



County of San Diego

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October 30, 2015

CEQA Initial Study - Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G)

1. Title; Project Number; Environmental Log Number:

Granger Solar; PDS2015-MUP-15-019; PDS2015-ER-15-02-006

2. Lead agency name and address:
County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123-1239

3. a. Contact Benjamin Mills, Project Manager
b. Phone number: (858) 495-5234
c. E-mail: Benjamin.Mills@sdcounty.ca.gov

4. Project location:

The project is located on the northeast corner at the intersection of Mesa Crest Road and Avenida Annalie in the community of Valley Center within unincorporated San Diego County.

Thomas Guide Coordinates: Page 1070, Grid B/3

5. Project Applicant name and address:

Patrick Brown
NLP Granger A82, LLC
17901 Von Karma Avenue, Suite 1050
Irvine, CA 92614

6. General Plan
Community Plan: Valley Center
Land Use Designation: Semi-Rural 2 (SR-2)

7. Zoning
Use Regulation: A72 (General Agriculture)
Minimum Lot Size: 2 acres
Special Area Regulation: A (Agriculture Preserve)

8. Description of project:

The project is a Major Use Permit (MUP) for a solar energy generating facility. The project consists of an approximately 2.5 megawatt solar facility. The proposed solar facility would be installed on 27 acre MUP boundary area of an approximately 40-acre parcel. The remaining acreage not a part of the MUP boundary area would not be a part of the project and would remain the same.

The project design consists of photovoltaic (PV) solar panels mounted on a collection of single-axis tracking systems supported by machine-driven metal rack pilings. The single-axis system proposes solar panels aligned in rows that rotate to face east in the morning and west in the afternoon hours, tracking the sun about a north/south axis to maximize solar absorption.

The point of interconnection for transmission purposes will occur at an existing utility pole adjacent to the project boundary along Mesa Crest Road. The maximum height of the top of panel would measure seven feet.

The power generated by the PV panels would be transmitted via underground cable to one proposed inverter/transformer pad and/or one proposed switchgear pad located within the proposed onsite development. The equipment installed on the pads would measure a maximum height of 10 feet. The power from the inverter stations would be transmitted via underground cables to the switchgear and ultimately to an existing SDG&E utility pole.

The project site is located at the northeast corner of the intersection of Mesa Crest Road and Avenida Annalie in the community of Valley Center, within unincorporated San Diego County. The site is subject to the General Plan Regional Category Semi Rural, Land Use Designation SR-2. Zoning for the site is A72 (General Agriculture). Access would be provided by a Mesa Crest Road connecting to Mesa Verde Road. The project would be served by imported water from the Valley Center Municipal Water District. Earthwork will consist of cut and fill of 24,000 cubic yards of material.

9. Surrounding land uses and setting:

Lands surrounding the project site are primarily used for agriculture and/or residential uses. Houses in the area mainly consist of ranch-style single family dwelling units with detached structures. The project is bounded by Avenida Annalie to the south and Mesa Crest Road to the west.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

<u>Permit Type/Action</u>	<u>Agency</u>
Landscape Plans	County of San Diego
Major Use Permit	County of San Diego
Habitat Loss Permit	County of San Diego
Grading Permit	County of San Diego
Water District Approval	Valley Center Municipal Water District
Fire District Approval	Valley Center Fire Protection District

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The environmental factors checked below would be potentially affected by this project and involve at least one impact that is a “Potentially Significant Impact” or a “Less Than Significant With Mitigation Incorporated,” as indicated by the checklist on the following pages.

- | | | |
|---|---|--|
| <input type="checkbox"/> <u>Aesthetics</u> | <input checked="" type="checkbox"/> <u>Agriculture and Forest Resources</u> | <input type="checkbox"/> <u>Air Quality</u> |
| <input checked="" type="checkbox"/> <u>Biological Resources</u> | <input checked="" type="checkbox"/> <u>Cultural Resources</u> | <input type="checkbox"/> <u>Geology & Soils</u> |
| <input type="checkbox"/> <u>Greenhouse Gas Emissions</u> | <input type="checkbox"/> <u>Hazards & Haz. Materials</u> | <input type="checkbox"/> <u>Hydrology & Water Quality</u> |
| <input type="checkbox"/> <u>Land Use & Planning</u> | <input type="checkbox"/> <u>Mineral Resources</u> | <input type="checkbox"/> <u>Noise</u> |
| <input type="checkbox"/> <u>Population & Housing</u> | <input type="checkbox"/> <u>Public Services</u> | <input type="checkbox"/> <u>Recreation</u> |
| <input type="checkbox"/> <u>Transportation/Traffic</u> | <input type="checkbox"/> <u>Utilities & Service Systems</u> | <input type="checkbox"/> <u>Mandatory Findings of Significance</u> |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- On the basis of this Initial Study, Planning & Development Services finds that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- On the basis of this Initial Study, Planning & Development Services finds that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- On the basis of this Initial Study, Planning & Development Services finds that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

Signature

Benjamin Mills

Printed Name

October 30, 2015

Date

Land Use/Environmental Planner

Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a) Earlier Analysis Used. Identify and state where they are available for review.
 - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) Mitigation Measures. For effects that are “Less Than Significant With Mitigation Incorporated,” describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. The explanation of each issue should identify:
 - a) The significance criteria or threshold, if any, used to evaluate each question; and
 - b) The mitigation measure identified, if any, to reduce the impact to less than significance

I. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: A vista is a view from a particular location or composite views along a roadway or trail. Scenic vistas often refer to views of natural lands, but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. What is scenic to one person may not be scenic to another, so the assessment of what constitutes a scenic vista must consider the perceptions of a variety of viewer groups.

The items that can be seen within a vista are visual resources. Adverse impacts to individual visual resources or the addition of structures or developed areas may or may not adversely affect the vista. Determining the level of impact to a scenic vista requires analyzing the changes to the vista as a whole and also to individual visual resources.

Based on a site visit completed by County staff, a Visual Analysis prepared by Michael Baker International, dated October 2015 and aerial photographs, the proposed project has been determined to be compatible with the existing visual environment in terms of visual character and quality for the following reasons: the project would not result in the removal of or substantial adverse change to one or more features that contribute to the valued visual character or image of the project area, including but not limited to, designated landmarks, historic resources or rock outcroppings.

The project will not result in cumulative impacts on a scenic vista because the proposed project viewshed and past, present and future projects within that viewshed were evaluated to determine their cumulative effects. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XVII are located within the scenic vista's viewshed and will not contribute to a cumulative impact. Therefore, the project will not result in adverse project or cumulative impacts on a scenic vista.

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic ([Caltrans - California Scenic Highway Program](#)). Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The scenic highway corridor extends to the visual limits of the landscape abutting the scenic highway.

Based on a Visual Analysis prepared by Michael Baker International dated October 2015, the proposed project is located near several county designated Scenic Highways including: State Highway 76, Lilac Road/Valley Center Road; Vista Way, Gopher Canyon, and Old Castle; and, Lake Wohlford Road. These roads are located at various distances from the project site with the closest points occurring at approximately 1.3 miles. Due to the elevation of these roadways relative to the project site; topography, development, and/or existing vegetation; and, distance to the project site, the proposed development would not be visible from varying locations along the these roadway segments.

The project will not result in cumulative impacts on a scenic vista because the proposed project viewshed and past, present and future projects within that viewshed were evaluated to determine their cumulative effects. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XVII are located within the scenic vista's viewshed and will not contribute to a cumulative impact. Therefore; the project will not result in any adverse project or cumulative level effect on a scenic resource within a State scenic highway.

c) Substantially degrade the existing visual character or quality of the site and its surroundings?

- | | | | |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Discussion/Explanation:

Less Than Significant Impact: Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers. The existing visual character and quality of the project site and surrounding can be characterized as large lots consisting of single family dwelling units and agricultural lands.

Natural landforms, natural vegetation, and a mixture of agricultural and single-family residential uses, as well as large parcels of undeveloped land, exist in the area surrounding the Project; however, such visual components would generally not be adversely affected by the proposed development. The project has been designed to minimize grading requirements; thereby leaving the topography of the site largely in its existing condition.

Similar industrial and agricultural type elements exist within the surrounding area and support structural elements of similar or greater size, height, and/or appearance. Such elements may include barns, storage sheds, facilities for animal keeping/raising, grain silos, and other similar structures. As visibility of the site would be reduced with the proposed perimeter landscape screening, an adverse change to the overall character of the existing visual pattern through the introduction of elements that would create visual dominance or scale is not anticipated with the project. The project would not significantly change the visual character of the landscape, as the proposed structural elements would be of limited bulk, mass, and scale, and views would generally occur from a distance.

The project will not result in cumulative impacts on visual character or quality because the entire existing viewshed and a list of past, present and future projects within that viewshed were evaluated. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered. Those projects listed in Section XVII are located within the viewshed surrounding the project and will not contribute to a cumulative impact. Therefore, the project will not result in any adverse project or cumulative level effect on visual character or quality on-site or in the surrounding area.

d) Create a new source of substantial light or glare, which would adversely affect day or nighttime views in the area?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project will use minimal, motion sensing outdoor lighting and is located within Zone A as identified by the San Diego County Light Pollution Code. It will not adversely affect nighttime views or astronomical observations, because the project will conform to the Light Pollution Code (Section 51.201-51.209), including the Zone A lamp type and shielding requirements per fixture and hours of operation limitations for outdoor lighting and searchlights.

The solar panels would generally range from black to gray in color and would be highly absorptive. The materials used to construct the panels are designed to minimize the potential for reflection and retain as much of the solar spectrum as possible, thereby reducing glare. Metal piers (or other support structures) used for installation of the solar panels would be galvanized or painted to minimize reflection of light from the surface and to respect the natural setting. Additionally, the potential for glare effects from the Project would be further minimized, as all solar panels would be coated with a non-reflective coating.

In addition, the proposed project will control outdoor lighting and sources of glare in the following ways:

1. The project will not install outdoor lighting that directly illuminates neighboring properties.
2. The project will not install outdoor lighting that would cast a direct beam angle towards a potential observer, such as a motorists, cyclist or pedestrian.
3. The project will not install outdoor lighting for vertical surfaces such as buildings, landscaping, or signs in a manner that would result in useful light or spill light being cast beyond the boundaries of intended area to be lit.
4. The project will not install any highly reflective surfaces such as glare-producing glass or high-gloss surface color that will be visible along roadways, pedestrian walkways, or in the line of sight of adjacent properties.

The project will not contribute to significant cumulative impacts on day or nighttime views because the project will conform to the Light Pollution Code. The Code was developed by the San Diego County Planning & Development Services and Department of Public Works in

cooperation with lighting engineers, astronomers, land use planners from San Diego Gas and Electric, Palomar and Mount Laguna observatories, and local community planning and sponsor groups to effectively address and minimize the impact of new sources light pollution on nighttime views. The standards in the Code are the result of this collaborative effort and establish an acceptable level for new lighting. Compliance with the Code is required prior to issuance of any building permit for any project. Mandatory compliance for all new building permits ensures that this project in combination with all past, present and future projects will not contribute to a cumulatively considerable impact. Therefore, compliance with the Code ensures that the project will not create a significant new source of substantial light or glare, which would adversely affect daytime or nighttime views in the area, on a project or cumulative level.

In addition, the project's outdoor lighting is controlled through the Major Use Permit, which further limits outdoor lighting through strict controls. Therefore, compliance with the Code, in combination with the outdoor lighting and glare controls listed above ensures that the project will not create a significant new source of substantial light or glare.

II. AGRICULTURE AND FORESTRY RESOURCES -- Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Important Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to non-agricultural use?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant with Mitigation Incorporated: The project site is a Farmland Mapping and Monitoring Program (FMMP) designated farmland. Due to the presence of on-site agricultural resources, the County agricultural resources specialist evaluated the site to determine the importance of the resource based on the County's Local Agricultural Resources Assessment (LARA) model which takes into account local factors that define the importance of San Diego County agricultural resources. The LARA model considers the availability of water resources, climate, soil quality, surrounding land use, topography, and land use or parcel size consistency between the project site and surrounding land uses. A more detailed discussion of the LARA model can be found in the Guidelines for Determining Significance for Agricultural Resources at <http://www.sdcounty.ca.gov/pds/docs/AG-Guidelines.pdf>.

In order for a site to be considered an important agricultural resource based on the LARA model, all three required LARA model factors (water, soil, and climate) must receive either a high or moderate score. A low score in any of these three categories would render a LARA model result that the site is not an important agricultural resource.

The project site is considered an important agricultural resource. It has been determined that approximately 5.5 acres of agricultural resources would be impacted from the implementation of the project. Impacts to agricultural resources would be mitigated by an approximately 5.5-acre open space easement located within the Major Use Permit Boundary. The agricultural open space easement would ensure that the encumbered land is used solely for agricultural purposes for the life of the Major Use Permit.

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project site is zoned A72 (General Agriculture), which is considered to be an agricultural zone. However, the proposed project will not result in a conflict in zoning for agricultural use, because solar facilities are a permitted use in A72 zones with the approval of a Major Use Permit. The project will not create a conflict with existing zoning for agricultural use. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, there will be no conflict with existing zoning for agricultural use, or a Williamson Act contract.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), or timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site including offsite improvements do not contain forest lands or timberland. The County of San Diego does not have any existing Timberland Production Zones. In addition, the project is consistent with existing zoning and a rezone of the property is

not proposed. Therefore, project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland production zones.

d) Result in the loss of forest land, conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site including any offsite improvements do not contain any forest lands as defined in Public Resources Code section 12220(g), therefore project implementation would not result in the loss or conversion of forest land to a non-forest use. In addition, the project is not located in the vicinity of offsite forest resources.

e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant with Mitigation Incorporated: The project site and surrounding area within a radius of one mile has Farmland Mapping and Monitoring Program (FMMP) designated farmland. As a result, the proposed project was reviewed by a County Agricultural Specialist. The project would impact 5.5 acres of agricultural resources. Impacts to agricultural resources would be mitigated by a 5.5-acre agricultural open space easement located within the Major Use Permit Boundary. The open space would ensure that the encumbered land is used solely for agricultural purposes for the life of the Major Use Permit..

In addition, active agricultural operations in the surrounding area are already interspersed with single family residential uses and the proposed use would not significantly change the existing land uses in the area, resulting in a change that could convert agricultural operations in the surrounding area to a non-agricultural use.

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project involves a solar energy generating facility. The proposed Project would create a renewable energy source within an area which was previously used for agricultural purposes. The proposed project is subject to the General Plan Semi-Rural Regional Category and contains lands within the Semi-Rural 2 (SR-2) Land Use Designation. As discussed in the Air Quality Study, dated October 2015, prepared by Ldn Consulting, Inc. on file with the Planning & Development Services as Environmental Review Number 15-02-006, the proposed project would not significantly increase vehicular trips from the previous agricultural uses. The Air Quality Study also demonstrated that operational air quality emissions would be significantly lower than The County's screening level thresholds due to limited project operations. Therefore, the project is not expected to conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP) on a project level.

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The San Diego County Land Use Environment Group (LUEG) has established guidelines for determining significance which incorporate the Air Pollution Control District's (SDAPCD) established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. These screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the screening level for reactive organic compounds (ROC) from the South Coast Air

Quality Management District (SCAQMD) for the Coachella Valley (which are more appropriate for the San Diego Air Basin) is used.

The project would require grading in the amount of 24,000 cubic yards of balanced cut and fill before installation of photovoltaic arrays and may require limited blasting to achieve finish grade goals. However, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase, including blasting operations, would be minimal, temporary and localized, resulting in pollutant emissions below the screening-level criteria established by the LUEG guidelines for determining significance as shown in the Air Quality Study. In addition, operational activities associated with the project will be limited to occasional maintenance activities and panel washing and would generate daily emissions that are well below the County's screening level thresholds. The project incorporates design features for dust control during project construction and operations. As such, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone (O₃). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of particulate matter less than or equal to 10 microns (PM₁₀) and particulate matter less than or equal to 2.5 microns (PM_{2.5}) under the CAAQS. O₃ is formed when volatile organic compounds (VOCs) and nitrogen oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM₁₀ and PM_{2.5} in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

Air quality emissions associated with the project include emissions of PM₁₀, PM_{2.5}, NO_x and VOCs from construction/grading activities, and also as the result of increase of traffic from project implementation. However, grading operations associated with the construction of the project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase would be minimal, localized and temporary resulting in PM₁₀, PM_{2.5}, NO_x, and VOC emissions below the

screening-level criteria established by the LUEG guidelines for determining significance. In addition, operational activities associated with the project will be limited to occasional maintenance activities and panel washing and would generate daily emissions that are well below the County's screening level thresholds.

In addition, a list of past, present and future projects within the surrounding area were evaluated and none of these projects emit significant amounts of criteria pollutants. Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered. The nearest cumulative project is approximately 5,000 feet from the project site while the project's maximum impact would occur at approximately 850 feet from the emissions sources onsite. The proposed project as well as the past, present and future projects within the surrounding area, have emissions below the screening-level criteria established by the LUEG guidelines for determining significance, therefore, the construction and operational emissions associated with the proposed project are not expected to create a cumulatively considerable impact nor a considerable net increase of PM₁₀, PM_{2.5} or any O₃ precursors.

d) Expose sensitive receptors to substantial pollutant concentrations?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Air quality regulators typically define sensitive receptors as schools (Preschool-12th Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. The County of San Diego also considers residences as sensitive receptors since they house children and the elderly.

The project site is surrounded by dispersed residential and agricultural land consisting of agricultural groves. The closest residential receptor to the site is roughly 20 meters (67 feet) from the southern project boundary and 200 meters (650 feet) from the project centroid. Criteria air pollutant emissions from the project would be below the County's screening level thresholds.

Construction-related activities would result in temporary, short-term project-generated emissions of diesel particulate matter (PM) from the exhaust of off-road, heavy-duty diesel equipment for site grading, trenching and photovoltaic array installation. For construction activity, diesel PM is the primary toxic air contaminant (TAC) of concern. On-road diesel-powered haul trucks traveling to and from the construction area to deliver materials and equipment are less of a concern because they would not stay on the site for long durations.

The dose to which receptors are exposed is the primary factor used to determine health risk (i.e., potential exposure to TAC emission levels that exceed applicable standards). Dose is positively correlated with time, meaning that a longer exposure period would result in a higher

exposure level for any exposed receptor. Thus, the risks estimated for an exposed individual are higher if a fixed exposure occurs over a longer period of time. According to OEHHA, health risk assessments, which determine the exposure of sensitive receptors to TAC emissions, should be based on a 70-, 30- or 9-year exposure period; however, such assessments should be limited to the period/duration of activities associated with the proposed project. Consequently, it is important to consider that the use of off-road heavy-duty diesel equipment would be limited to the periods of construction, for which most diesel-powered off-road equipment use would occur during grading and overall construction would only occur over 163 days.

Studies show that diesel PM is highly dispersive (as an example, diesel PM concentrations decrease by 70 percent at 500 feet from the source), and receptors must be in close proximity to emission sources to result in the possibility of exposure to concentrations of concern. The Air Quality Study shows that construction activities would increase incremental cancer risk by 4.4 in a million without implementation of toxics-best available control technology (T-BACT). The project would also utilize Tier II equipment along with diesel particulate filters which would constitute T-BACT and would reduce diesel PM concentrations. Cancer risk with implementation of T-BACT would be 0.848 in a million which is below the County's 1 in a million threshold with implementation of T-BACT.

Therefore, considering the relatively low mass of diesel PM emissions that would be generated during even the most intense construction activities, the relatively short duration of construction activities, the distance to the nearest off-site sensitive receptors, and the highly dispersive properties of diesel PM, construction-related TAC emissions would not expose sensitive receptors to an incremental increase in cancer risk that exceeds 1 in a million or a hazard index greater than 1.0. As such, the project will not expose sensitive populations to excessive levels of air pollutants.

e) Create objectionable odors affecting a substantial number of people?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project could produce objectionable odors, which would result from volatile organic compounds, ammonia, carbon dioxide, hydrogen sulfide, methane, alcohols, aldehydes, amines, carbonyls, esters, disulfides dust and endotoxins from the construction and operational phases. However, these substances, if present at all, would only be in trace amounts (less than $1 \mu\text{g}/\text{m}^3$). Odors generated during construction would be temporary and limited and would disperse rapidly with distance from the source. Subsequently, no significant air quality – odor impacts are expected to affect surrounding receptors. Moreover, the effects of objectionable odors are localized to the immediate surrounding area and will not contribute to a cumulatively considerable odor.

IV. BIOLOGICAL RESOURCES -- Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any 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 Wildlife or CDFWU.S. Fish and Wildlife Service?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant with Mitigation Incorporated: A Biological Resources Letter Report dated October 2015 was prepared by Michael Baker International for the proposed project. Based on biological surveys of the site and pre-survey review of relevant maps, databases, and literature pertaining to biological resources known to occur within the project area, the report identified sensitive plant and wildlife species observed onsite, as well as sensitive species with the potential to occur. For purposes of this assessment, special-status plant species include plants that are federally-listed as threatened or endangered by the U.S. Fish and Wildlife Service (USFWS); state-listed as threatened or endangered or considered sensitive by the California Department of Fish and Wildlife (CDFW); Rank 1A, 1B, 2A, or 2B species, as recognized in the California Native Plant Society (CNPS) Inventory of Rare and Endangered Vascular Plants of California and consistent with CEQA guidelines; and List A, B, C, or D species included on the County's Sensitive Plant List in Table 2, Appendix B, of the County's Guidelines (County of San Diego 2010). Special-status wildlife species include wildlife that are listed as threatened or endangered, proposed for listing, or candidates for listing by the USFWS; considered sensitive animals by the CDFW; and/or are Group 1 or 2 species on the County's Sensitive Animal List in Table 3, Appendix B, of the County's Guidelines (County of San Diego 2010).

One individual special-status plant species, Engelmann oak (*Quercus engelmannii*; CNPS Rank 4.2; County List D), was observed adjacent to the eastern portion of the project site. This individual would not be impacted as it occurs outside of the project impact footprint. Approximately 150 coast live oak (*Quercus agrifolia*) individuals were observed within the project survey area, within an area designated as non-native grassland (42200). Coast live oak is not a listed species, although this tree is designated for preservation in the Valley Center Community Plan in order to maintain community character and provide wildlife habitat¹ (County of San Diego 2011). As part of the previous nursery operation, these trees were planted in ground and then placed into boxes for commercial sale. The trees were abandoned when the commercial orchard/nursery ceased operating on the site, and are in various degrees

¹ Conservation Policy 7 calls for preservation of oaks, sycamores, eucalyptus, olive trees, pines and other individual specimen trees which contribute to the community character and provide wildlife habitat; Conservation Policies 3.c and 4.c state that when impacted, "individual oaks shall be replaced by a ratio approved by" PDS; Conservation Policy 10.b states that a vegetation plan will be submitted and approved by PDS that will revegetate individual oaks that are removed or damaged.

of health. Because these trees were commercially grown and not naturally occurring, they are not considered a sensitive biological resource.

One special-status wildlife species, red-shouldered hawk (*Buteo lineatus*; County Group 1), was observed flying over the survey area; no nests were observed. The site provides foraging habitat for sensitive raptors such as Cooper's hawk (*Accipiter cooperii*), golden eagle (*Aquila chrysaetos*), ferruginous hawk (*Buteo regalis*), turkey vulture (*Cathartes aura*), northern harrier (*Circus cyaneus*), white-tailed kite (*Elanus caeruleus*), and prairie falcon (*Falco mexicanus*) which are all County Group 1 listed species. Trees within the survey area provide suitable nesting, perching and foraging areas for all avian species, especially sensitive raptors, protected under the federal Migratory Bird Treaty Act (MBTA) and State Fish and Game Code. The removal of existing trees, non-native grassland, and extensive agricultural land would be considered a significant direct impact to these potentially-occurring sensitive raptor species. In addition, if project construction occurs during the general bird nesting season (January 15-August 31), such activities could result in direct "take" of individuals and/or eggs in violation of the MBTA and State Fish and Game Code, as well as indirect impacts resulting from construction noise and vibration. Therefore, the project could result in a significant direct and indirect impacts to potentially-occurring County Group 1 nesting raptors and other MBTA-protected nesting birds. Given the habitats these species are typically observed in and the species' known ranges, projects within the cumulative study area have the potential to result in impacts to these species as well; project-related effects would be cumulatively considerable. Cumulative projects within the project study area would be required to implement project-specific mitigation for potential impacts to nesting raptors and birds, requiring habitat preservation, compensation, and/or restoration, and long-term management. This mitigation will contribute to the regional preserve design intended to preclude cumulative impacts from a regional perspective. Implementation of mitigation measures **Bio-1** and **Bio-2**, below, would reduce the project's potential direct, indirect and cumulative impacts to sensitive raptors (e.g., red-shouldered hawk, Cooper's hawk, golden eagle, ferruginous hawk, turkey vulture, northern harrier, white-tailed kite, prairie falcon), and to common nesting birds protected under the MBTA and State Fish and Game Code to less than significant levels.

Bio-1 Avian Breeding Season Requirements. If Project brushing, clearing, grubbing, grading, or construction activities (collectively, "Disturbance Activities") are proposed within 500 feet of nesting raptor habitat and/or 300 feet of migratory bird nesting habitat during the typical bird breeding season (January 15-August 31), then a qualified County approved biologist shall conduct a pre-disturbance survey for active nest(s) within the development area and within 500 feet thereof. If active nest(s) are detected, or considered likely, the following conditions shall be implemented to the satisfaction of the County PDS:

- A. No Disturbance Activities shall occur within an appropriate distance from active nest(s) until the young have fledged and are no longer returning to the nest(s). The appropriate buffers from active nest(s) shall be the distance the biologist determines is necessary to avoid the taking, capturing, or killing of any migratory bird, or any part of their nests or eggs. The point in time that the young have fledged from the nest(s) shall be determined by the biologist. Areas restricted

from such activities shall be staked or fenced under the supervision of the biologist;

- B. No construction activities shall occur within any portion of the site where such activities would result in noise levels exceeding 60 dB(A) hourly average (or the ambient noise level, if it already exceeds this threshold) at the edge of the occupied habitat, unless an analysis is prepared by a qualified acoustician (possessing a current noise engineer license or registration and noise level monitoring experience for the avian species) at least two weeks prior to commencement of construction showing that such noise levels would not exceed these thresholds.
- C. At least two weeks prior to commencement of construction activities, under the direction of a qualified acoustician, noise attenuation measures (e.g., berms, temporary walls, etc.) shall be implemented to ensure that construction-related noise levels do not exceed 60 dB(A) hourly average (or the ambient noise level, if it already exceeds this threshold) at the edge of the occupied habitat. Concurrent with the commencement of construction activities and installation of noise attenuation measures, noise monitoring² shall be conducted at the edge of the occupied habitat to ensure that noise levels do not exceed 60 dB(A) hourly average (or the ambient noise level, if it already exceeds this threshold). If the noise attenuation techniques implemented are determined by the biologist to be inadequate to achieve the noise thresholds or otherwise prevent the taking, capturing or killing of any migratory bird, their nests or eggs, then the associated construction activities shall cease until such time that either:
- i. enhanced attenuation techniques (e.g. higher walls, more walls, relocated walls, limitations on the placement of construction equipment, simultaneous use of loud equipment) are implemented that can achieve the noise threshold (or the no take, capture or kill standard); **OR**
 - ii. the young have fledged and are no longer returning to the nest(s). The point in time that the young have fledged from the nest(s) shall be determined by the biologist.

The Director of PDS may waive this condition, through written concurrence from USFWS and CDFW, if no nesting migratory birds or raptors are present in the vicinity of the brushing, clearing or grading.

² Construction noise shall continue to be monitored at least twice weekly on varying days, or more frequently depending on the construction activity, to verify that noise levels at the edge of occupied habitat are maintained below 60 dB(A) hourly average (or the ambient noise level, if it already exceeds 60 dB(A) hourly average) and are avoiding the taking, capturing, or killing of any migratory bird, or any part of their nests or eggs.

Bio-2 Prior to approval of grading or improvement plans, or prior to use and reliance on the Major Use Permit, whichever occurs first, the applicant shall demonstrate to the satisfaction of the County Director of Planning and Land Use, evidence that 4.19 acres of non-native grassland and 0.28 acre of extensive agriculture or habitat with comparable quality and type to the impacted onsite potential raptor foraging habitat have been preserved offsite within North County, to compensate for impacts to 8.38 acres of non-native grassland and 0.56 acre of extensive agriculture at a 0.5:1 mitigation ratio. The offsite mitigation area shall be in a location approved by the County, and shall consist of one or a combination of the following methods to total 4.47 acres:

- (1) Purchase of habitat credits of comparable quality and type to the impacted onsite non-native grassland and extensive agriculture habitats in a County approved mitigation bank. Evidence of purchase shall include (a) a copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased; (b) if not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land; (c) to ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land; and (d) an accounting of the status of the mitigation bank. This shall include the total amounts of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.
- (2) Purchase, conservation, and habitat management of other land with habitat of comparable quality and type at a location approved by the County, including (a) a Resource Management Plan (RMP) to be submitted and approved by the Director of the Department of Planning and Land Use and the Wildlife Agencies; and (b) an open space easement over the acquired habitat to be dedicated to the County of San Diego.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant with Mitigation Incorporated: As described in the project Biological Resources Letter Report dated October 2015 prepared by Michael Baker International, the project site does not contain any riparian habitat or aquatic resources as defined by the County of San Diego Multiple Species Conservation Program (MSCP), County of San Diego Resource

Protection Ordinance (RPO), Natural Community Conservation Plan (NCCP), Fish and Wildlife Code, Endangered Species Act, Clean Water Act, or any other local or regional plans, policies or regulations. A soft-bottomed drainage swale is adjacent to the southern end of the eastern boundary of the project site. The swale provides negligible biological function or value as wetland; is small and geographically isolated from other wetland systems; does not contain vernal pools; and does not have substantial or locally important populations of wetland-dependent sensitive species. Moreover, the area proposed for development would avoid direct and indirect impacts to the drainage swale. No substantial adverse effects on riparian habitat would occur.

Nine habitat types/vegetation communities are mapped for the survey area: southern mixed chaparral, coastal sage scrub, coast live oak woodland, flat-topped buckwheat scrub, native grassland, non-native grassland, extensive agriculture, disturbed, and developed. The permanent loss of the following sensitive vegetation communities would be considered a significant impact: 5.91 acres of southern mixed chaparral, 10.25 acres of coastal sage scrub, 0.05 acre of coast live oak woodland, and 0.87 acre of flat-topped buckwheat scrub. Impacts to 8.38 acre of non-native grassland and 0.59 acre of extensive agriculture also would be significant due to the potential use of these vegetation communities as raptor foraging habitat. Project impacts and anticipated mitigation requirements are provided in [Table 1](#).

Table 1 Project Impacts to Sensitive Vegetation Communities				
Vegetation Community (Holland/Oberbauer Code)	Existing (Acres)	Onsite Impacts (Acres)	Mitigation Ratio	Total Mitigation Required (Acres)
Southern Mixed Chaparral (37121)	17.06	5.91	0.5:1	2.96
Coastal Sage Scrub (32000)	13.96	10.25	1:1	10.25
Coast Live Oak Woodland (71100)	1.15	0.05	3:1	0.15
Flat-topped Buckwheat Scrub (32800)	1.34	0.87	1:1	0.87
Native Grassland (42100)	0.10	0	3:1	0
Non-native Grassland (42200)	8.38	8.38	0.5:1	4.19
Extensive Agriculture (18310)	4.10	0.59	0.5:1	0.28
Disturbed (11300)	2.42	0.31	N/A	0
Developed (12000)	3.87	0.12	N/A	0
TOTAL	52.38	26.45	--	18.70

The project’s direct impacts to sensitive vegetation communities could contribute to cumulative impacts on a regional basis. Cumulative projects within the project study area would be required to implement project-specific mitigation for potential impacts to sensitive vegetation communities in accordance with the RPO, and County’s Guidelines for Determining Significance – Biological Resources (County of San Diego 2010b) at ratios designed to avoid

or minimize significant cumulative impacts. This mitigation will contribute to the regional preserve design intended to preclude cumulative impacts from a regional perspective. Implementation of mitigation measures **Bio-2**, above, and **Bio-3** through **Bio-6** would reduce the project's potential direct, indirect and cumulative impacts to sensitive vegetation communities to less than significant levels.

Bio-3 Prior to approval of grading or improvement plans, or prior to use and reliance on the Major Use Permit, whichever occurs first, the applicant shall demonstrate to the satisfaction of the County Director of Planning and Land Use, evidence that 2.96 acres of southern mixed chaparral or habitat with comparable quality and type to the impacted onsite southern mixed chaparral habitat has been preserved offsite within North County, to compensate for impacts to 5.91 acres of southern mixed chaparral at a 0.5:1 mitigation ratio. The offsite mitigation area shall be in a location approved by the County, and shall consist of one or a combination of the following methods to total 2.96 acres:

- (1) Purchase of habitat credits of comparable quality and type to the impacted onsite southern mixed chaparral habitat in a County approved mitigation bank. Evidence of purchase shall include (a) a copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased; (b) if not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land; (c) to ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land; and (d) an accounting of the status of the mitigation bank. This shall include the total amounts of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.
- (2) Purchase, conservation, and habitat management of other land with habitat of comparable quality and type at a location approved by the County, including (a) a Resource Management Plan (RMP) to be submitted and approved by the Director of the Department of Planning and Land Use and the Wildlife Agencies; and (b) an open space easement over the acquired habitat to be dedicated to the County of San Diego.

Bio-4 Prior to approval of grading or improvement plans, or prior to use and reliance on the Major Use Permit, whichever occurs first, the applicant shall demonstrate to the satisfaction of the County Director of Planning and Land Use, evidence that 10.25 acres of coastal sage scrub or habitat with comparable quality and type to the impacted onsite coastal sage scrub habitat have been preserved offsite within North County, to compensate for impacts to 10.25 acres of coastal sage scrub at a 1:1 mitigation ratio. The offsite mitigation area shall be in a location approved by the County, and shall consist of one or a combination of the following methods to total 10.25 acres:

- (1) Purchase of habitat credits of comparable quality and type to the impacted onsite coastal sage scrub habitat in a County approved mitigation bank. Evidence of purchase shall include (a) a copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased; (b) if not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land; (c) to ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land; and (d) an accounting of the status of the mitigation bank. This shall include the total amounts of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.
- (2) Purchase, conservation, and habitat management of other land with habitat of comparable quality and type at a location approved by the County, including (a) a Resource Management Plan (RMP) to be submitted and approved by the Director of the Department of Planning and Land Use and the Wildlife Agencies; and (b) an open space easement over the acquired habitat to be dedicated to the County of San Diego.

Bio-5 Prior to approval of grading or improvement plans, or prior to use and reliance on the Major Use Permit, whichever occurs first, the applicant shall demonstrate to the satisfaction of the County Director of Planning and Land Use, evidence that 0.15 acre of coast live oak woodland or habitat with comparable quality and type to the impacted onsite coast live oak woodland habitat has been preserved offsite within North County, to compensate for impacts to 0.05 acre of coast live oak woodland at a 3:1 mitigation ratio. The offsite mitigation area shall be in a location approved by the County, and shall consist of one or a combination of the following methods to total 0.15 acre:

- (1) Purchase of habitat credits of comparable quality and type to the impacted onsite coast live oak woodland habitat in a County approved mitigation bank. Evidence of purchase shall include (a) a copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased; (b) if not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land; (c) to ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land; and (d) an accounting of the status of the mitigation bank. This shall include the total amounts of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.

- (2) Purchase, conservation, and habitat management of other land with habitat of comparable quality and type at a location approved by the County, including (a) a Resource Management Plan (RMP to be submitted and approved by the Director of the Department of Planning and Land Use and the Wildlife Agencies; and (b) an open space easement over the acquired habitat to be dedicated to the County of San Diego.

Bio-6 Prior to approval of grading or improvement plans, or prior to use and reliance on the Major Use Permit, whichever occurs first, the applicant shall demonstrate to the satisfaction of the County Director of Planning and Land Use, evidence that 0.87 acre of flat-topped buckwheat scrub or habitat with comparable quality and type to the impacted onsite flat-topped buckwheat scrub habitat has been preserved offsite within North County, to compensate for impacts to 0.87 acre of flat-topped buckwheat scrub at a 1:1 mitigation ratio. The offsite mitigation area shall be in a location approved by the County, and shall consist of one or a combination of the following methods to total 0.87 acres:

- (1) Purchase of habitat credits of comparable quality and type to the impacted onsite flat-topped buckwheat scrub habitat in a County approved mitigation bank. Evidence of purchase shall include (a) a copy of the purchase contract referencing the project name and numbers for which the habitat credits were purchased; (b) if not stated explicitly in the purchase contract, a separate letter must be provided identifying the entity responsible for the long-term management and monitoring of the preserved land; (c) to ensure the land will be protected in perpetuity, evidence must be provided that a dedicated conservation easement or similar land constraint has been placed over the mitigation land; and (d) an accounting of the status of the mitigation bank. This shall include the total amounts of credits available at the bank, the amount required by this project and the amount remaining after utilization by this project.
- (2) Purchase, conservation, and habitat management of other land with habitat of comparable quality and type at a location approved by the County, including (a) a Resource Management Plan (RMP to be submitted and approved by the Director of the Department of Planning and Land Use and the Wildlife Agencies; and (b) an open space easement over the acquired habitat to be dedicated to the County of San Diego.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Based on the project Biological Resources Report dated October 2015 prepared by Michael Baker International, the MUP project area does not contain any wetlands as defined by Section 404 of the Clean Water Act, including, but not limited to, marsh, vernal pool, stream, lake, river or water of the U.S., that could potentially be impacted through direct removal, filling, hydrological interruption, diversion or obstruction by the proposed development. Therefore, no impacts will occur to wetlands defined by Section 404 of the Clean Water Act and under the jurisdiction of the Army Corps of Engineers.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: As described in the project Biological Resources Letter Report dated October 2015, there are no designated regionally important wildlife corridors or linkages on or in the immediate vicinity of the project site. While there is evidence that the property is used for local movement of medium and large mammals, such as mountain lion (*Felis concolor*) and coyote (*Canis latrans*), and may occasionally be used by mule deer (*Odocoileus hemionus*), the project site does not have direct connectivity to adjacent lands of higher quality habitats that extend offsite undisturbed over large distances. East-west movement within the project site and vicinity is slightly constrained by roads on two sides of the property, as well as adjacent agricultural land uses and human activity associated with rural residential uses. Due to these obstructions to wildlife movements around the site and the lack of surrounding blocks of natural areas, no core areas of habitat suitable for use by resident populations of wildlife, as either wildlife corridors or parts of a larger regional linkage, exist on or adjacent to the site.

The project would not impede wildlife access to foraging areas within the onsite southern mixed chaparral or coastal sage scrub habitats that would be retained in open space after implementation of the proposed project, because no permanent human habitation is proposed that would otherwise introduce the following disturbances and activities: increased human access; increased predation or competition from domestic animals, pests or exotic species;

and increased noise and nighttime lighting to levels above ambient. In addition, the site is not located between a potential nursery site and important foraging resource.

The project and cumulative projects within the study area may disrupt movement patterns of wide-ranging medium and large mammal species such as mountain lion, coyote, and mule deer; however, wildlife movement through and around the cumulative projects would be maintained through preservation of local wildlife movement corridors. Cumulative impacts to wildlife movement corridors would be considered less than significant.

e) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan or any other local policies or ordinances that protect biological resources?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant with Mitigation Incorporated: Refer to the Ordinance Compliance Checklist for further information on consistency with any adopted Habitat Conservation Plan (HCP), Natural Communities Conservation Plan (NCCP), other approved local, regional or state habitat conservation plan, including, Habitat Management Plans (HMP), Special Area Management Plans (SAMP), or any other local policies or ordinances that protect biological resources including the Multiple Species Conservation Program (MSCP), Biological Mitigation Ordinance, Resource Protection Ordinance (RPO), Habitat Loss Permit (HLP).

The Project would not prevent the draft North County MSCP Subarea Plan from meeting its conservation goals and objectives. In addition, there is no applicable HMP, SAMP, Watershed Plan, or similar regional planning effort to which the project must conform. The project's proposed impacts to 10.25 acres of coastal sage scrub vegetation would not exceed the County's remaining amount of the 5% coastal sage scrub habitat loss threshold as defined by the Southern California Coastal Sage Scrub NCCP Guidelines, which is at 1,765.8 acres based on the total cumulative coastal sage scrub losses within the MSCP Subarea Plan as of February 6, 2013. As evaluated in Section IV.b above, the project site does not contain wetlands, wetland buffers, or floodplains as defined under the San Diego County RPO. Implementation of mitigation measures **Bio-2** through **Bio-6** would reduce the project's direct and cumulative impacts to the following sensitive habitat lands, as defined under the San Diego County RPO, to less than significant levels: southern mixed chaparral; coastal sage scrub; coast live oak woodland; flat-topped buckwheat scrub; non-native grassland; and extensive agricultural land. Implementation of mitigation measure **Bio-1** would reduce potentially significant impacts to nesting birds (including sensitive raptors) from removal or disturbance of nesting habitat during the general bird nesting season (January 15-August 31), in violation of the MBTA, State Fish and Game Code, and Bald and Golden Eagle Protection

Act. Based on these considerations, the project would not conflict with any adopted HCP, NCCP, or other approved local, regional, or State HCP.

V. CULTURAL RESOURCES -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Based on an analysis of County of San Diego archaeology resource files, archaeological records, maps, and aerial photographs by County of San Diego staff archaeologist, it has been determined that the project site does not contain any historical resources. Therefore, the project would not result in impacts to historical resources.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Based on an analysis of records and a survey of the property by a County of San Diego approved archaeologist, it has been determined that the project site does not contain any archaeological resources. The results of the survey are provided in an archaeological survey report entitled, Negative Cultural Resources Phase I Survey Report, prepared by Dudek, dated August 2015.

c) Directly or indirectly destroy a unique geologic feature?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: San Diego County has a variety of geologic environments and geologic processes which generally occur in other parts of the state, country, and the world. However, some features stand out as being unique in one way or another within the boundaries of the County.

The site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features.

d) Directly or indirectly destroy a unique paleontological resource or site?

- | | |
|--|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input checked="" type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant with Mitigation Incorporated: A review of the County's Paleontological Resources Maps indicates that the project has low/marginal potential for containing paleontological resources and will excavate the substratum and/or bedrock below the soil horizons.

Per County of San Diego Guidelines, all sites are considered important resources with the exception of isolated finds. As these sites do not require testing, they are considered both CEQA and RPO significant. With the recommended archaeological mitigation (including full avoidance of archaeological sites and the implementation of an archaeological monitoring program), there will not be significant effects to cultural resources as a result of the implementation of the proposed project. The details of the archaeological monitoring program are provided below:

- Pre-Construction
 - Pre-construction meeting to be attended by the Project Archaeologist and Luiseno Native American monitor to explain the monitoring requirements.
- Construction
 - Monitoring. Both the Project Archaeologist and Luiseno Native American monitor are to be onsite during earth disturbing activities. The frequency and location of monitoring of native soils will be determined by the Project Archaeologist in consultation with the Luiseno Native American monitor. Monitoring of previously disturbed soils will be determined by the Project Archaeologist in consultation with the Luiseno Native American monitor.
 - If cultural resources are identified:
 - Both the Project Archaeologist and Luiseno Native American monitor have the authority to divert or temporarily halt ground disturbance operations in the area of the discovery.
 - The Project Archaeologist shall contact the County Archaeologist.
 - The Project Archaeologist in consultation with the County Archaeologist and Luiseno Native American shall determine the significance of discovered resources.

- Construction activities will be allowed to resume after the County Archaeologist has concurred with the significance evaluation.
 - Isolates and non-significant deposits shall be minimally documented in the field. Should the isolates and non-significant deposits not be collected by the Project Archaeologist, the Luiseno Native American monitor may collect the cultural material for transfer to a Tribal curation facility or repatriation program.
 - If cultural resources are determined to be significant, a Research Design and Data Recovery Program shall be prepared by the Project Archaeologist in consultation with the Luiseno Native American monitor and approved by the County Archaeologist. The program shall include reasonable efforts to preserve (avoid) unique cultural resources of Sacred Sites; the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap if avoidance is infeasible; and data recovery for non-unique cultural resources. The preferred option is preservation (avoidance).
- Human Remains.
 - The Property Owner or their representative shall contact the County Coroner and the PDS Staff Archaeologist.
 - Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin.
 - If the remains are determined to be of Native American origin, the Most Likely Descendant (MLD), as identified by the Native American Heritage Commission (NAHC), shall be contacted by the Property Owner or their representative in order to determine proper treatment and disposition of the remains.
 - The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the MLD regarding their recommendations as required by Public Resources Code Section 5097.98 has been conducted.
 - Public Resources Code §5097.98, CEQA §15064.5 and Health & Safety Code §7050.5 shall be followed in the event that human remains are discovered.
- Rough Grading
 - Upon completion of Rough Grading, a monitoring report shall be prepared identifying whether resources were encountered.
- Final Grading
 - A final report shall be prepared substantiating that earth-disturbing activities are completed and whether cultural resources were encountered.
- Disposition of Cultural Material.
 - The final report shall include evidence that all prehistoric materials have been curated at a San Diego curation facility or culturally affiliated Tribal curation facility that meets federal standards per 36 CFR Part 79, or alternatively has been repatriated to a culturally affiliated Tribe. The final report shall include evidence that all historic materials have been curated at a San Diego curation facility that meets federal standards per 36 CFR Part 79.

Therefore, with the implementation of the above project requirements during project grading operations, potential impacts to paleontological resources will be less than significant. Furthermore, the project will not result in a cumulative impact to paleontological resources because other projects that require grading in sensitive paleontological resource areas will be required to have the appropriate level of paleontological monitoring and resource recovery. In addition, other projects that propose any amount of significant grading would be subject to the requirements for paleontological monitoring as required pursuant to the County's Grading Ordinance. Therefore, the project would not result in a significant direct, indirect, or cumulatively significant loss of paleontological resources.

e) Disturb any human remains, including those interred outside of formal cemeteries?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Based on an analysis of records and a survey of the property by a County of San Diego approved archaeologist it has been determined that the project will not disturb any human remains because the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. The results of the survey are provided in an archaeological survey report entitled, Negative Cultural Resources Phase I Survey Report, prepared by Dudek, dated August 2015.

VI. GEOLOGY AND SOILS -- Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault. Therefore, there will be no impact from the exposure of people or structures to adverse effects from a known fault-rupture hazard zone as a result of this project.

ii. Strong seismic ground shaking?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. The County Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit. Therefore, compliance with the California Building Code and the County Code ensures the project will not result in a potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking.

iii. Seismic-related ground failure, including liquefaction?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project site is not within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. This indicates that the liquefaction potential at the site is low. In addition, the site is not underlain by poor artificial fill or located within a floodplain. Therefore, there will be there will be a less than significant impact from the exposure of people or structures to adverse effects from a known area susceptible to ground failure, including liquefaction. In addition, since liquefaction potential at the site is low, earthquake-induced lateral spreading is not considered to be a seismic hazard at the site and impacts would be less than significant.

iv. Landslides?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: : The project site is not within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. Landslide Susceptibility Areas were developed based on landslide risk profiles included in the *Multi-Jurisdictional Hazard Mitigation Plan, San Diego, CA* (URS, 2004). Landslide risk areas

from this plan were based on data including steep slopes (greater than 25%); soil series data (SANDAG based on USGS 1970s series); soil-slip susceptibility from USGS; and Landslide Hazard Zone Maps (limited to western portion of the County) developed by the California Department of Conservation, Division of Mines and Geology (DMG). Also included within Landslide Susceptibility Areas are gabbroic soils on slopes steeper than 15% in grade because these soils are slide prone. Since the project is not located within an identified Landslide Susceptibility Area and the geologic environment has a low probability to become unstable, the project would have a less than significant impact from the exposure of people or structures to potential adverse effects from landslides.

b) Result in substantial soil erosion or the loss of topsoil?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: According to the Soil Survey of San Diego County, the soils on-site are identified as Placentia Sandy loam that has a soil erodibility rating of “slight” as indicated by the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. Moreover, the project will not result in unprotected erodible soils; will not alter existing drainage patterns; is not located in a floodplain, wetland, or significant drainage feature; and will not develop steep slopes. The project is required to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING). Due to these factors, it has been found that the project will not result in substantial soil erosion or the loss of topsoil.

In addition, the project will not contribute to a cumulatively considerable impact because all the of past, present and future projects included on the list of projects that involve grading or land disturbance are required to follow the requirements of the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING); Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); and County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). Refer to XVIII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is not located on a geologic unit or soil that is unstable. Furthermore, the project does not propose any grading or alteration of land. Therefore, the project will not produce unstable geological conditions. For further information regarding landslides, liquefaction, and lateral spreading, refer to VI Geology and Soils, Question a., iii-iv listed above.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project is located on expansive soils as defined within Table 18-1-B of the Uniform Building Code (1994). This was confirmed by staff review of the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. The soils on-site are Placentia Sandy Loam. However the project will not have any significant impacts because the project is required to comply the improvement requirements identified in the 1997 Uniform Building Code, Division III – Design Standard for Design of Slab-On-Ground Foundations to Resist the Effects of Expansive Soils and Compressible Soils, which ensure suitable structure safety in areas with expansive soils. Therefore, these soils will not create substantial risks to life or property.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is for an unmanned solar energy generating facility. The project does not propose any septic tanks or alternative wastewater disposal systems since no wastewater will be generated.

VII. GREENHOUSE GAS EMISSIONS – Would the project

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less Than Significant Impact: Greenhouse Gas (GHG) emissions are said to result in an increase in the earth's average surface temperature commonly referred to as global warming. This rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system, known as climate change. These changes are now broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

GHGs include carbon dioxide, methane, hydrofluorocarbons (HFCs), and nitrous oxide, among others. Human induced GHG emissions are a result of energy production and consumption, and personal vehicle use, among other sources. A regional GHG inventory prepared for the San Diego Region³ identified on-road transportation (cars and trucks) as the largest contributor of GHG emissions in the region, accounting for 46% of the total regional emissions. Electricity and natural gas combustion were the second (25%) and third (9%) largest regional contributors, respectively, to regional GHG emissions.

Climate changes resulting from GHG emissions could produce an array of adverse environmental impacts including water supply shortages, severe drought, increased flooding, sea level rise, air pollution from increased formation of ground level ozone and particulate matter, ecosystem changes, increased wildfire risk, agricultural impacts, ocean and terrestrial species impacts, among other adverse effects.

³ San Diego County Greenhouse Gas Inventory: An Analysis of Regional Emissions and Strategies to Achieve AB 32 Targets. University of San Diego and the Energy Policy Initiatives Center (EPIC), September 2008.

In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions.

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. SANDAG has prepared a Sustainable Communities Strategy (SCS) which is a new element of the 2050 Regional Transportation Plan (RTP). The strategy identifies how regional greenhouse gas reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible. The County of San Diego has also adopted various GHG related goals and policies in the General Plan.

It should be noted that an individual project's GHG emissions will generally not result in direct impacts under CEQA, as the climate change issue is global in nature, however an individual project could be found to contribute to a potentially significant cumulative impact. CEQA Guidelines Section 15130(f) states that an EIR shall analyze greenhouse gas emissions resulting from a proposed project when the incremental contribution of those emissions may be cumulatively considerable.

The County has prepared a *Recommended Approach to Addressing Climate Change in CEQA Documents* for addressing climate change in CEQA documents. The annual 900 metric ton carbon dioxide equivalent (MTCO_{2e}) screening level referenced in the California Air Pollution Control Officers Association (CAPCOA) white paper (<http://www.capcoa.org/wp-content/uploads/downloads/2010/05/CAPCOA-White-Paper.pdf>) is being used by the County as a conservative criterion for determining the size of projects that would require further analysis and mitigation with regard to climate change. The CAPCOA white paper reports that the 900 metric ton screening level would capture more than 90% of development projects, allowing for mitigation towards achieving the State's GHG reduction goals.

GHG emissions associated with the project were quantified in the Air Quality Study and Focused GHG Study, dated September 2015, prepared by Ldn Consulting, Inc. on file with the Planning & Development Services as Environmental Review Number 15-02-006. The project would generate 120 MTCO_{2e} per year, accounting for amortized construction and operational emissions. Therefore, total GHG emissions associated with the project would be below the County's recommended screening level of 900 metric tons per year. Project GHG impacts would not be cumulatively considerable.

Therefore, it is determined that the project would result in less than cumulatively considerable impacts associated with GHG emissions and no mitigation is required.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions.

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. SANDAG has prepared a Sustainable Communities Strategy (SCS) which is a new element of the 2050 Regional Transportation Plan (RTP). The strategy identifies how regional greenhouse gas reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible.

To implement State mandates to address climate change in local land use planning, local land use jurisdictions are generally preparing GHG emission inventories and reduction plans and incorporating climate change policies into local General Plans to ensure development is guided by a land use plan that reduces GHG emissions. The County of San Diego's General Plan incorporates various climate change goals and policies. These policies provide direction for individual development projects to reduce GHG emissions.

Based on Governor Schwarzenegger's call for a statewide 33% Renewables Portfolio Standard (RPS), the Climate Change Scoping Plan anticipates that California will have 33% of its electricity provided by renewable resources by 2020. Additionally, AB 32 calls for a reduction in GHG emissions to 1990 levels by 2020. Over its lifespan, the Proposed Project would assist in the attainment of the state's goals by utilizing a renewable source of energy that could displace electricity generated by fossil-fuel-fired power plants. The Proposed Project could also provide a potential reduction of 1,497 MTCO₂e per year if the electricity generated by the project were to be used instead of electricity generated by fossil-fuel sources. This reduction is *not* considered in the significance determination of the project's GHG emissions but is provided for disclosure purposes only.

As discussed in VII(a) above, the project's emissions would be below the 900 MTCO₂e screening threshold. As such, the project would not conflict with the GHG goals and policies

of the General Plan. The Proposed Project would be consistent with state and County initiatives aimed at reducing GHG emissions. Therefore, the project would not conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project will not create a significant hazard to the public or the environment because it does not propose the storage, use, transport, emission, or disposal of Hazardous Substances, nor are Hazardous Substances proposed or currently in use in the immediate vicinity. In addition, the project does not propose to demolish any existing structures onsite and therefore would not create a hazard related to the release of asbestos, lead based paint or other hazardous materials from demolition activities.

b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact:

The project is not located within one-quarter mile of an existing or proposed school. Therefore, the project will not have any effect on an existing or proposed school.

- c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less than Significant Impact: Based on a Phase 1 Environmental Site Assessment dated May 2013 and regulatory database search, the project site has not been subject to a release of hazardous substances that would create a significant hazard to the public or environment. The project site is not included in any of the following lists or databases: the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5., the San Diego County Hazardous Materials Establishment database, the San Diego County DEH Site Assessment and Mitigation (SAM) Case Listing, the Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program Database ("CalSites" Envirostor Database), the Resource Conservation and Recovery Information System (RCRIS) listing, the EPA's Superfund CERCLIS database or the EPA's National Priorities List (NPL). Additionally, the project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), is not on or within 1,000 feet of a Formerly Used Defense Site (FUDS), does not contain a leaking Underground Storage Tank (UST) and is not located on a site with the potential for contamination from historic uses such as industrial uses, a gas station or vehicle repair shop. Therefore, the project would not create a significant hazard to the public or environment.

- d) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation Administration Height Notification Surface. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is not within one mile of a private airstrip. As a result, the project will not constitute a safety hazard for people residing or working in the project area.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

The following sections summarize the project's consistency with applicable emergency response plans or emergency evacuation plans.

i. OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:

Less Than Significant Impact: The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego, including all cities and the County unincorporated areas. The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

No Impact: The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an

emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

No Impact: The Oil Spill Contingency Element will not be interfered with because the project is not located along the coastal zone or coastline.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

No Impact: The Emergency Water Contingencies Annex and Energy Shortage Response Plan will not be interfered with because the project does not propose altering major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

No Impact: The Dam Evacuation Plan will not be interfered with because the project is not located within a dam inundation zone.

g) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project is adjacent to wildlands that have the potential to support wildland fires. However, the project will not expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project will comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 16 Fire Protection Districts in San Diego County. The Valley Center Fire Protection District approved a Fire Protection Plan for the proposed project. Moreover, the project will not contribute to a cumulatively considerable impact, because all past, present and future projects in the surrounding area are required to comply with the Consolidated Fire Code.

h) Propose a use, or place residents adjacent to an existing or reasonably foreseeable use that would substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies, which are capable of transmitting significant public health diseases or nuisances?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

IX. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any waste discharge requirements?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not propose waste discharges that require waste discharge requirement permits, NPDES permits, or water quality certification from the San Diego Regional Water Quality Control Board (SDRWQCB). In addition, the project does not propose any known sources of polluted runoff or land use activities that would require special site design considerations, source control Best Management Practices (BMPs) or treatment control BMPs, under the San Diego Municipal Storm Water Permit (SDRWQCB Order No. R9-2007-0001).

b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project lies in the Bonsall hydrologic subarea, within the San Luis Rey hydrologic unit. As discussed in the Stormwater Management Plan according to the Clean Water Act Section 303(d) list, this watershed is impaired.

The project proposes the following activities that are associated with these pollutants: construction activities. However, the following site design measures and/or source control BMPs and/or treatment control BMPs will be employed such that potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to increase the level of these pollutants in receiving waters: silt fencing, fiber rolls and gravel bags.

The proposed BMPs are consistent with regional surface water and storm water planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result the project will not contribute to a cumulative impact to an already impaired water body, as listed on the Clean Water Act Section 303(d). Regional surface water and storm water permitting regulation for County of San Diego includes the following: San Diego Region, Order No. R9-2007-0001, (NPDES No. CAS 0108758); County Watershed Protection Ordinance; Stormwater Management, and Discharge Control Ordinance (WPO); County Stormwater Standards Manual. The stated purposes of these ordinances are to protect the health, safety and general welfare of the County of San Diego residents; to protect water resources and to improve water quality; to cause the use of management practices by the County and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the state; to secure benefits from the use of storm water as a resource; and to ensure the County is compliant with applicable state and federal laws. The Watershed Protection Ordinance has discharge prohibitions, and requirements that vary depending on type of land use activity and location in the County. Each project subject to WPO is required to prepare a Stormwater Management Plan that details a project's pollutant discharge contribution to a given watershed and propose BMPs or design measures to mitigate any impacts that may occur in the watershed.

c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The Regional Water Quality Control Board has designated water quality objectives for waters of the San Diego Region to protect the existing and potential beneficial uses of each hydrologic unit. The project lies in the Bonsall hydrologic subarea, within the San Luis Rey hydrologic unit that has the following existing and potential beneficial uses for inland surface waters, coastal waters, reservoirs and lakes, and ground water: municipal and domestic supply; agricultural supply; industrial process supply; industrial service supply; freshwater replenishment; hydropower generation; contact water recreation; non-contact water recreation; warm freshwater habitat; cold freshwater habitat; wildlife habitat; marine habitat; migration of aquatic organisms; and, rare, threatened, or endangered species habitat.

The project proposes the following potential sources of polluted runoff: construction activities. However, the following site design measures and/or source control BMPs and/or treatment control BMPs will be employed to reduce potential pollutants in runoff to the maximum extent practicable, such that the proposed project will not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses: hydroseeding, silt fencing, gravel bags, fiber rolls, spill prevention and control and waste management practices.

In addition, the proposed BMPs are consistent with regional surface water, storm water and groundwater planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result, the project will not contribute to a cumulatively considerable exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. Refer to Section VIII., Hydrology and Water Quality, Question b, for more information on regional surface water and storm water planning and permitting process.

d) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project will obtain its water supply from the Valley Center Municipal Water District that obtains water from surface reservoirs or other imported water source. The project will not use any groundwater for any purpose, including irrigation, domestic or commercial demands. In addition, the project does not involve operations that would interfere substantially with groundwater recharge including, but not limited to the following: the project does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g. ¼ mile). These activities and operations can substantially affect rates of groundwater recharge. Therefore, no impact to groundwater resources is anticipated.

e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes a balanced cut and fill of 24,000 cubic yards of material. As outlined in the Storm water Management Plan (SWMP) and the prepared drainage study prepared by Michael Baker International dated August 2015, the project will implement site design measures, source control, and/or treatment control BMPs to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff. These measures will control erosion and sedimentation and satisfy waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. R9-2007-0001), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP). The SWMP specifies and describes the implementation process of all BMPs that will address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any onsite and downstream drainage swales. The Department of Public Works will ensure that the Plan is implemented as

proposed. Due to these factors, it has been found that the project will not result in significantly increased erosion or sedimentation potential and will not alter any drainage patterns of the site or area on- or off-site. In addition, because erosion and sedimentation will be controlled within the boundaries of the project, the project will not contribute to a cumulatively considerable impact. For further information on soil erosion refer to VI., Geology and Soils, Question b.

f) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project will not significantly alter established drainage patterns or significantly increase the amount of runoff, based on a Drainage Study prepared by Michael Baker on August 2015, drainage will be conveyed to either natural drainage channels or approved drainage facilities. The project will not increase water surface elevation in a watercourse with a watershed equal to or greater one square mile by one foot or more in height. The project will not increase surface runoff exiting the project site equal to or greater than one cubic foot/second.

Therefore, the project will not substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site. Moreover, the project will not contribute to a cumulatively considerable alteration or a drainage pattern or increase in the rate or amount of runoff, because the project will not substantially increase water surface elevation or runoff exiting the site, as detailed above.

g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: A drainage study prepared by Michael Baker, dated August 2015 concluded that the project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems.

h) Provide substantial additional sources of polluted runoff?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project proposes the following potential sources of polluted runoff: construction activities. However, the following site design measures and/or source control BMPs and/or treatment control BMPs will be employed such that potential pollutants will be reduced in runoff to the maximum extent practicable: silt fencing, gravel bags, fiber rolls, spill prevention and spill control. Refer to IX Hydrology and Water Quality Questions a, b, c, for further information.

i) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: No FEMA mapped floodplains, County-mapped floodplains or drainages with a watershed greater than 25 acres were identified on the project site; therefore, no impact will occur.

j) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: No 100-year flood hazard areas were identified on the project site; therefore, no impact will occur.

k) Expose people or structures to a significant risk of loss, injury or death involving flooding?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site lies outside any identified special flood hazard area. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

m) Inundation by seiche, tsunami, or mudflow?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

i. SEICHE

No Impact: The project site is not located along the shoreline of a lake or reservoir; therefore, could not be inundated by a seiche.

ii. TSUNAMI

No Impact: The project site is located more than a mile from the coast; therefore, in the event of a tsunami, would not be inundated.

iii. MUDFLOW

No Impact: Mudflow is type of landslide. The site is not located within a landslide susceptibility zone. It has been determined that the geologic environment of the project area has a low probability to be located within an area of potential or pre-existing conditions that could become unstable in the event of seismic activity. In addition, though the project does propose land disturbance that will expose unprotected soils, the project is not located downstream from unprotected, exposed soils within a landslide susceptibility zone. Therefore, it is not anticipated that the project will expose people or property to inundation due to a mudflow.

X. LAND USE AND PLANNING -- Would the project:

a) Physically divide an established community?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not propose the introduction of new infrastructure such major roadways or water supply systems to the area. Therefore, the proposed project will not significantly disrupt or divide the established community.

b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project is subject to the General Plan Semi-Rural Regional Category and contains lands within the Semi-Rural 2 (SR-2) Land Use Designation. The project is also subject to the policies of the Valley Center Community Plan. The property is zoned General Agriculture (A72) which permits a solar energy generating facility with a Major Use Permit pursuant to the Zoning Ordinance Section 2225.

XI. MINERAL RESOURCES -- Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The lands within the project site have not been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997); but the site is underlain with Alluvial Deposits.

However, the project site is surrounded by densely developed land uses including residential and agricultural uses which are incompatible to future extraction of mineral resources on the project site. A future mining operation at the project site would likely create a significant impact to neighboring properties for issues such as noise, air quality, traffic, and possibly other impacts. Therefore, implementation of the project will not result in the loss of availability of a known mineral resource that would be of value since the mineral resource has already been lost due to incompatible land uses.

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project site is not located in an area that has MRZ-2 designated lands. Therefore, the proposed project would not result in the loss of availability of locally important mineral resource(s).

Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan or other land use plan will occur as a result of this project.

XII. NOISE -- Would the project result in:

a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project is a North Light Power (NLP) Granger Solar Project Major Use Permit for the construction and operation of a photovoltaic (PV) solar facility. Based on a Noise Analysis prepared by LDN Consulting, incorporation of noise measures would ensure that the project would not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable standards for the following reasons:

General Plan – Noise Element

The County of San Diego General Plan, Noise Element addresses noise sensitive areas and requires an acoustical study to be prepared for any use that may expose noise sensitive area to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels (dBA). Moreover, if the project is excess of CNEL 60 dB(A), modifications must be made to project to reduce noise levels. Noise sensitive areas include residences, hospitals, schools, libraries or similar facilities where quiet is an important attribute. Based on a Noise Analysis prepared by LDN Consulting, project implementation will not expose existing or planned noise sensitive areas to road, airport, heliport, railroad, industrial or other noise in excess of the CNEL 60 dB(A). Therefore, the project will not expose people to potentially significant noise levels that exceed the allowable limits of the County of San Diego General Plan, Noise Element.

Noise Ordinance – Section 36.404

Based on a Noise Analysis prepared by LDN Consulting, non-transportation 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. The project is a North Light Power (NLP) Granger Solar Project Major Use Permit for the construction and operation of a photovoltaic (PV) solar facility. The site is zoned A72. Surrounding land uses are also zoned for agricultural use. Agriculturally zone areas are subject to a one-hour average daytime sound level limit of 50 dBA and nighttime 45 dBA at the project property lines. Permanent noise generating equipment are comprised of proposed transformer and inverter equipment and panel washing activities. Above transformer/inverter would be above ground structures located near the center of the site, approximately 445 feet from the nearest property line to the east. Based on this setback distance, noise generated from the transformer, inverter and tracker motors would be 45 dBA and below at the worst-case property line. Additionally, limiting the panel washing activities during the daytime hours from 7am to 10pm would ensure these cleaning operations comply with County noise standards. The project design and layout demonstrates Noise Ordinance compliance with Section 36.404.

Noise Ordinance – Section 36.409 & 36.410

Based on a Noise Analysis prepared by LDN Consulting, the project will not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36.409 & 36.410).

Temporary construction equipment was also evaluated to demonstrate noise ordinance compliance. **General construction equipment** operations for grading would utilize loaders/tractors, dozers, graders and water trucks. The equipment would be spread out over the site. Some equipment could potentially operate at or near the property line while the rest of the equipment may be located more than 600 feet away from the same property line. This would result in an acoustical center for the grading operations at approximately 275 feet from the nearest property lines. Based on a worst case scenario with all equipment operating at the same time in one same location, construction noise levels would generate approximately 74.3 dBA at this setback. Due to spatial separation of the equipment and an eight hour average requirement of 75 dBA, temporary construction noise levels will not exceed the County noise standards. Additionally, no off-site roadway improvements are proposed as part of this project with all work located on-site. Therefore, temporary grading operations are not anticipated to exceed the 75 dBA requirement pursuant to Section 36.409.

Impulsive type of heavy equipment is regulated within Section 36.410 (82 dBA limit). Temporary impulsive sources include **rock drilling and blasting activities**. Primary noise sources would be from the pre-blasting activities that involve rock drills. The project would be conditioned to stage rock drill operations at a minimum distance of 200 feet from the nearest occupied residence. When rock drilling is located within this setback distance, a specific rock drill/blasting plan. This would determine the height and location of any temporary barrier if necessary. Noise barriers could range from 8 to 12 feet in height. The rock drill/blasting plan would also determine the usage of the equipment, for example limiting the hours of operations and duty cycle. Based on noise attenuation by these measures within a rock drill/blasting plan, impulsive noise impacts would not occur and the project would comply with the County noise standards.

Temporary impulsive sources include **pile driver activities** that produce a max sound pressure level of 95 dBA at 50 feet. The project would be conditioned to limit pile driver operations at a distance of 215 feet from the nearest occupied residence. When pile driving is located within this setback distance, operations would be limited to 25 percent duty cycle of the work duration. Based on noise attenuation by distance and limiting pile driving operations, impulsive noise impacts would not occur and the project would comply with the County noise standards. Therefore, incorporation of noise attenuation by distance, establishing setbacks, limiting operations, and incorporation of a rock drill/blasting plan would ensure that permanent and temporary noise sources would comply with County noise standards.

Finally, the project's conformance to the County of San Diego General Plan (Noise Element, Policy) and County of San Diego Noise Ordinance (Section 36.404 and 36.409) ensures the project will not create cumulatively considerable noise impacts, because the project will not exceed the local noise standards for noise sensitive areas; and the project will not exceed the

applicable noise level limits at the property line or construction noise limits, derived from State regulation to address human health and quality of life concerns. Therefore, the project will not contribute to a cumulatively considerable exposure of persons or generation of noise levels in excess of standards established in the local general plan, noise ordinance, and applicable standards of other agencies.

b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not propose any of the following land uses that can be impacted by groundborne vibration or groundborne noise levels:

1. Buildings where low ambient vibration is essential for interior operation, including research and manufacturing facilities with special vibration constraints.
2. Residences and buildings where people normally sleep including hotels, hospitals, residences and where low ambient vibration is preferred.
3. Civic and institutional land uses including schools, churches, libraries, other institutions, and quiet office where low ambient vibration is preferred.
4. Concert halls for symphonies or other special use facilities where low ambient vibration is preferred.

Also, the project does not propose any major, new or expanded infrastructure such as mass transit, highways or major roadways or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels on-site or in the surrounding area.

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project involves the following permanent noise sources that may increase the ambient noise level: mechanical equipment and panel washing activities associated with solar farms. As indicated in the response listed under Section XI Noise, Question a., the project would not expose existing or planned noise sensitive areas in the vicinity to a substantial permanent increase in noise levels that exceed the allowable limits of the County of San Diego General Plan, County of San Diego Noise Ordinance, and other

applicable local, State, and Federal noise control. Also, the project is not expected to expose existing or planned noise sensitive areas to direct noise impacts over the existing ambient noise levels based on review of the project by County staff and a Noise Analysis prepared by LDN Consulting.

The project will not result in cumulatively noise impacts because a list of past, present and future projects within in the vicinity were evaluated. It was determined that the project in combination with a list of past, present and future project would not expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the projects considered.

d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Based on a Noise Analysis prepared by LDN Consulting, the project will not generate construction noise that may exceed the standards of the County of San Diego Noise Ordinance (Section 36.409).

Temporary construction equipment was also evaluated to demonstrate noise ordinance compliance. **General construction equipment** operations for grading would utilize loaders/tractors, dozers, graders and water trucks. The equipment would be spread out over the site. Some equipment could potentially operate at or near the property line while the rest of the equipment may be located more than 600 feet away from the same property line. This would result in an acoustical center for the grading operations at approximately 275 feet from the nearest property lines. Based on a worst case scenario with all equipment operating at the same time in one same location, construction noise levels would generate approximately 74.3 dBA at this setback. Due to spatial separation of the equipment and an eight hour average requirement of 75 dBA, temporary construction noise levels will not exceed the County noise standards. Additionally, no off-site roadway improvements are proposed as part of this project with all work located on-site. Therefore, temporary grading operations are not anticipated to exceed the 75 dBA requirement pursuant to Section 36.409.

Impulsive type of heavy equipment is regulated within Section 36.410 (82 dBA limit). Temporary impulsive sources include **rock drilling and blasting activities**. Primary noise sources would be from the pre-blasting activities that involve rock drills. The project would be conditioned to stage rock drill operations at a minimum distance of 200 feet from the nearest occupied residence. When rock drilling is located within this setback distance, a specific rock drill/blasting plan. This would determine the height and location of any temporary barrier if necessary. Noise barriers could range from 8 to 12 feet in height. . The rock drill/blasting plan would also determine the usage of the equipment, for example limiting the hours of operations

and duty cycle. Based on noise attenuation by these measures within a rock drill/blasting plan, impulsive noise impacts would not occur and the project would comply with the County noise standards.

Temporary impulsive sources include **pile driver activities** that produce a max sound pressure level of 95 dBA at 50 feet. The project would be conditioned to limit pile driver operations at a distance of 215 feet from the nearest occupied residence. When pile driving is located within this setback distance, operations would be limited to 25 percent duty cycle of the work duration. Based on noise attenuation by distance and limiting pile driving operations, impulsive noise impacts would not occur and the project would comply with the County noise standards. Therefore, incorporation of noise attenuation by distance, establishing setbacks, limiting operations, and incorporation of a rock drill/blasting plan would ensure that permanent and temporary noise sources would not result in a substantial temporary or periodic increase in existing ambient noise levels in the project vicinity.

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for airports or within 2 miles of a public airport or public use airport. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is not located within a one-mile vicinity of a private airstrip; therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

XIII. POPULATION AND HOUSING -- Would the project:

a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project will not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area including, but limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions.

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: This unmanned solar energy generating facility would not displace any amount of existing housing.

c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: This solar energy generating facility would not displace any existing housing. There are no dwelling units located on the subject parcel. Therefore, the proposed project will not displace any number of people.

XIV. PUBLIC SERVICES

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance service ratios, response times or other performance objectives for any of the public services:

- i. Fire protection?
- ii. Police protection?
- iii. Schools?
- iv. Parks?
- v. Other public facilities?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: Based on the service availability forms received for the project, the proposed project will not result in the need for significantly altered services or facilities. Service availability forms have been provided which indicate existing services are available to the project. The project does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times or other performance service ratios or objectives for any public services. Therefore, the project will not have an adverse physical effect on the environment because the project does not require new or significantly altered services or facilities to be constructed.

XV. RECREATION

a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not propose any residential use, including but not limited to a residential subdivision, mobilehome park, or construction for a single-family residence that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the construction or expansion of recreational facilities cannot have an adverse physical effect on the environment.

XVI. TRANSPORTATION AND TRAFFIC -- Would the project:

a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The County of San Diego Guidelines for Determining Significance for Traffic and Transportation (Guidelines) establish measures of effectiveness for the performance of the circulation system. These Guidelines incorporate standards from the County of San Diego Public Road Standards and Mobility Element, the County of San Diego Transportation Impact Fee Program and the Congestion Management Program.

The proposed project will result in less than five average daily trips (ADT). The project will not have a significant impact related to a conflict with any performance measures establishing measures of effectiveness of the circulation system because the project trips do not exceed any of the County's Guidelines for Determining Significance for impacts related to Traffic and Transportation. As identified in the County's Guidelines for Determining Significance for Traffic and Transportation, the project trips would not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities. Therefore, the project would not conflict with any policies establishing measures of the effectiveness for the performance of the circulation system and no mitigation is required.

b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The designated congestion management agency for the San Diego region is SANDAG. SANDAG is responsible for preparing the Regional Transportation Plan (RTP) of which the Congestion Management Program (CMP) is an element to monitor transportation system performance, develop programs to address near- and long-term congestion, and better integrate land use and transportation planning decisions. The CMP includes a requirement for enhanced CEQA review applicable to certain large developments that generate an equivalent of 2,400 or more average daily vehicle trips or 200 or more peak hour vehicle trips. These large projects must complete a traffic analysis that identifies the project's impacts on CMP system roadways, their associated costs, and identify appropriate mitigation. Early project coordination with affected public agencies, the Metropolitan Transit System (MTS) and the North County Transit District (NCTD) is required to ensure that the impacts of new development on CMP transit performance measures are identified.

The project proposes an increase of approximately 5 ADT. The additional ADT from the proposed project would not exceed the 2400 trips (or 200 peak hour trips) required for study under the region's Congestion Management Program. Additionally, the project does not involve construction of any new buildings, nor does it propose a new primary use. Therefore the project will not conflict with travel demand measures or other standards of the congestion management agency.

c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is located outside of an Airport Influence Area and is not located within two miles of a public or public use airport; therefore, the project will not result in a change in air traffic patterns.

d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project will not alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create or place curves, slopes or walls which impedes adequate site distance on a road.

e) Result in inadequate emergency access?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: The proposed project will not result in inadequate emergency access. The Valley Center Fire Protection District, which is the fire authority having jurisdiction, and the San Diego County Fire Authority, have reviewed the proposed project, the Fire Protection Plan Letter Report and associated emergency access roadways and have determined that there is adequate emergency fire access proposed. Additionally, roads used will be required to be improved to County standards.

f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The proposed project is Major Use Permit for a solar energy generating facility and will generate approximately 5 ADT. Project implementation will not result in the construction of any road improvements or new road design features that would interfere with the provision of public transit, bicycle or pedestrian facilities. In addition, the project does not generate sufficient travel demand to increase demand for transit, pedestrian or bicycle facilities. Therefore, the project will not conflict with policies, plans, or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

Discussion/Explanation:

No Impact: The project does not involve any uses that will discharge any wastewater to sanitary sewer or on-site wastewater systems (septic). Therefore, the project will not exceed any wastewater treatment requirements.

- b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/> Potentially Significant Impact	<input type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input checked="" type="checkbox"/> No Impact

Discussion/Explanation:

No Impact: The project does not include new or expanded water or wastewater treatment facilities. In addition, the project does not require the construction or expansion of water or wastewater treatment facilities. Based on the service availability forms received, the project will not require construction of new or expanded water or wastewater treatment facilities. Service availability forms have been provided which indicate adequate water facilities are available to the project from the following district: Valley Center Water District. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

- c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

<input type="checkbox"/> Potentially Significant Impact	<input checked="" type="checkbox"/> Less than Significant Impact
<input type="checkbox"/> Less Than Significant With Mitigation Incorporated	<input type="checkbox"/> No Impact

Discussion/Explanation:

Less than Significant Impact: The project does not include new or expanded storm water drainage facilities. Moreover, the project does will utilize Best Management Practices for storm water. A Drainage Study prepared by Michael Baker dated August 2015, concluded that the

proposed project does not require the construction of new storm water drainage facilities of the expansion of existing facilities. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?

- | | | | |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact | <input checked="" type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> | No Impact |

Discussion/Explanation:

Less Than Significant Impact: The project requires water service from the Valley Center Municipal Water District. A Service Availability Letter from the Valley Center Water District has been provided, indicating adequate water resources and entitlements are available to serve the requested water resources. Therefore, the project will have sufficient water supplies available to serve the project.

e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

- | | | | |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> | No Impact |

Discussion/Explanation:

No Impact: The proposed project is for an unmanned solar energy generating facility and will not produce any wastewater; therefore, the project will not interfere with any wastewater treatment providers service capacity.

f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

- | | | | |
|--------------------------|--|-------------------------------------|------------------------------|
| <input type="checkbox"/> | Potentially Significant Impact | <input type="checkbox"/> | Less than Significant Impact |
| <input type="checkbox"/> | Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> | No Impact |

Discussion/Explanation:

No Impact: The project is for an unmanned solar energy generating facility and will not generate any solid waste nor place any burden on the existing permitted capacity of any landfill or transfer station within San Diego County.

g) Comply with federal, state, and local statutes and regulations related to solid waste?

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

Discussion/Explanation:

No Impact: The project is for an unmanned solar energy generating facility and will not generate any solid waste nor place any burden on the existing permitted capacity of any landfill or transfer station within San Diego County. Therefore, compliance with any Federal, State, or local statutes or regulation related to solid waste is not applicable to this project.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Discussion/Explanation:

Less Than Significant Impact: Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. There is no substantial evidence that there are biological or cultural resources that are affected or associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

- Potentially Significant Impact Less than Significant Impact
 Less Than Significant With Mitigation Incorporated No Impact

Discussion/Explanation:

Less Than Significant Impact: The following list of past, present and future projects were considered and evaluated as a part of this Initial Study:

PROJECT NAME	PERMIT/MAP NUMBER
Verizon Aguacate Major Use Permit	PDS2013-MUP-13-022
Valley Center Solar Major Use Permit	PDS2014-MUP-11-027
Lilac Plaza General Plan Amendment	PDS2015-GPA-15-003
Honey Bee Ranch Accidental Winery Administrative Permit	PDS2014-AD-062
NLP Valley Center Solar	PDS2013-MUP-13-019
Valley Center Cemetery Major Use Permit	PDS2014-MUP-14-029

Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVIII of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there is no substantial evidence that there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

c) Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

- Potentially Significant Impact Less than Significant Impact
 Less Than Significant With Mitigation Incorporated No Impact

Discussion/Explanation:

Less Than Significant Impact: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VIII. Hazards and Hazardous Materials, IX Hydrology and Water Quality XII. Noise, XIII. Population and Housing, and XVI. Transportation and Traffic. As a result of this evaluation, there is no substantial evidence that there are adverse effects on human beings associated

with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

XIX. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

All references to Federal, State and local regulation are available on the Internet. For Federal regulation refer to <http://www4.law.cornell.edu/uscode/>. For State regulation refer to www.leginfo.ca.gov. For County regulation refer to www.amlegal.com. All other references are available upon request.

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