Rural Commercial
- Limited Impact Industrial
- Medium Impact Industrial
- High Impact Industrial
- Village Core Mixed Use
- Public/Semi-Public Lands
- National Forest and State Parks

Map center: 33° 17' 40" N, 116° 21' 24" W

Scale: 1:21,758

This product may contain information which has been replicated with the permission granted by Thomas Brothers Maps.

Figure 4
General Plan Update

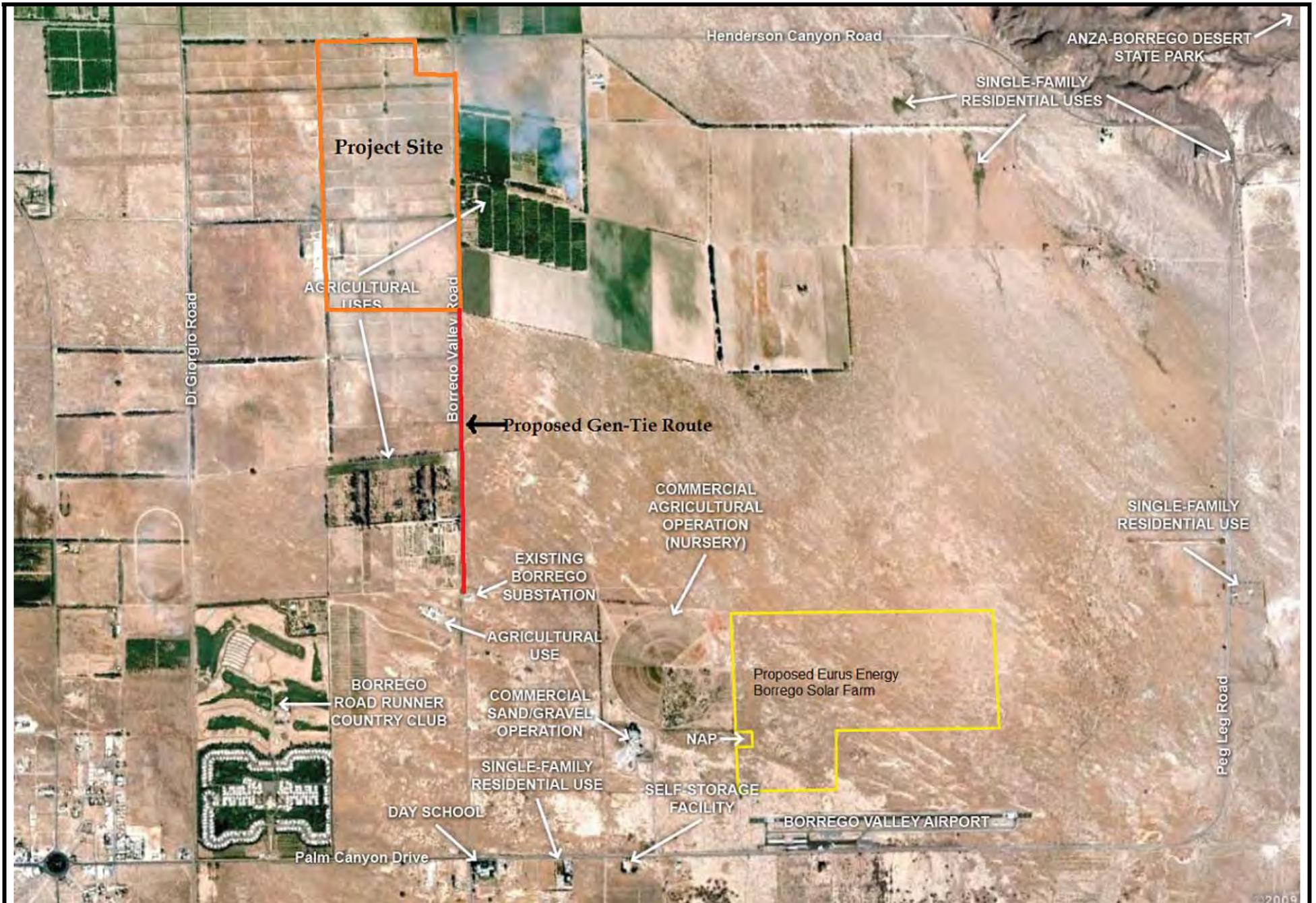


Figure 5
Surrounding Land Uses

Source: Land Use Compatibility Analysis, *Photovoltaic Solar Farm, Borrego Springs, California*