

NOTICE OF PREPARATION (NOP) AND
COMMENTS TO THE NOP

GARY L. PRYOR
DIRECTOR



County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

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NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

April 6, 2006

NOTICE IS HEREBY GIVEN that the County of San Diego, Department of Planning and Land Use will be the Lead Agency and will prepare a Supplemental Environmental Impact Report in accordance with the California Environmental Quality Act for the following projects. The Department is seeking public and agency input on the scope and content of the environmental information to be contained in the Supplemental Environmental Impact Report. A Notice of Preparation document, which contains a description of the probable environmental effects of the project, can be reviewed on the World Wide Web at http://www.sdcounty.ca.gov/dplu/ceqa_public_review.html, at the Department of Planning and Land Use (DPLU), Project Processing Counter, 5201 Ruffin Road, Suite B, San Diego, California 92123 and at the public libraries listed below. Comments on the Notice of Preparation document must be sent to the DPLU address listed above and should reference the project number and name.

SPA 04-006, TM 5405, LOG NO. 93-19-006Q; OTAY CROSSINGS COMMERCE PARK. The proposed project includes an application for an amendment to the East Otay Mesa Specific Plan (SPA 04-006), and to subdivide 311.4 acres consisting of two parcels (TM 5405). The Specific Plan Amendment is requested to modify the alignment of future SR-11, Loop Road (Otay Mesa Road to Siempre Viva Road), Airway Road (Alta Road to Siempre Viva Road), and Siempre Viva Road (Alta Road to Loop Road). The Specific Plan Amendment would also remove sections of Airway Road, Siempre Viva Road, and Roque Road east of Loop Road. The Tentative Map will subdivide the 311.4-acre project site into 31 industrial lots ranging in area from 1.97 net acres to 73.91 net acres. The project site is located within the Otay Subregional Planning Area of the unincorporated portion of San Diego County, in Subarea 2 of the East Otay Mesa Specific Plan area. The site is located southeast of the Otay Mesa Road and Alta Road intersection and extends to the south and east to the U.S.-Mexico International Border. The project site is comprised of Assessor Parcel Numbers 648-070-03 and 648-080-27. A Public Scoping Meeting will be held to solicit comments on the EIR. This meeting will be held on Monday, May 1, 2006, at the DPLU Hearing Room located at 5201 Ruffin Road, Suite B, San Diego, CA 92123 at 10:00 am. Comments on this Notice of Preparation document must be received no later than May 8, 2006 at 4:00 p.m. (a 30-day public review period). This Notice of Preparation can also be reviewed at the Otay Mesa Branch Library located at 3003 Coronado Ave., San Diego, CA 92154. For additional information, please contact Robert Hingtgen at (858) 694-3712 or by e-mail at robert.hingtgen@sdcounty.ca.gov.

ND04-06\9319006Q-NOT;jcr

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NOTICE OF PREPARATION DOCUMENTATION

DATE: April 6, 2006

PROJECT NAME: Otay Crossings Commerce Park

PROJECT NUMBER(S): SPA 04-006, TM 5405

PROJECT APPLICANT: Judd Halenza, Jr., The Judd Company

ENV. REVIEW NUMBER: 93-19-006Q

PROJECT DESCRIPTION:

The proposed project includes an application for an amendment to the East Otay Mesa Specific Plan (SPA 04-006), and to subdivide 311.4 acres consisting of two parcels (TM 5405).

The proposed project is subject to the Regional Land Use Element Police (CUDA) Current Urban Development Area and General Plan Land Use Designation (21) Specific Plan. The project is also subject to the policies of the East Otay Mesa Specific Plan SubArea 2 (SP 93-004). It is located in the Mixed Industrial and Rural Residential sections of the Specific Plan.

The Specific Plan Amendment is requested to modify the alignment of future SR-11, Loop Road (Otay Mesa Road to Siempre Viva Road), Airway Road (Alta Road to Siempre Viva Road), and Siempre Viva Road (Alta Road to Loop Road). The Specific Plan Amendment would also remove sections of Airway Road, Siempre Viva Road, and Roque Road east of Loop Road. No changes are proposed concerning road classifications. The Tentative Map will subdivide the 311.4-acre project site into 31 industrial lots ranging in size from 1.97 to 73.9 net acres. Lot 31 at the south end of the site is the 73.9-acre lot and where the future Port of Entry is anticipated.

Access is proposed from Otay Mesa Road, Alta Road, Loop Road and Airway Road. The future route for SR-11 traverses the project site from northwest to southeast to the future U.S. Port of Entry situated along the International Border at the southern boundary of the site. Several public and private roads will provide internal circulation.

The project proposes to record the 31 industrial lots in five separate units. Approximately 286 acres of the project will be placed in lots including approximately 20.9 acres currently proposed as open space, while 25.5 acres would be used for onsite public streets/roads. Conservation easements are currently proposed over land within the "G" Designator area (per the Specific Plan) to protect slopes and biological resources. The right-of-way for future SR-11 as shown on the proposed tentative map would be located on 10 of the 31 lots and cover approximately 51 acres of the site. Timing for construction of SR-11 is dependent on Caltrans' development schedule; therefore, interim use of the SR-11 alignment may be permitted.

Approximately 2,300,000 cubic yards of balanced cut and fill are proposed and would occur in two phases of grading. Phase 1 grading would occur on proposed Units 1 through 3 and Phase 2 grading would occur on proposed Units 4 and 5. Site drainage is to the south towards the International Border. Best Management Practices will be proposed to comply with the County's Watershed Protection, Stormwater Management and Discharge Control Ordinance and to address stormwater runoff quantity and quality.

The project site is designated in the County's Multiple Species Conservation Program, Subarea Plan, as Major Amendment Area, Minor Amendment Area, and Minor Amendment Area Subject to Special Considerations. The project will impact native and non-native upland vegetation, wetlands, and non-wetland waters of the U.S., and may potentially impact habitat for the Federally listed Quino Checkerspot Butterfly, Burrowing Owl, a State Species of Special Concern, and other raptor species. Highly sensitive plant species including Otay tarplant, variegated dudleya, and California adolphia, Coast barrel cactus, and San Diego Marsh Elder could potentially be impacted.

Sewer service would be provided by the East Otay Mesa Sanitation District, which connects to the City of San Diego's wastewater system. Existing sewer lines are located approximately 1,800 feet north of the project site at Alta Road and Johnson Canyon, and 3,000 feet west at Enrico Fermi and Airway Road. These lines would need to be extended to the project site so that the proposed on-site system consisting of gravity lines, a pump station and force main could be connected.

Water supply would be provided by Otay Water District which has existing lines at the northwest corner of the project site at Otay Mesa Road and Alta Road. As required by State law, Otay Water District will be requested to prepare a water supply assessment to ensure adequate water supplies are adequate to serve the project site.

PROJECT LOCATION:

The project site is located within the Otay Subregional Planning Area of the unincorporated portion of San Diego County, in Subarea 2 of the East Otay Mesa Specific Plan area. The site is located southeast of the Otay Mesa Road and Alta Road intersection and extends to the south and east to the U.S.-Mexico International Border as shown on the attached regional location map and proposed Tentative Map. The project site is comprised of Assessor Parcel Numbers 648-070-03 and 648-080-27.

PROBABLE ENVIRONMENTAL EFFECTS:

The probable environmental effects associated with the project are detailed in the attached Environmental Review Update Checklist Form for Projects with Previously Approved Environmental Documentation. These probable effects must be discussed and analyzed in the draft SEIR and include the following:

- Aesthetics/Visual Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology/Soils
- Hydrology/Drainage/Water Quality
- Noise
- Public Services/Utilities including police service, sewer service, and water supply
- Traffic including Route Alignment

Additionally, the following detailed environmental technical studies must also be completed and integrated into the draft EIR:

- Preliminary Hydrology/Drainage Study
- Stormwater Management Plan
- Preliminary Grading Plan
- Conceptual Landscape Plan
- Route Alignment Study
- Traffic Impact Analysis
- Noise Analysis
- Cultural Resources Report
- Air Quality Analysis
- Biological Resources Report
- Geotechnical Study
- Sewer Service Study

Attachments:

- Project Regional Location Map
- Project Proposed Tentative Map
- Environmental Review Update Checklist Form for Projects with Previously Approved Environmental Documentation

ND04-06\9319006Q-NOP;jcr

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April 6, 2006

Environmental Review Update Checklist Form For projects with Previously Approved Environmental Documents

FOR PURPOSES OF CONSIDERATION OF OTAY CROSSINGS COMMERCE PARK SPA 04-006, TM 5405, Log No. 93-19-006Q

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified environmental impact report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action.

1. Background on the previously certified EIR:

- An Environmental Impact Report (EIR) for the East Otay Mesa Specific Plan (SP 93-004); GPA 94-02; Log No. 93-19-6 was certified by the County of San Diego Board of Supervisors on July 27, 1994. The certified EIR found significant effects to Biological Resources, Noise, Land Use, Landform Alteration/Visual Quality, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Transportation and Circulation, Air Quality, Health and Safety, Public Services and Utilities, and Population/Housing/Employment. These effects were determined to be mitigated or avoided to a level below significance except for effects on Biological Resources and Noise.
- Addendum #1 dated January 13, 1999; SPA 98-002, Log No. 93-19-016 was approved by the County of San Diego Board of Supervisors on January 13, 1999 (4). This addendum allowed for the sales of gasoline in land use areas as Support Commercial.

- Addendum #2 dated July 1, 1999; GPA 99-CE, Log No. 93-19-006 was approved by the Board of Supervisors on December 15, 1999 (2). This addendum added Highway SR-11 to the County Circulation Element.
- Reliance on the existing EIR with no modification was approved by the Planning Commission on June 20, 2000, for the East Otay Mesa Truck Travel Plaza; P98-024, Log No. 98-19-020.
- Addendum #3 dated June 21, 2000; Log No. 93-19-006; approved by the County of San Diego Board of Supervisors on June 21, 2000 (14) for the adoption of Interim Ordinance No. 9226 restricting certain uses within the East Otay Mesa Specific Plan.
- Reliance on the existing EIR with no modification was approved by the County of San Diego Board of Supervisors on July 26, 2000 (4); adoption of Ordinance No. 9235 approved the first extension of Interim Ordinance No. 9226. Used Addendum #3 (dated June 21, 2000) as the environmental document.
- A Supplemental EIR dated December 15, 2000 was approved by the Planning Commission on December 15, 2000, for the Sun Road Centrum project; TM 5139RPL⁶, Log No. 93-19-013.
- Addendum #4 dated March 12, 2001, was approved by the Board of Supervisors on April 3, 2001. This project approved an agreement with PG&E Generating Company for acquisition and dedication of sewer easement. On May 1, 2001, the Board of Supervisors adopted Resolution 01-027 consenting to acquisition of easements by means of eminent domain.
- Addendum #5 dated February 23, 2001 was approved by the Zoning Administrator on May 1, 2001. This addendum was for the Burke Truck Parking and Storage project; ZAP 99-029, Log No. 99-19-016.
- Reliance on the existing EIR for adoption of Ordinance No. 9344 was approved by the County of San Diego Board of Supervisors on June 13, 2001 (5), amending and extending the Interim Ordinance No. 9226 as previously amended by Ordinance No. 9235. Used Addendum #3 (dated June 21, 2000) as the environmental document.
- Addendum #6 dated March 28, 2002 was approved the Board of Supervisors on June 12, 2002 (4), for the Amendment to the East Otay Mesa Specific Plan. The purpose of the amendment was to update the land use plan and permit processing requirements and split the Specific Plan Area into Subareas 1 and 2.

SPA 00-005, GPA 02-CE1, Log No. 93-19-006A. Documents associated with this project are on the "East Otay Mesa Specific Plan" CD.

- Reliance on the existing EIR with no modification was approved by the County of San Diego Director of Planning and Land Use on December 4, 2002, for the PG&E Subdivision, TPM 20570RPL³, Log No. 00-19-027. The project split a 79-acre parcel into three parcels having 22.67, 46.02, and 13.10 acres, respectively. Parcel 2 (46.02 acres) was the location for the Otay Mesa Generating Project certified by the California Energy Commission on April 23, 2001.
- Reliance on the existing EIR with no modification was approved by the County of San Diego Board of Supervisors on July 9, 2003, for East Otay Auto Storage, P00-012, Log No. 00-19-007. The project was for an insurance auto auction and storage yard.
- Addendum #7 dated March 4, 2003 was approved by the Planning Commission on April 11, 2003 for the Revised Tentative Map for the Sunroad Tech Centre project, TM 5139RPL⁶R², ER 98-19-013A. This was an addendum to the previously certified EIR for the East Otay Mesa Specific Plan (GPA 94-02, Log No. 93-19-6) and the Supplemental EIR for the Sunroad Tech Centre Tentative Map, TM 5139RPL⁶, Log No. 93-19-013.
- Reliance on the existing EIR with no modification was approved by the Director of Planning and Land Use on October 2, 2003 for TPM 20701, Burke. The project is a minor subdivision of 39.31 gross acres into four parcels of 9.48, 9.37, 8.80 and 11.66 acres each.
- Reliance on the existing EIR with no modification was approved by the County of San Diego Director of Public Works on January 28, 2004, for East Otay Mesa Parcel B Grading Plan, L14456. The grading plan was for the grading of a 20.68 acre pad for future development
- Reliance on the existing EIR with no modification was approved by the County of San Diego Director of Planning and Land Use on April 16, 2004 for Otay Mesa Property, LP/D&D Landholdings Boundary Adjustment/Certificate of Compliance BC 02-0150, Log No. 02-19-020. The Boundary Adjustment changed the boundaries of four existing parcels (APNs 648-040-21,22 and 648-050-15, 16) to create more marketable parcels for future development pursuant to the East Otay Mesa Specific Plan.
- Reliance on the existing EIR with no modification was approved by the County of San Diego Board of Supervisors on February 2, 2005 (4) for an amendment to the East Otay Mesa Specific Plan (SPA 04-002), approved by Resolution No. 05-

11. The Environmental Review Update Checklist Form was dated November 24, 2004. The Specific Plan Amendment revised the public landscaping requirements for Subarea 1 to improve safety.

- Addendum #8 dated May 20, 2005 was approved by the Planning Commission on June 24, 2005 for Tentative Map for Otay Mesa Auto Transfer, Major Use Permit P03-001, ER 93-19-006C. This was an addendum to the previously certified EIR for the East Otay Mesa Specific Plan (GPA 94-02, Log No. 93-19-6).
- Reliance on the existing EIR with no modification was approved by the County of San Diego Board of Supervisors on November 2, 2005 (3) for an Amendment to the East Otay Mesa Specific Plan (SPA 05-005), approved by Resolution No. 05-216. The Environmental Review Update Checklist Form was dated August 8, 2005. The Specific Plan Amendment revised the parking requirements in Subarea 1 to conform to the standards in place for Subarea 2.
- Reliance on the existing EIR with no modification was approved by the Director of Planning and Land Use on December 2, 2005 for a boundary adjustment and certificate of compliance for the Pilot Travel Center (BC 05-0118, Log No. 93-19-006V).

With the exception of the Sun Road Centrum project, GPA 94-02, SPA 93-003, Log No 93-19-6, these addenda all made minor technical changes to the project description that did not trigger a subsequent or supplemental document.

2. Lead agency name and address:
County of San Diego, Department of Planning and Land Use
5201 Ruffin Road, Suite B,
San Diego, CA 92123-1666
3. a. Contact Stella Caldwell, Land Use/Environmental Planner III
b. Phone number: (858) 495-5375
c. E-mail: stella.caldwell@sdcounty.ca.gov
4. Project applicant's name and address:
Judd Halenza, Jr., The Judd Company
500 Stevens Avenue, Suite 208
Solana Beach, Ca 92075
5. Summary of the activities authorized by present permit/entitlement application(s):

SPA 04-006, TM 5405, Log No. 93-19-006Q. The Specific Plan Amendment is requested to modify the configuration of future SR-11 and modify alignments of

some Circulation Element Roadways. The Tentative Map will subdivide the 311.4-acre project site into 31 industrial lots ranging in size from 1.97 to 73.9 net acres.

The project site is located within the East Otay Mesa Specific Plan, SubArea 2. The site is located southeast of the Otay Mesa Road and Alta Road intersection. Access is proposed from Otay Mesa Road, Alta Road, Loop Road and Airway Road. The proposed project is subject to the Regional Land Use Element Police (CUDA) Current Urban Development Area and General Plan Land Use Designation (21) Specific Plan. The project is also subject to the policies of the East Otay Mesa Specific Plan SubArea 2 (SP 93-004). It is located in the Mixed Industrial and Rural Residential sections of the Specific Plan.

6. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES

NO

The Specific Plan Amendment is requested to modify the alignment of future SR-11, Loop Road (Otay Mesa Road to Siempre Viva Road), Airway Road (Alta Road to Siempre Viva Road), and Siempre Viva Road (Alta Road to Loop Road). The Specific Plan Amendment would also remove sections of Airway Road, Siempre Viva Road, and Roque Road east of Loop Road. Various roads in the project vicinity are at Level of Service (LOS) "E" and "F" or will be with the project and/or with cumulative projects. These constitute changes in circumstances and changes in the project that may result in new impacts to transportation and necessitate new mitigation measures, if feasible.

The project proposes changes to the sewer system from what was previously contemplated in order to provide sewer service to the project until the surrounding area is built out. These changes include significant sewer line extensions, a pump station and force main to service the project site.

The project site is now designated in the County's Multiple Species Conservation Program, Subarea Plan, as Major Amendment Area, Minor Amendment Area, and Minor Amendment Area Subject to Special Considerations. The project will impact native and non-native upland vegetation, wetlands, and non-wetland waters of the U.S., and may potentially impact habitat for the Federally listed Quino Checkerspot Butterfly, Burrowing Owl, a State Species of Special Concern, and other raptor species. Highly sensitive plant species including Otay tarplant, variegated dudleya, and California adolphia, Coast barrel cactus, and San Diego Marsh Elder could potentially be impacted. These potential impacts were not anticipated by the East Otay Mesa Specific Plan EIR.

7. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.** The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

- | | | |
|---|---|--|
| <input type="checkbox"/> NONE | | |
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geology/Soils |
| <input type="checkbox"/> Hazards & Haz. Materials | <input type="checkbox"/> Hydrology/Water Quality | <input type="checkbox"/> Land Use/Planning |
| <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise | <input type="checkbox"/> Population/Housing |
| <input checked="" type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation/Traffic |
| <input checked="" type="checkbox"/> Utilities/Service Systems | <input type="checkbox"/> Mandatory Findings of Significance | |

DETERMINATION:

On the basis of this analysis, the Department of Planning and Land Use has determined that:

- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or previously certified EIR is adequate **CHOOSE EITHER A) or B): A)** without modification. **B)** upon completion of an ADDENDUM.
- No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with a EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.

- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.



Signature

April 6, 2006

Date

Robert Hingtgen

Printed Name

Land Use/Environmental
Planner III

Title

INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
 - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment,

but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent or Supplemental EIR have occurred.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The responses support the "Determination," above, as to the type of environmental documentation required, if any.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES

NO

The previously certified EIR identified significant and mitigable impacts for Visual Quality/Landform Alteration. Landform Alteration impacts would be largely due to grading associated with the hillside residential area. Visual impacts could potentially occur from industrial development adjacent to Johnson Canyon in the northern portion of the Specific Plan Area. For the most part, no significant landform alteration or visual impacts were expected from development of the flatter industrial and commercial portions of the Specific Plan Area. A number of mitigation measures to reduce or avoid Landform Alteration/Visual Quality impacts were proposed. These mitigation measures, as numbered in the original EIR, are listed below:

- 2A. The "G" Sensitive Resources Designator shall be applied to the hillside residential district as part of the Specific Plan process. This will require submittal of a Site Plan prior to development.
- 2B. Site Plans will be required for any project proposed in the hillside residential district (grading, clearing, site preparation, Administrative Permits, Major and Minor Use Permits, Tentative Parcel Maps, Tentative Maps).
- 2C. Site Plans shall include site specific grading plans, placement of house pads, driveways, accessory structures, and any other proposed urban elements to assess impacts at the time of development.
- 2D. Grading Plans for properties adjacent to Johnson Canyon shall incorporate erosion control devices to be put in place prior to construction. The specific boundaries from Johnson Canyon shall be defined as the top of the canyon slopes within the residential district, and no fill will be allowed within those boundaries.

The proposed project is not adjacent to Johnson Canyon. The project site does contain a small area designated as Hillside Residential, however, open space is currently proposed for this area. Portions of the project site are within the "G" Designator, however, no specific land uses are currently proposed and no Site Plans have been applied for.

The project proposes a grading volume of 2,300,000 cubic yards and will excavate up to about 30 feet in some areas and fill up to 20 feet in other areas. Considering this grading will occur over almost 275 acres of the project site, new significant visual impacts could result from large graded areas left barren for extended periods of time before they are developed. The project must address this new potentially significant impact in the SEIR. A separate technical study will not be required.

II. AGRICULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agricultural resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use and/or conflicts with existing zoning for agricultural use or Williamson Act contract?

YES

NO

The previous EIR found the loss of Important Farmland to be less than significant as there was limited area with this classification and agricultural use could continue as in interim use prior to build-out of the Specific Plan area. No mitigation was deemed necessary. The cumulative loss of open space and agricultural land was found to be a significant and

unavoidable impact, and the change in East Otay Mesa from scattered agricultural operations to a major industrial center to represent an irreversible environmental change.

There are no changes in the project, changes in circumstance, or new information of substantial importance that results in major revisions of the previous EIR.

III. AIR QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; 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; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES

NO

The previously certified EIR identified significant and mitigable impacts for Air Quality. The mitigation measures, as numbered in the original EIR, are listed below:

- 9A. The County shall require applicants to use several techniques to reduce potentially significant construction emissions.
- 9B. Development projects shall provide bicycle facilities to promote use of alternative transportation methods.
- 9C. The County shall coordinate with appropriate agencies to implement reduction of vehicle emissions.

The project has prepared an Air Quality Technical Report for the project, which has not yet been approved by the County. However, the report indicates that construction emissions after accounting for best management practices will have a significant impact, although temporary, on air quality related to fugitive dust and ozone precursors. Ongoing operational impacts from the project are currently not anticipated to have a significant impact to air quality. The Air Quality Technical Report must be completed and Air Quality impacts addressed in the SEIR.

IV. BIOLOGICAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural

community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES

NO

The previously certified EIR identified significant and unmitigable impacts for Biological Resources. However, since approval of the original Specific Plan, the County of San Diego has adopted the Multiple Species Conservation Program (MSCP) and several wildlife species have been listed as threatened or endangered. The entire project site has been identified as Amendment Areas to the MSCP. In order for future development proposals to be approved and take authorization to be given to the landowner, the Amendment process shall first be completed as specified in the MSCP Subarea Plan. Onsite Amendment Areas include Major Amendment Areas, Minor Amendment Areas, and Minor Amendment Areas with Special Considerations.

Processing a Minor Amendment to the MSCP requires preparation of a California Environmental Quality Act document, a biological resources report, identification of any mitigation required by the Biological Mitigation Ordinance (BMO), and concurrence by the local offices of the United States Department of Fish & Wildlife and California Department of Fish & Game. If biological resources reports associated with future development applications do not identify sensitive resources, it is envisioned that biological mitigation requirements for Minor Amendment Areas will take place off site, unless those sensitive habitats requiring preservation, as proposed in the previously certified EIR, are identified on-site.

The Minor Amendment Areas with Special Considerations are transitional areas located primarily between the Major and Minor Amendment Areas where the likelihood of the presence of biologically sensitive resources is higher. The process for a Minor Amendment Area with Special Considerations is similar to Minor Amendment Area, but depending on the results of the biological resources report, on site preservation may be required if particularly sensitive species are identified.

Major Amendment Areas are located in the southeast portion of the project site where the most sensitive biological resources are known to be located. The Major Amendment process is designed to identify which areas may be developed and which areas must be preserved. This process requires Federal approval through the National

Environmental Protection Act, including preparation of a NEPA level environmental document.

A Biological Technical Report has been prepared by the project, however, it has not yet been approved by the County. The report indicates that the project will impact disturbed wetland, Coastal sage scrub, and non-native grassland habitats totaling 275 acres, as well as San Diego barrel cactus and marsh elder sensitive plants, and burrowing owl, quino checkerspot butterfly, coastal western whiptail, California horned lark, northern harrier, and golden eagle. At least some of these impacts may not be fully mitigated, and compliance with the BMO has not been determined.

The Biological Technical Report must be completed and biological resource impacts, ordinance compliance, and mitigation measures must be addressed in the SEIR.

V. CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES

NO

The previously certified EIR identified significant and mitigable impacts for Cultural Resources. As discussed in the original East Otay Mesa Specific Plan (Appendix 2 and Policy COS5) and the East Otay Mesa Specific Plan Cultural Resources Technical Report (Ogden Environmental and Gallegos and Associates 1993), mitigation is required for sites that have been determined significant as defined by the California Environmental Quality Act. Mitigation included the testing of all untested or unevaluated sites prior to approval of any subsequent discretionary permits, with appropriate mitigation determined at that time.

The project is currently complying with the earlier mitigation of the previous EIR. An Archaeological Letter Report prepared by the project applicant has identified 14 archaeological sites. This report has not yet been approved by the County. Two of the sites are mapped adjacent to the property, two are historic period sites, four sites have been determined not significant, and the remaining 6 sites are lithic scatters that have not been tested to assess site significance.

The Archaeological Letter Report must be completed per staff's guidance and all cultural resource impacts and mitigation measures must be addressed in the SEIR.

VI. GEOLOGY AND SOILS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having 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?

YES

NO

The previously certified EIR identified significant and mitigable impacts for Geology and Soils. The Final EIR for the East Otay Mesa Specific Plan identified a number of potential impacts to geology and soils including: 1) potential for ground acceleration/shaking due to regional seismic activity; 2) certain areas are susceptible to liquefaction and seismically induced settlement; 3) open reservoirs on-site are susceptible to overtopping during seismic events; 4) geologic materials may contain adverse bedding or other strata subject to failure; and 5) soils-related hazards such as erosion, expansion, and settlement could occur. A number of mitigation measures to reduce or avoid Geology and Soils impacts were proposed. These measures are largely standard engineering measures that would be implemented as necessary, even if they were not formally identified as mitigation measures in the previously certified EIR. These mitigation measures, as numbered in the original EIR, are listed below:

- 5A Site Specific subsurface geotechnical investigations shall be required for each project proposed in the Specific Plan Area. These shall include, but not be limited to, the following:
1. Design buildings in accordance with the Uniform Building Code.
 2. Incorporate remedial grading and design techniques into removal and replacement of liquefiable soils or construction of deep foundations systems.
 3. Remove reservoirs or prepare flood control plans for areas downstream of reservoirs.
 4. Perform static and pseudo-static slope stability analyses for proposed cut and fill slopes.
 5. Use standard engineering techniques to reduce soils related hazards as outlined in Section 4.5 of the previously certified EIR.

In order to comply with these mitigation measures from the previous EIR, the project applicant must prepare and submit a Geotechnical Report that addresses all of the above applicable geotechnical issues for the project site, and include all analysis in the SEIR.

VII. HAZARDS AND HAZARDOUS MATERIALS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location 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; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of 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?

YES

NO

The previously certified EIR identified significant and mitigable impacts for Health and Safety related to use of hazardous materials by industrial operations, transportation of hazardous materials, and possible exposure of residents and workers to hazardous materials used across the border in Mexico. Mitigation measures included the following:

- 10A. Any industrial development adjacent to residential uses shall submit a Hazardous Materials and Management Plan to the County Department of Environmental Health for approval.
- 10B. Transportation of hazardous substances shall be conducted in accordance with the California Code of Regulations and the Code of Federal Regulations.

There are no changes in the project, changes in circumstance, or new information of substantial importance that results in major revisions of the previous EIR. Hazardous Materials and Management Plans will be requested of those industrial operations that

locate next to residential land uses, or are otherwise required, at the time of Site Plan application.

VIII. HYDROLOGY AND WATER QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; 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; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows 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; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES

NO

The previously certified EIR identified significant and mitigable impacts for Hydrology and Water Resources. Impacts were anticipated from increased impervious areas from build-out of the Specific Plan area. Mitigation measures included the following:

- 6A. As individual projects are proposed, they shall be required to construct onsite detention facilities, storm drain facilities, energy dissipators, and erosion control devices to reduce the flow of runoff.
- 6B. The County and the property owners shall comply with Best Management Practices of the Clean Water Act.
- 6C. Individual projects shall incorporate proper construction techniques to prevent erosion and off-site transport of sediment.
- 6D. Bridge construction across O'Neal Canyon shall be completed outside the 100-year floodplain.

Since the previous EIR was adopted, the County has adopted the Watershed Protection, Stormwater Management and Discharge Control Ordinance (WPO). To comply with the ordinance the applicant submitted a Stormwater Management Plan (SWMP) for the project. The SWMP must identify potential construction and post-construction pollutants that may result from the project and propose site design, source control, and treatment control Best Management Practices (BMPs) to address the pollutants. The SWMP received for the project has not yet been approved by the County.

In addition, the project must also complete a Preliminary Drainage Study for review and approval by the County. A CEQA Preliminary Hydrology/Drainage Study has been submitted, but has not yet been approved by the County.

Although it is not expected that the project will cause one or more effects to hydrology or water quality as listed above, these studies must be completed and the resource issues addressed in the SEIR.

IX. LAND USE AND PLANNING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES

NO

The previously certified EIR identified significant and mitigable impacts for Land Use. Impacts were related to the change from undeveloped or agricultural land uses to industrial, commercial, and residential land uses. Land use compatibility impacts between residential and industrial/commercial development, impacts to future residences from the State prison and County detention facility, impacts to the boundary monument and the U.S./Mexico border, and impacts to important farmlands were foreseen. Mitigation measures included:

- 1A. Site Plan shall be required for the hillside residential area prior to approval of any residential development. Site Plan shall evaluate land use compatibility impacts in detail, and shall propose detailed mitigation measures to alleviate the impacts. These mitigation measures shall include, but not be limited to the following:
 - a. A 25-foot landscaped buffer between the boundaries of residential/commercial/industrial properties; placement of homes away from light sources.

- b. Adherence to noise mitigation measures required in Section 4.8 of the draft EIR.
- c. Industrial development that is proposed adjacent to residential uses shall submit a Hazardous Materials and Management Plan to the County Department of Environmental Health for approval.

The Specific Plan anticipated the development that is currently proposed by the project.

XI. MINERAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES

NO

No impacts to mineral resources were anticipated by the previous EIR. Prospects were reported in the San Ysidro Mountains east of the Specific Plan area, but no producing mines or quarries were known to exist in the Specific Plan boundaries. There are no changes in the project, changes in circumstance, or new information of substantial importance that results in major revisions of the previous EIR.

XI. NOISE -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: 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; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects 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, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES

NO

The previous EIR found that there would be significant and unmitigable impacts to residential areas and sensitive habitats/species from industrial/commercial uses and roadways. Mitigation measures included the following:

- 8A. Noise sensitive land use, including existing and proposed residences and all California gnatcatcher habitat, located within the estimated 60 dB CNEL noise contour shall have a site specific noise studies prepared prior to approval of discretionary permits. Siting of industrial and commercial uses shall be such that adequate setbacks are created to minimize off-site noise impacts to sensitive receptors.
- 8B. Residential development shall be avoided in the areas where the projected CNEL noise contour for Brown Field exceeds 60 dB.
- 8C. All construction operations shall comply with the San Diego County Noise Ordinance (Section 36.410). All construction operations scheduled to occur within 1500 feet of California gnatcatcher habitat shall prepare a project specific noise mitigation and monitoring program to demonstrate compliance with established noise standards.
- 8D. Project specific noise analyses shall be required in the hillside residential district prior to approval of projects in this area to assure noise compatibility with adjacent projects.

In order to comply with the mitigation measures from the previous EIR, the project has prepared a noise assessment which the County has yet to approve. The noise assessment indicates there will be cumulatively significant noise impacts to existing residences on Otay Mesa Road. The noise assessment must be completed and address all staff comments. All noise issues must be discussed in the SEIR.

XII. POPULATION AND HOUSING – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES

NO

The previously certified EIR identified positive socioeconomic benefits for the project (37 housing units, 21,264 new jobs) and for proposed cumulative development (31,070 housing units, 85,818 new jobs). There are no changes in the project, changes in

circumstance, or new information of substantial importance that results in major revisions of the previous EIR.

XIII. PUBLIC SERVICES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the 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 objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES

NO

The previously certified EIR identified significant and mitigable impacts for Public Services and Utilities. Mitigation measures included the following:

- 11A. Any residential development proposed in the Specific Plan Area shall be subject to State laws governing school impact fees.
- 11B. Domestic water demand shall be reduced through use of Best management Practices water conservation measures as identified by the Metropolitan Water District and the San Diego County Water Authority. This shall include preparation of a water conservation plan to document these measures.
- 11C. No development beyond that which can be served by the initial 1.0 million gallons per day capacity shall be allowed until long-term sewer service capacity has been provided. In addition, no development shall be allowed until all the necessary infrastructure has been constructed and facilities are operable.
- 11D. The County shall continue its efforts to site landfill facilities in South Bay.

No mitigation measures were stated related to police protection, parks and recreation, fire and emergency services, libraries, or gas and electricity. However, page A-26 of the Final EIR states "Implementation of the Specific Plan would generate additional demand for police protection services in an area that does not currently meet minimally acceptable standards. For the first phase of development, a new police station will be constructed on the mesa. No development will be allowed within the Specific Plan Area until adequate police services are available, and since a police station site has been identified on the land use map, no significant impacts will occur; therefore, additional mitigation is not required."

Service availability letters have been provided which indicate services will be available to the project site from the following agencies/districts:

- Otay Water District (Water)
- San Diego Rural Fire Protection District (Fire)
- East Otay Mesa Sewer Maintenance District (Sewer)
- San Ysidro School District (Schools)

However, the Department has received correspondence from the Sheriff's Department that states the current level of personnel is not sufficient to adequately service the project site, and that if projects are approved, the owners/tenants should consider hiring private security personnel to respond to alarm activations. The Sheriff's Department would still handle law enforcement incidents. This issue must be addressed in the SEIR.

The project proposes changes to the sewer system from what was previously contemplated in order to provide sewer service to the project until the surrounding area is built out. These changes include significant sewer line extensions and pump stations to service the project site. Sewer service must be addressed including all onsite and offsite impacts in the SEIR.

In addition, because the project meets the definition of a "project" pursuant to Section 10912 of the California Water Code, the County will be requesting the Otay Water District to perform a water availability analysis pursuant to California Water Code Section 10915 (referred to SB 221 [Kuehl] and California Water Code Section 10631 (referred to as SB610 [Costa]). SB 610 requires the County of San Diego to request that the purveyor of the public water system prepare a water supply assessment to be included in the environmental document prepared for the project. SB 221 requires written verification from the purveyor of the public water system that sufficient water supplies are available for a subdivision of property prior to approval of a tentative map by the County. The issue of water supply must be addressed in the SEIR.

XIV. RECREATION -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in 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; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES

NO

The project does not include recreational facilities or require the construction or expansion of recreational facilities. There are no changes in the project, changes in circumstance, or new information of substantial importance that results in major revisions of the previous EIR.

XV. TRANSPORTATION/TRAFFIC -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES

NO

The previous EIR found significant and mitigable impacts to Transportation and Circulation. The original mitigation measures, as numbered in the original EIR, are listed below:

- 7A. The County of San Diego shall work with the Cities of San Diego and Chula Vista to resolve inconsistencies in future roadway designations and shall coordinate roadway design at jurisdictional boundaries.
- 7B. Prior to the formation of an assessment district to fund the implementation of the regional Circulation Element, projects within the East Otay Mesa Specific Plan are required to provide a traffic impact report to analyze and mitigate their off-site traffic impacts.

Various roads in the project vicinity are at Level of Service (LOS) "E" and "F" or will be with the project and/or with cumulative projects. The project also proposes re-alignment of SR-11 which traverses the project site, and modification of several Circulation Element roadways. These constitute changes in circumstances and changes in the project that may result in new impacts to transportation and necessitate new mitigation measures, if feasible. A Traffic Impact Study (TIS) has been prepared for the project but has not yet been approved by the County. The TIS must be reviewed by CalTrans and DPW, and transportation must be addressed in the SEIR.

XVI. UTILITIES AND SERVICE SYSTEMS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance"

that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; 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; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES

NO

See the discussion above under XIII. Public Services.

XVII. MANDATORY FINDINGS OF SIGNIFICANCE: Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

Does the project 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?

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)?

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

YES

NO

There are changes in the project and changes in circumstances which could potentially cause new significant impacts and require new mitigation measures, if feasible. The resource areas potentially affected include aesthetics, air, biology, noise, transportation/traffic, and public services/utilities. These resources must be addressed in the SEIR.

Attachments

- Previous environmental documentation, Addenda, Subsequent EIRs, and CEQA 15162 Findings are on file for the project numbers and lot numbers listed with the Department of Planning and Land Use.

XVIII. REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW UPDATE CHECKLIST FORM

Anthony J. Lewis, "Seiche," Discovery Channel School, original content provided by World Book Online, <http://www.discoveryschool.com/homeworkhelp/worldbook/atozgeography/s/500060.html>, June 25, 2001.

California Department of Fish and Game. Fish and Game Code, Section 1600 *et. seq.*

California Environmental Quality Act, CEQA Guidelines 1997

California Environmental Quality Act. 2001. California Code of Regulations, Title 14, Chapter 3, Section 15382.

California Integrated Solid Waste Management Act, 1989

California Integrated Waste Management Board, Title 14, Natural Resources, Division 7

California Integrated Waste Management Board, Title 27, Environmental Protection, Division 2, Solid Waste

California Public Resources Code, CPRC, Sections 40000-41956

City of Los Angeles, L.A. CEQA Thresholds Guide, Section C Geology, D Water Resources

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego Conservation Element of the General Plan (especially Appendices G – Unique Geological Features, Pages X-G-1 thru X-G-7)

County of San Diego Public Facility Element of the General Plan (Section 6-Solid Waste, XII-6-1)

County of San Diego Scenic Highway Element of the General Plan

County of San Diego Zoning Ordinance (Agricultural Use Regulation, Sections 2700-2720)

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991

County of San Diego. 1997. Multiple Species Conservation Program, County of San Diego Biological Mitigation Ordinance

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO) (Ordinance Nos. 9424 and 9426, County Codes §§ 67801 et seq.), February 20, 2002

Environmental Impact Report (EIR) for the East Otay Mesa Specific Plan (SP 93-004); GPA 94-02; Log No. 93-19-6, certified by the County of San Diego Board of Supervisors on July 27, 1994

Farmland Mapping and Monitoring Program, California Department of Conservation, Division of Land Resource Protection, 1998

<http://www.lacity.org/EAD/laceqa/ceqaindex.html>

Order No. 2001-01, NPDES No. CAS 0108758, California Regional Water Quality Control Board, San Diego Region

Ordinance 8334, An Ordinance to amend the San Diego County Code of Regulatory Ordinances relating to Flood Damage Prevention, Adopted by the Board of Supervisors on 12/7/93

Public Resources Code Sections 4290 and 4291

San Diego County Light Pollution Code (San Diego County Code Section 59.101)

The Importance of Imperviousness from *Watershed Protection Techniques* Vol. 1, No. 3 - Fall 1994 by Tom Schueler Center for Watershed Protection

The Resource Conservation and Recovery Act (RCRA), 1976

Uniform Fire Code, Article 9 and Appendix II-A, Section 16

Ventura County Initial Study Assessment Guidelines, Ventura County, November 1992.

Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control Board, San Diego Region

Wetland Training Institute, Inc. 1993. Wetland Delineation Lecture Notes based on Corps of Engineers 1987 Manual

Notice of Completion and Environmental Document Transmittal Form

See NOTE Below
SCH #

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044--916/445-0613

- 1. Project Title: Otay Crossings Commerce Park; SPA 04-006, TM5405, Log No. 93-19-006Q
2. Lead Agency: San Diego County, DPLU
3. Contact Person: Robert Hingtgen
3a. Street Address: 5201 Ruffin Road, Suite B
3c. City: San Diego
3b. County: San Diego County
3d. Zip: 92123-1666
3e. Phone: (858) 694-3712

Project Location The site is located southeast of the Otay Mesa Road and Alta Road intersection and extends to the south and east to the U.S.-Mexico International Border.

- 4. County: County of San Diego
4a. City/Community: N/A
4b. Assessor's Parcel Nos. 648-070-03, 648-080-27
4c. Section: 31, 32 Twp: 18S, 01E
Range: San Bernardino Meridian
5a. Cross Streets: Otay Mesa Road and Alta Road
5b. For Rural, Nearest Community: San Diego
6. Within 2 Miles:
a. State Hwy #: 125, 905, 11
b. Airports: None
c. Railways: None
d. Schools: None

7. Document Type

- CEQA: 01. [X] NOP 05. [] Draft EIR NEPA: 07. [] NOI OTHER: 11. [] Joint Document
02. [] Early Cons 06. [] Supplemental/Subsequent EIR 08. [] FONSI 12. [] Final Document
03. [] Neg Dec (Prior SCH No.: 92101099) 09. [] Draft EIS 13. [] Other
04. [] Mit ND 10. [] EA

8. Local Action Type

- 01. [] General Plan Update 07. [] Community Plan 11. [] Use Permit 17. [] Prezone
02. [] New Element 08. [] Redevelopment 12. [] Waste Mgmt Plan 18. [] Coastal Permit
03. [] General Plan Amendment 09. [] Rezone 13. [] Cancel Ag Preserve
04. [] Master Plan 10. [X] Land Division 14. [] Reclamation Plan
05. [] Annexation (Subdivision, Parcel 15. [] PUD
06. [X] Specific Plan Map, Tract Map, etc.) 16. [] Site Plan

9. Development Type

- 01. [] Residential: Units Acres
02. [] Office: Sq. Ft. Acres Employees
03. [] Shopping/Commercial Sq. Ft. Acres
04. [X] Industrial: Sq. Ft. Acres 311 Employees Unknown
05. [] Water Facilities: MGD
06. [] Transportation: Type
07. [] Mining: Mineral
08. [] Power: Type Watts
09. [] Waste Treatment: Type
10. [] OCS Related
11. [] Educational
12. [] Recreational
11. [] Other:

10. Total Acres 311

11. Total Jobs Created Unknown

12. Project Issues Discussed in Document

- 01. [X] Aesthetic/visual 09. [X] Geologic/Seismic 17. [] Social 25. [X] Wetland/Riparian
02. [] Agricultural Land 10. [] Jobs/Housing Balance 18. [X] Soil Erosion 26. [X] Wildlife
03. [X] Air Quality 11. [] Minerals 19. [] Solid Waste 27. [] Growth Inducing
04. [X] Archaeology/Historical 12. [X] Noise 20. [] Toxic/Hazardous 28. [] Incompatible Land Use
05. [] Coastal Zone 13. [X] Public Services 21. [X] Traffic/Circulation 29. [X] Cumulative Effects
06. [] Economic 14. [] Schools 22. [X] Vegetation 30. [] Dark Skies
07. [] Fire Hazard 15. [] Septic Systems 23. [X] Water Quality 31. [] Public Health and
08. [X] Flooding/Drainage 16. [X] Sewer Capacity 24. [X] Water Supply Safety

13. Funding (approx.) Federal \$None State \$None Total \$None

14. Present Land Use and Zoning: Project site is presently vacant. Zoning is S88 Specific Plan and is designated Mixed industrial and Rural Residential per the East Otay Mesa Specific Plan.

15. Project Description: Amendment to the East Otay Mesa Specific Plan (SPA 04-006), and subdivide 311.4 acres consisting of two parcels (TM 5405) into 31 Industrial lots ranging in area from 1.97 net acres to 73.91 net acres.

16. Signature of Lead Agency Representative Date April 6, 2006

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., from a Notice of Preparation or previous draft document), please fill it in.

Reviewing Agencies

- | | |
|--|--|
| <input type="checkbox"/> Resources Agency | <input type="checkbox"/> Caltrans District _____ |
| <input type="checkbox"/> Boating & Waterways | <input type="checkbox"/> Dept. Of Transportation Planning |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> Aeronautics |
| <input type="checkbox"/> Fish and Game | <input type="checkbox"/> California Highway Patrol |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Housing and Community Dev't |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> Statewide Health Planning |
| <input type="checkbox"/> Dept. Water Resources | <input type="checkbox"/> Health |
| <input type="checkbox"/> Reclamation | <input type="checkbox"/> Food and Agriculture |
| <input type="checkbox"/> Parks & Recreation | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Office of Historic Preservation | <input type="checkbox"/> Public Works |
| <input type="checkbox"/> Native American Heritage Commission | <input type="checkbox"/> Corrections |
| <input type="checkbox"/> S.F. Bay Cons & Dev't Commission | <input type="checkbox"/> General Services |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> OLA |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> Santa Monica Mountains |
| <input type="checkbox"/> State Lands Commission | <input type="checkbox"/> TRPA |
| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> OPR - OLGA |
| <input type="checkbox"/> Solid Waste Management Board | <input type="checkbox"/> OPR - Coastal |
| <input type="checkbox"/> SWRCB: Sacramento | <input type="checkbox"/> Bureau of Land Management |
| <input type="checkbox"/> RWQCB: Region #9 | <input type="checkbox"/> Forest Service |
| <input type="checkbox"/> Water Rights | <input type="checkbox"/> Other: Conservation - Division of Mines and Geology |
| <input type="checkbox"/> Water Quality | <input type="checkbox"/> Other _____ |

For SCH Use Only:

Date Received at SCH _____	Catalog Number _____
Date Review Starts _____	Applicant _____
Date to Agencies _____	Consultant _____
Date to SCH _____	Contact _____ Phone _____
Clearance Date _____	Address _____

Notes: _____

Hingtgen, Robert J

From: Dan Silver [dsilverla@earthlink.net]
Sent: Saturday, April 08, 2006 1:49 PM
To: Hingtgen, Robert J
Subject: SPA 04-006, TM 5404 (Otay Crossings Commerce Park) Notice of Preparation

VIA ELECTRONIC MAIL ONLY

April 8, 2006

Robert Hingtgen
DPLU
5201 Ruffin Rd., Suite B
San Diego, CA 92123

RE: SPA 04-006, TM 5404 (Otay Crossings Commerce Park) Notice of Preparation

Dear Mr. Hingtgen:

The Endangered Habitats League (EHL) appreciates the opportunity to review the NOP for an EIR for this important habitat area on Otay Mesa. Please retain EHL on all mailing and distribution lists for both CEQA documents and draft amendments to the MSCP. We look forward to working with you on a successful outcome.

With best regards,

Dan Silver
Executive Director
Endangered Habitats League
8424-A Santa Monica Blvd., #592
Los Angeles, CA 90069-4267

Tel 213-804-2750
Fax 323-654-1931
dsilverla@earthlink.net
www.ehleague.org



San Diego County Archaeological Society, Inc.
Environmental Review Committee

10 April 2006

RECEIVED

APR 11 2006

San Diego County
DEPT. OF PLANNING & LAND USE

To: Mr. Robert Hingtgen
Department of Planning and Land Use
County of San Diego
5201 Ruffin Road, Suite B
San Diego, California 92123-1666

Subject: Notice of Preparation of a Draft Environmental Impact Report
Otay Crossing Commerce Park
SPA 04-006, TM 5405, Log No. 93-19-006Q

Dear Mr. Hingtgen:

Thank you for the Notice of Preparation for the subject project, received by this Society last week.

We are pleased to note the inclusion of cultural resources in the list of subject areas to be addressed in the DEIR. We also note that the cultural resources work for this project is drawing upon the analysis prepared for the East Otay Mesa Specific Plan EIR. This is only acceptable if there are no resources which may have reached the 45-years-old threshold since that EIR was prepared and certified.

Also, please note that some updating of the requirements of that EIR will be necessary even if the impacts to the cultural resources of the area are unchanged. Specifically, curation of all archaeological collections and associated records from all phases of effort (survey, testing and salvage excavation) is now a routine requirement, but was not prior to the late 1990s.

We look forward to reviewing the DEIR during the upcoming public comment period. To that end, please include us in the distribution of it, and also provide us with a copy of the cultural resources technical report(s).

SDCAS appreciates being included in the County's environmental review process for this project.

Sincerely,

A handwritten signature in dark ink, appearing to read "James W. Royle, Jr.", is written over the typed name.

James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: SDCAS President
File



RECEIVED

MAY 02 2006

May 1, 2006

Robert Hingtgen
County of San Diego, DPLU
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

San Diego County
DEPT. OF PLANNING & LAND USE

Subject: Response to Notice of Preparation for Otay Crossings Commerce Park
(SPA 04-006, TM 5405, Log No. 93-19-006Q)

Dear Mr. Hingtgen:

San Diego Gas and Electric is responding to your Notice of Preparation for Otay Crossings Commerce Park. The following information is provided for your consideration.

- Please include specific environmental impact analyses related to any proposed utility relocation including any new facilities, such as poles needed to accommodate the relocations. The Draft EIR should include a description of any SDG&E utility/facility that could be impacted by the proposed project and identify the utility on all diagrams.
- Please note that access to any transmission and distribution facilities must be provided during and after construction.
- Proposed access roads and grading must comply with SDG&E Guidelines for any encroachment to, and into any transmission rights-of-way. Furthermore, any grading to be performed within SDG&E rights-of-way will require a "permission to grade" letter from SDG&E.
- Any changes in grade shall not direct drainage in a manner that increases the potential for erosion around SDG&E facilities or access roads.
- Project grades shall be coordinated to assure clearances as required by California Public Utilities Commission General Order 95.
- Any temporary or permanent relocation of facilities or placement of facilities underground and/or associated temporary outages shall be completed at the cost of the County of San Diego.

May 1, 2006
County of San Diego
Page 2 of 2

- I have included the following documents for your use in processing and reviewing this project:
 - SDG&E Electric Transmission Relocation Guidelines,
 - SDG&E Environmental Document Preparation Guidelines for Energy
 - Guide for Encroachment on Transmission Rights of Way
 - Long-Term Resource Plan
 - Land Use Design Policy Recommendations

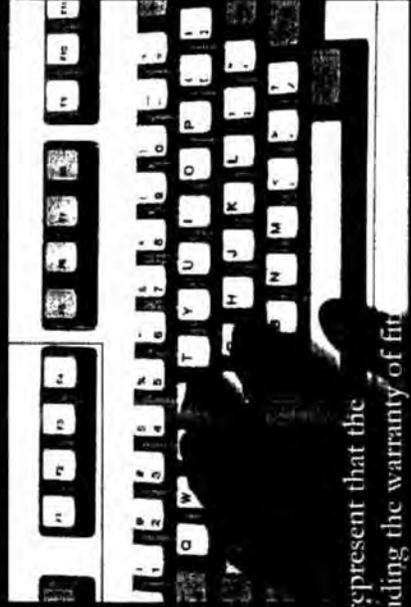
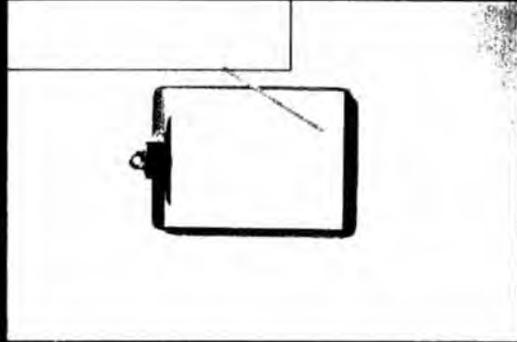
All project plans that affect or could affect SDG&E facilities and/or rights of way must be coordinated with Kathy Babcock of SDG&E Land Management, (858)654-1271. We appreciate the opportunity to comment on this NOP. If you have any questions please feel free to contact me at (858)637-3702.

Sincerely,


Beverly E. Blessent, AICP
Senior Land Planner
SDG&E

Cc: Kathy Babcock, Land Management Representative
Attachments

SDG&E Environmental Data Collection Preparation Guidelines for Energy

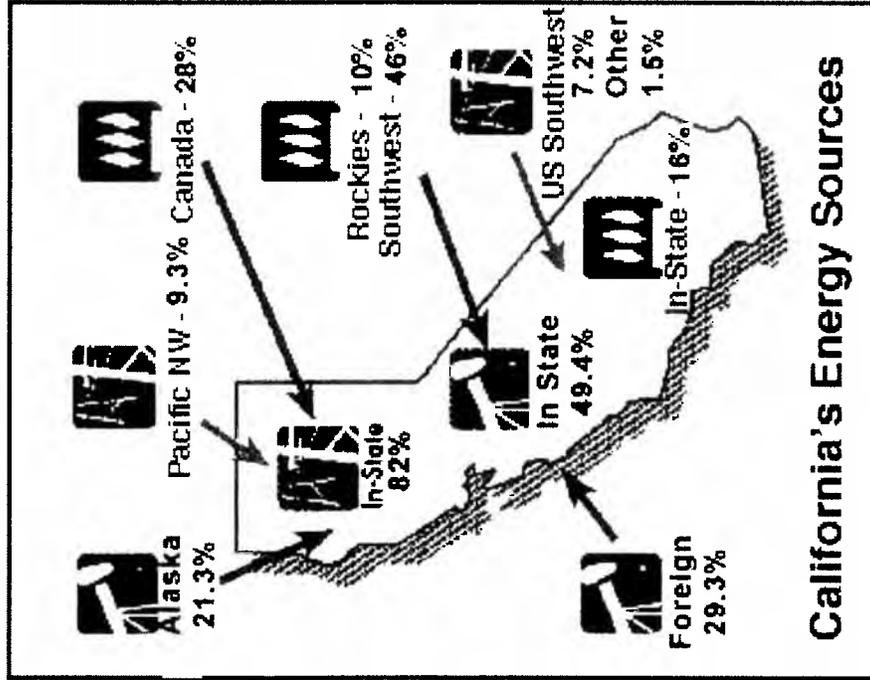


PLEASE NOTE: SDG&E is providing this information to you as a courtesy. SDG&E does not represent that the information contained herein is accurate. SDG&E disclaims all warranties, express or implied, including the warranty of fit for a particular purpose. You are solely responsible for selecting this information to use and you are solely responsible for any consequences resulting from your use.

Suggested Existing Conditions Information

- Existing Statewide Energy System
 - ✦ Major Sources of Energy
 - ✦ California Energy Production
 - ✦ San Diego Electric and Natural Gas Transmission System
- San Diego County Energy Consumption
- Local Power Plants
- Applicable Regulations

California's Major Sources of Energy



Petroleum (2001)
 In-State 49.4%
 Alaska 21.3%
 Foreign 29.3%

Electricity (1999)
 In-State 82%
 Imports 18%*

Natural Gas (1999)
 In-State 16%
 Canada 28%
 Rockies 10%
 Southwest 46%

* Imports total 49,486 gWh:

25,629 gWh from Pacific Northwest
 19,734 gWh from Southwest
 4,123 gWh Other Imports

California Gross System Electricity Production for 2001

Resource Type	Gigawatt-Hours	Percentage
Hydro	25,005	9.4%
Nuclear	33,294	12.62%
Coal *	27,636	10.4%
Oil	1,328	0.5%
Natural Gas	113,145	42.7%
Geothermal	13,619	5.1%
Biomass & Waste	6,185	2.3%
Wind	3,242	1.2%
Solar	638	0.2%
Imports - NW	6,826	2.6%
Imports - SW	33,941	12.8%
	265,059	100.0%

Electric Transmission System

- Transmission of electricity from power plants to the utilities is governed by the California Independent System Operator (ISO).
- Three 138 kV electric transmission lines enter San Diego County from the north at Camp Pendleton – 69, 138 and 230 kV lines continue south along the coast and one 230 kV line goes inland then south.
- One 500 kV electric transmission line enters San Diego County from the southeast near Jacumba.

Natural Gas Transmission System

- Large high-pressure gas lines enter the state from several sources including Canada and the Southwest.
- Southern California natural gas storage areas fed by these transmission lines are located in Orange and northern Los Angeles County
- From these storage facilities, high pressure gas transmission lines enter the County from the north inland area (Rainbow Area) - one that veers to the coast (30-inch) and one that continues inland (16-inch).

San Diego County Electricity Deliveries

Year 2000

- 1,013,799 Residential Accounts
consuming 6,041 Million kWh
- 125,969 Non-Residential Accounts
consuming 11,700 Million kWh
- Total of 1,139,768 accounts consuming
17,741 Million kWh
- Statewide, 250,310 Million kWh
consumed

Estimated San Diego County Natural Gas Deliveries Year 2000

- Residential: 5,412 Million Cubic Feet
- Non-Residential: 6,087 Million Cubic Feet



Local Power Plants

- These power plants do not necessarily provide all of the electrical power to the County of San Diego (it is pooled with multiple sources by the ISO):
 - South Bay (Duke Energy): 693 MW
 - Encina (Cabrillo Power): 965 MW
 - San Onofre Nuclear Generation Station (SCE): 2,150 MW
 - Palomar Energy Power Plant, Escondido (SDG&E): 550 MW (On Line 2006)



Existing Energy Regulations

- 2001 Title 24, Part 6 California's Energy Efficiency Standards for Residential and Nonresidential Buildings
 - The Energy Efficiency Standards for Residential and Nonresidential Buildings were established in 1978 in response to a legislative mandate to reduce California's energy consumption. New standards went into effect on June 1, 2001.

Existing Energy Regulations (cont.)

- The **Home Energy Guide** is designed specifically for residential builders to give out to new homeowners. The Guide satisfies California's Energy Efficiency Standards (Title 24, Part 6), which require that builders give new homeowners information on how to efficiently operate their new home.



Renewable Resources

■ Guide to Local Renewable Energy

Resources:

http://www.sdge.com/regulatory/renewables_info.shtml

<http://www.sdenergy.org/>

<http://www.sdenergy.org/NewsDetail.asp?ID=47&ContentID=42>

Issues

- Thresholds – What constitutes a significant impact?
- How do you complete an impact analysis and what mitigation would apply?
- What kinds of existing conditions information should be included?

Thresholds of Significance

- What's currently adopted.
- Example of Initial Study Screening Thresholds.
- Example of EIR Thresholds.

Determining Significance

- Currently, no locally adopted thresholds:
 - ◆ Energy/Utilities are not covered under the current CEQA Checklist
 - ◆ Could use issues under old CEQA Checklist:
 - ◆ Would the project conflict with adopted energy conservation plans?
 - ◆ Would the project use non-renewable resources in a wasteful and inefficient manner?
 - ◆ Would the proposal result in a need for new systems, or substantial alterations to power or natural gas?

Determining Significance (cont.)

- Derived from the City of Los Angeles Draft Guidelines:

Initial Study Screening:

- ◆ Would the project design or operation conflict with adopted energy conservation plans or exceed the growth in the applicable community plan?
- ◆ Would the project result in the need for new off-site energy supply facilities, or major capacity enhancing alterations to existing facilities?

Determining Significance (cont.)

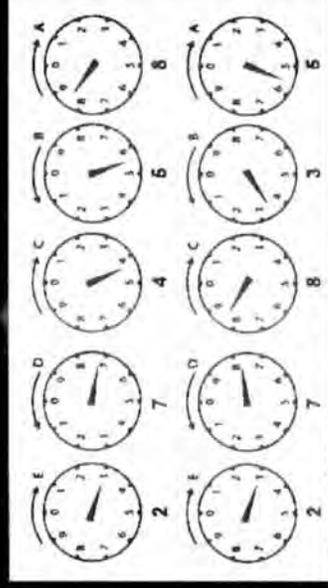
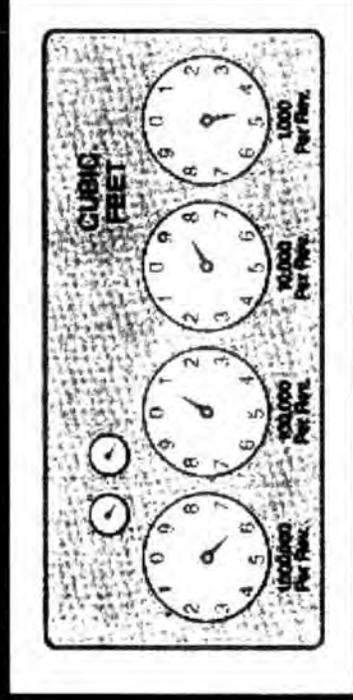
- EIR Thresholds:

The extent to which the project would require new off-site energy supply facilities and distribution infrastructure, or capacity enhancing alterations to existing facilities;

The degree to which the project design and/or operations incorporate energy conservation measures, particularly those that go beyond state or local requirements.

Impact Analysis

- Statewide Usage Rates
- San Diego County Usage Rates
- Energy Usage Forecasts



Monthly Electricity Used Typical Customer (State)

	Residential	Small Commercial	Medium Commercial	Industrial	Agricultural
Usage kWh	500	1,241	21,862	735,305	5,093

Source: California Energy Commission 2002 to 2012
Electricity Outlook Report

San Diego

Average Monthly Residential Energy Use

- ◆ All Electric Home 501 kWh
- ◆ Basic Service 465 kWh
- ◆ Natural Gas *26 Therms

Source: SDG&E's 1998 Home Energy Survey

* Equals 2,600 cubic feet based on 100 cubic feet per therm assuming a heating value of 1 BTU

Natural Gas Usage Rates

URBEMIS2001 (SCE)

- Area Emission Sources
- Natural Gas Fuel Combustion
 - Wood Stove Fuel Combustion
 - Fireplace Fuel Combustion
 - Landscape Fuel Combustion
 - Consumer Product
 - Mitigation Measures
 - New Area Source Mitigation Meas

Natural Gas Combustion Settings

EMISSION FACTORS (*)

CO:

ROG:

NOx: Residential:

NOx: Nonresidential:

PM10:

* Default emission factors are in lbs./million cubic feet
 * SOx emissions assumed to be negligible

PERCENTAGE USING NATURAL GAS

Residential: Nonresidential:

NATURAL GAS USAGE RATES (**)

Single-family:

Multifamily:

Industrial:

Hotel/motel:

Retail/shopping:

Office:

** Default natural gas usage rates are as follows:
 Residential: cubic feet/unit/month
 Industrial: cubic feet/industry/month
 All other non-residential: cubic feet/square foot/month

Ok Apply Changes

Cancel Discard Changes

Restore defaults

Southern California Average Electrical Usage Rates by Land Use

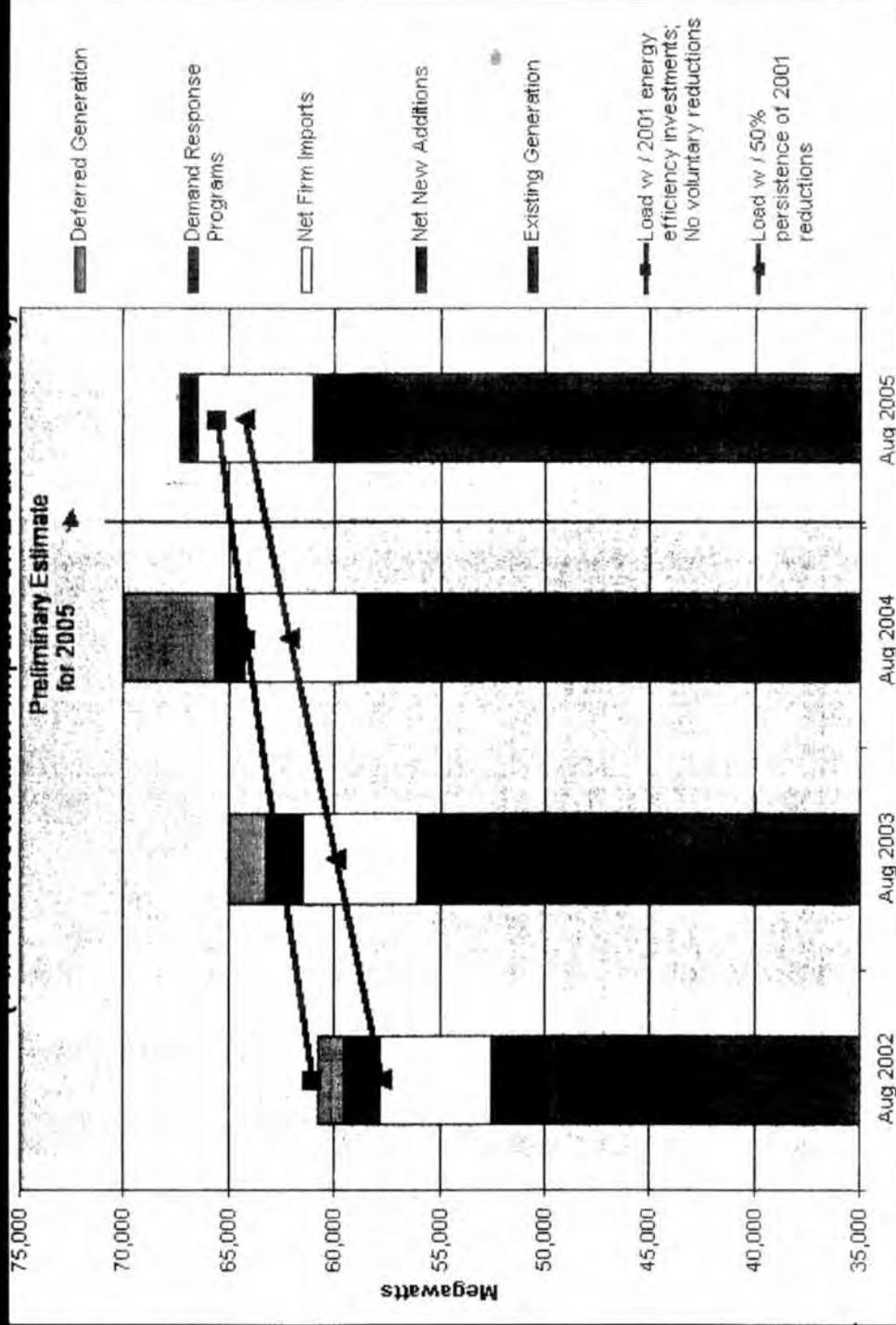
ELECTRICITY USAGE RATE (To Determine Annual Consumption, Kilowatt-hours)

Land Use Type	Unit Type	Southern California Usage Rate Average
Residential	Kilowatt-hour/Unit/Year	5,626.50
Food Store	Kilowatt-hour/Square feet/Year	47.45
Restaurant	Kilowatt-hour/Square feet/Year	53.30
Hospitals	Kilowatt-hour/Square feet/Year	21.70
Retail	Kilowatt-hour/Square feet/Year	13.55
College/University	Kilowatt-hour/Square feet/Year	11.55
High School	Kilowatt-hour/Square feet/Year	10.50
Elementary School	Kilowatt-hour/Square feet/Year	5.90
Office	Kilowatt-hour/Square feet/Year	12.95
Hotel/Motel	Kilowatt-hour/Square feet/Year	9.95
Warehouse	Kilowatt-hour/Square feet/Year	4.35
Miscellaneous	Kilowatt-hour/Square feet/Year	10.50

Source: SCAQMD CEQA Air Quality Handbook, Table A9 - 11 - A

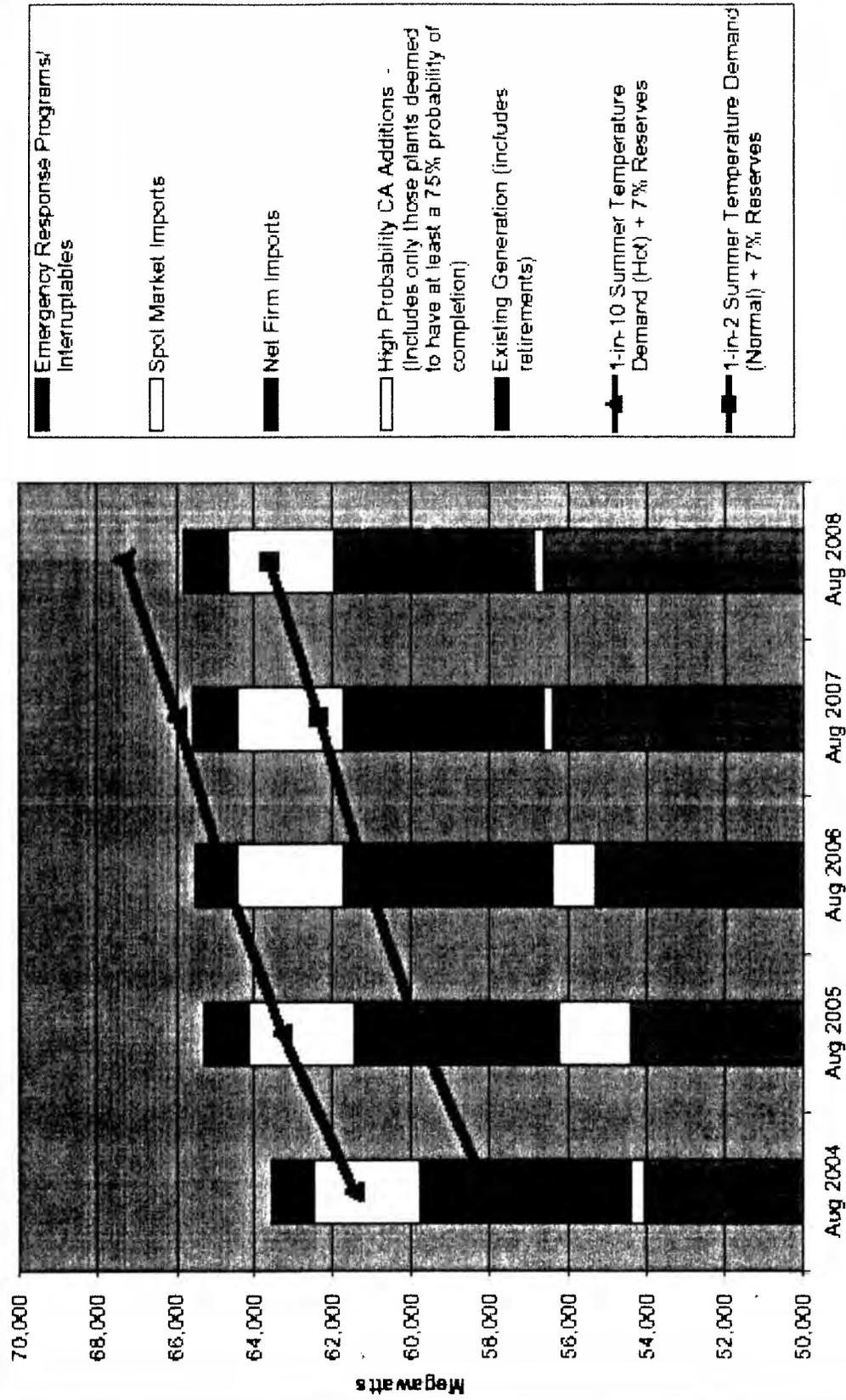
Please note: industrial usage varies too widely to provide any meaningful average

California Energy Balance 2002 to 2005



Source: California Energy Commission 2002 to 2012
Electricity Outlook Report

2004 - 2008 Supply Energy Balance



Source: California Energy Commission 2002 to 2012



SDG&E LAND USE DESIGN POLICY RECOMMENDATIONS

ENERGY FACILITIES

It has become increasingly important to ensure that adequate energy supplies and the means to transmit and convey energy are provided to the built environment. Because the built environment requires energy resources to operate and energy facilities require physical space to produce and convey this critical commodity, energy facilities should be considered a type of land use that requires integration into our land use planning efforts. Given the increasingly urban nature of southern California, the scarcity of suitable facility sites and the sensitivity of conserved resource areas, natural gas and electrical facility planning should become an integral part of all land planning efforts.

Goal: Sensible and efficient electrical and natural gas facility integration into the natural and developed environment.

Objectives:

- Use existing transmission corridors as effective wildlife corridors.
- Provide additional open space buffering between utility facilities and residential development.
- Ensure adequate area is reserved early in the development process for critical electrical service facilities.
- Provide opportunities for other appropriate land uses to be located within overhead electrical facility alignment areas.
- Assure that utility facilities safely integrate into the developed landscape.

Land Use Policies

Energy

- Development located within or adjacent to multiple species habitat plan preserve areas, adjacent to overhead electrical transmission lines and/or easements should incorporate additional open space buffers to maintain a minimum 400-foot width along transmission line routes in areas that would provide connectivity between designated or planned open space multiple species preserves.



A  Sempra Energy utility

- Residential development proposed adjacent to other overhead electrical transmission lines and/or easements should incorporate additional open space, non-building area or rear yard setbacks to provide greater buffering from the transmission facilities.
- Additional open space or non-building area buffer should be integrated into new residential development or redevelopment located adjacent to existing or planned energy generation facilities, gas compressor stations, gas transmission lines, electrical substations and other large scale gas and electrical facilities.
- Redevelopment plans, community plan updates, general plan amendments, new master plans or similar larger scale developments that are located one mile or more from an existing substation should contact SDG&E to determine whether a set aside area of a minimum of two acres net usable pad area is necessary to accommodate a new substation facility based on increased electrical demand. The set aside area for the substation site should be located adjacent to proposed major arterial roadways and intersections and/or existing or planned electrical transmission rights of way. Also, additional right-of-way/corridor area for any necessary extension of transmission lines/facilities to serve the substation should be integrated into the plans. Coordination with SDG&E as to the location and size of the set aside area is essential and should be completed early in the process of formulating the plan, update or amendment. The set aside area can be designated with appropriate alternate land uses in the event the site is not needed for utility use.
- Appropriate secondary land uses should be encouraged to be located within overhead transmission facility rights-of-way when appropriate and could include natural open space, passive parkland, plant nurseries, parking lots, private roads, access ways and driveways based on final review and approval of SDG&E. Trails can also be included as a secondary land use as long as proper indemnification, funding and maintenance language is set forth in a written agreement between SDG&E and the agency and project developer.
- Landscape trees, shrubs and groundcover associated with new development or redevelopment around existing and planned gas and overhead or aboveground electrical facilities should conform to SDG&E's landscape guidelines.

PLEASE NOTE: SDG&E is providing this information to you as a courtesy. SDG&E does not represent that the information contained herein is accurate. SDG&E disclaims all warranties, express or implied, including the warranty of fitness for a particular purpose. You are solely responsible for selecting this information to use and you are solely responsible for any consequences resulting from your use.

GUIDE FOR ENCROACHMENT ON TRANSMISSION RIGHTS OF WAY

<u>ITEM</u>	<u>TOPIC</u>	<u>PAGE</u>
1.	GENERAL	3
2.	PERMISSION TO GRADE.....	3
3.	GRADING AND CLEARANCES.....	4
4.	ROADS AND DRAINAGE.....	5
5.	FENCES, WALLS, GATES AND OTHER STRUCTURES	9
6.	VEGETATION	9
7.	ACCESS AND ENCROACHMENT DOCUMENTS.....	12
8.	RELOCATION OF TRANSMISSION FACILITIES	13
9.	ENCROACHMENT ON 500KV ROW	14
10.	ELECTRIC TRANSMISSION UNDERGROUND	15

APPENDIX

1.	MAINTENANCE AND WORKING PADS.....	11860-01 thru 11860-06
2.	GROUNDING REQUIREMENTS.....	11861-01
3.	GROUNDING-METALLIC STRUCTURES.....	11861-02
4.	GROUNDING-GATES AND FENCES	11861-03
5.	GROUNDING-ELECTRIC FENCES	11861-04
6.	ACCESS ROAD DETAILS-CULVERTS.....	11862-01
7.	ACCESS ROAD DETAILS-DOWN DRAINS.....	11862-02
8.	ACCESS ROAD DETAILS-ENERGY DISSIPATOR	11862-03
9.	ACCESS ROAD DETAILS-WATER BARS	11862-04
10.	ACCESS ROAD DETAILS-ROAD CROSS SECTIONS	11862-05 thru 11862-10

GUIDE FOR ENCROACHMENT ON TRANSMISSION RIGHTS OF WAY

GENERAL

This guide is designed to assist developers and engineers through the process of developing property within or directly adjacent to San Diego Gas and Electric's (SDG&E) existing electric transmission rights of way containing 69 kV, 138 kV and 230 kV facilities. A special section (section 9) is provided regarding transmission right of way containing 500 kV electric transmission facilities.

This guide is being furnished as an aid in streamlining SDG&E's plan review process and to minimize potential negative impacts to SDG&E's transmission facilities and rights of way. Some aspects of SDG&E's rights of way are too elaborate to be included in these guidelines. The guidelines may be supplemented with additional requirements for a specific area, as SDG&E deems necessary.

Developers and engineers should bear in mind that compliance with the requirements of the guide does not mean an automatic acceptance of your project by SDG&E. SDG&E's approval to allow grading or encroachments within SDG&E's transmission easements or fee properties will be provided through a "Permission to Grade Letter" along with either a "Joint Use Agreement", "Consent Agreement" or a "Right of Way Use Agreement" depending on the type of encroachments.

PERMISSION TO GRADE

Developers must submit grading plans and site development plans (and geotechnical reports if applicable), signed and dated, for SDG&E's review. All SDG&E facilities, existing structures, structure numbers, existing anchors, right of way boundaries, document recording information and existing and proposed access roads must be shown on the submitted plans. Upon receipt of plans by SDG&E's Land Management Department lead times of six (6) to eight (8) weeks are normal.

It is the developer's sole responsibility to comply with all rules, regulations, and orders of State, County, and local agencies having jurisdiction. For example, the California Department of Education has developed recommendations for minimum distances between schools and transmission lines as part of its school site selection and approval guide. For further information about the guide, contact: The School Facilities Planning Division Coordinator, Department of Education, P.O. Box 944272, Sacramento, California 94244-2770, Telephone: (916) 322-1461.

Also, location of developer's improvements above or below ground and/or adjacent to SDG&E rights of way requires the developer to be in compliance with CAL-OSHA and/or the rules for Overhead Electric Line Construction, General Order No. 95

and Underground Electric Line Construction General Order No. 128 CPUC, during their construction and maintenance of those facilities. CAL-OSHA is located at 7807 Convoy Court, San Diego, CA 92111, 1-800-963-9424.

Grading without SDG&E's written permission is not permitted within SDG&E transmission rights of way. Any necessary steps, including legal action, will be taken to stop activity and restore the rights of way to its original condition at the developer's expense.

GRADING AND CLEARANCES

Conceptual drawings, tentative maps, layouts, and preliminary and final grading plans should be prepared with the following in mind:

1. **Clearances:** Minimum clearance from ground to any transmission voltage conductor of 69kV, 138kV and 230kV shall not be less than thirty-five (35) feet when the conductor is at maximum designed sag as shown on the SDG&E design profiles. Clearance shall not be calculated using "everyday" sag. The sag differential can vary from four (4) feet to thirty (30) feet between "everyday" and "maximum design" sags. Clearance requirements for 500KV transmission lines are provided in Section 9, page 14.
2. **Profile:** Profile drawings submitted to SDG&E shall be drawn to a scale of: 100 feet horizontal and twenty (20) feet vertical, or 200 feet horizontal and forty (40) feet vertical and the survey datum shall be specified.
3. **Compaction:** Any and all fill shall be engineered and placed to a minimum compaction of ninety (90) percent maximum dry density as determined by ASTM (American Society for Testing and Materials) D1557, unless specified otherwise. SDG&E may require compaction tests to be performed at the developer's expense. Where there is the possibility of future structures being placed in the rights of way, SDG&E may require compaction to a minimum of ninety-five (95) percent maximum dry density. Compaction tests are performed at the developer's expense.
5. **Maintenance/Construction Pads:** All existing structures and all future structure positions shall be provided with level maintenance/construction pads as well as working areas as indicated by drawings 11860-01 through 11860-06. Stringing and construction areas shall remain undisturbed.
6. **Cut/Fill Clearances:** No cut or fill will be allowed within the horizontal distances indicated below, measured from the face of each type of structure or anchor.

<u>Structure Type</u>	<u>Distance</u>
Single wood pole or anchor	10'
Multi-wood pole	15'
Steel lattice tower	20'
Steel pole	30'

7. **Retaining System:** Any retaining walls and devices within three (3) times the distance specified in Items 5 and 6 will be considered as structurally integral to the transmission structure. All such devices will require SDG&E's Civil/Structural Engineering Section's approval prior to SDG&E approval of developer's plans.
8. **Graded Slopes:** Graded slopes of up to 2:1 will be selectively permitted for distances not to exceed 200 linear feet. Longitudinal grading encroachments, cuts or fills may not exceed ten (10) feet into the right of way.

ROADS AND DRAINAGE

SDG&E's access roads must be designed to accommodate all types of vehicles used for roadway construction, placement of poles and/or towers, wire stringing and maintenance during all phases of construction and maintenance. Developers should comply with the following minimum guidelines and the current edition of the Standard Specifications for Public Works Construction ("Green Book") and ensure that adequate access is provided at all times.

1. **Grading Plans/Improvement Plans:** Existing and proposed access roads will be shown on the grading/improvement plans.
2. **Access:** Access and through access, to and along the rights of way, is required on a 24-hour basis to all SDG&E facilities, structures, and anchors for patrol, maintenance, and emergency vehicles.
3. **Use:** Access roads shall not be used or dedicated for public or shared use including but not limited to hiking or horse trails.
4. **Widths:** Minimum width on access roads shall be fourteen (14) feet. Curves require additional road width as shown on the table below.
5. **Horizontal Curves:** All road curves shall have a minimum radius of seventy-five (75) feet measured at the centerline of the usable road

surface. Inside edge of the curves shall be used as the control for establishing road grades.

Radius Of Curvature	Additional Road Width
75' – 100'	6'
101' – 150'	5'
151' – 200'	4'
201' - 400'	3'
Over 400'	2'

6. **Speed Limit:** Unpaved roads may be designed for 15 mph maximum.

7. **Wearing Surface:**

<u>Road Grade</u>	<u>Surface</u>
0 – 10 percent	Native Soil
11 – 14 percent	Class 2 Base (6" thick)
15 – 17 percent	Asphalt (4" AC over 6" Class 2 Base)
18 – 20 percent	Concrete (5 ½" over 6" Class 2 Base)

8. **Grades:** Road grades over fifteen percent (15%) are discouraged and require special review. Grades of 15% to 20% shall be limited to a length of 250 ft. maximum. Consideration must be given to drainage issues.

9. **Cross Slopes:** The road shall be sloped (2% typical cross slope) to prevent ponding or damage from undirected water flow and in accordance with drawing 11862 (05 through 10). When the road is designed to slope away from the cut bank, the water shall be allowed to drain as sheet flow onto the downhill slope (not allowed when slope is fill) unobstructed by drainage swales or berms. When the road is sloped towards the cut bank, a drainage swale along the inside edge of the road shall be provided. Water bars shall also be provided across the road to direct water into the drainage swale. (See drawing 11862-04).

10. **Vertical Curves:** Typically, vertical curves are not necessary in the design and construction of access roads. However, where grade breaks over 6% occur, the resulting profile should be evaluated against high centering and tail dragging.

11. **Stopping Sight Distance:** Care should be taken to provide stopping sight distance at all intersections with other roadways, public or private.

✻

Typical design per Section 200 of Caltrans' Design Standards should be adequate.

12. **Dead-Ends/Turnarounds:** All dead-end or stub roads over 500 feet in length shall be provided with a Y-type, T-type, or circular type turn-around. See City of San Diego Fire Department Design Standard, FDDS-101 page 5 of 6.
13. **Drainage Design :** Drainage systems shall be sized for a 10-year storm based on the San Diego County Flood Control Design Manual. Ponding will not be allowed. Where access roads meet a publicly maintained road, drainage shall be designed to meet the minimum requirement of the municipality or agency having jurisdiction over the publicly maintained road (usually a 100-year storm) and meet current SWPP requirements.
14. **Dip Section:** Dip sections should be constructed at natural grade so as not to impede upstream runoff from crossing the road.
15. **Swales:** Brow ditches, swales, etc. should be avoided within the rights of way except transverse to the rights of way and then they shall provide heavy construction equipment access across same. Drainage swales shall be emptied by means of a culvert to the down slope side of the road which then empties onto an energy dissipater or into a natural drainage way.
16. **Culverts:** Corrugated Metal Pipes (CMP) should be used with a minimum of 2 feet of cover. CMP's shall be specified to have a service life of 25 years, based on soil characteristics. Coupling bands and cut-off walls are required. Damaged coating shall be repaired per manufacturers recommendation. For CMP use in Orange County, all metal pipes shall be coated with asphalt to meet Orange County's requirements for corrosion resistance. Minimum design shall meet requirements shown on drawing 11862-01. Developer shall design the size of the CMP culvert to meet the 10-year storm requirement or 12" diameter whichever is greater.
17. **Energy Dissipaters:** All energy dissipaters, standpipes, desiltation basins, etc. shall be designed to be external to SDG&E's rights of way. At a minimum, these shall be designed to the requirements of San Diego Area Regional Standard Drawing D-40 (also see drawing 11862-03).
18. **Flume/dip apron:** Where subject to erosion, roadway banks and natural soil shall be protected by galvanized steel intakes (dip aprons) and down slope drains (troughs) (See drawing 11862-02). Energy dissipaters shall be installed at drain outlets outside of the rights of way.

19. **Water Bars:** Minimum design shall meet the requirements shown on drawing 11862-04. Water bars shall be open at the lower end to allow drainage and be placed at an approximate angle of 30 to 45 degrees to the transverse section of the road spaced as follows:

<u>Average Road Grade</u>	<u>Maximum Spacing</u>
0 – 5 percent	Not required
5 percent	125 feet
10 percent	80 feet
15 percent	60 feet
20 percent	50 feet

20. **Loading Requirements:** All private roadways within the rights of way or roads used as access for SDG&E will be sized for heavy construction vehicular traffic (passable with a 100 ton crane and H-20 loading).
21. **Driveway Entrances:** If commercial aprons are not installed, then curbs shall be designed for H-20 loading and painted red.
22. **Longitudinal Encroachments:** Longitudinal (parallel) encroachments of roads, sewer, water, gas, culverts, drainage culverts, etc., will not be approved.
23. **Utility and Street Crossings:** All utility and street crossings shall be kept to a minimum and should be designed to cross the rights of way or roadways at as close to ninety (90) degrees as possible.
24. **Maintenance Pads:** See drawings 11860 (01 through 06).
25. **Blasting:** Blasting is not permitted on or near the vicinity of SDG&E's rights of way unless written approval is obtained from SDG&E's Land Management Department.
26. **Erosion Control:** All roads and slopes shall have erosion control during and after construction. Best Management Practices (BMPs) shall be applied. Erosion control shall not block access roads at any time. Developer shall assume all responsibilities for obtaining any and all storm water pollution prevention plan (SWPP) permits and maintaining any and all required BMPs, inspections, repairs and logs, required per the permit and the permitting authority.

FENCES, WALLS, GATES AND OTHER STRUCTURES

Temporary structures, including fences, walls and gates, may be allowed within the rights of way only with written approval (*Consent Agreement or RW Use Agreement*) from a Land Management Representative.

1. **Fences:** Fences and/or walls may be allowed if properly grounded and if access to and along the rights of way is not obstructed and if access to individual structures is not obstructed. (See 11861-01 through 04).
2. **Gates:** Gates will be required where an SDG&E access road is obstructed. Gates shall meet the following criteria:
 - a. All gate openings must be a minimum of fifteen (15) feet in width.
 - b. Gates must be at least 300 feet apart.
 - c. All gates must have provisions for either an SDG&E standard lock or an electric gate over-ride key.
3. **Lighting Standards:** Lighting standards, up to a maximum of fifteen (15) feet in height may be located within the rights of way outside of the drip line of the conductor. All lighting standards and metallic objects within the right of way must be properly grounded to prevent exposure to induced currents and voltages per National Safety Code.
4. **High Pressure Valves:** Fire hydrants, air release valves, back flow preventers, PIV's, or any other high pressure valves shall not be designed to be within the rights of way.
5. **Manholes:** Below ground manholes (sewer, water, CATV, etc.) shall not be designed to be within the rights of way.
6. **Structures:** No permanent buildings or structures are allowed within transmission right of way.

VEGETATION

Supplemental planting, re-vegetation or mitigation measures will not be placed in, or interfere with SDG&E's existing access roads or existing cleared work areas such as maintenance pads. The developer or landowner will verify the location of existing access roads and work areas with SDG&E and submit a plan for review and approval prior to installing any supplemental planting, re-vegetation or mitigation in SDG&E rights of way.

1. **Supplemental Planting:** SDG&E's rights of way can be used for supplemental planting purposes if provided with the following items:

- A biological report describing the quality of the existing vegetation and/or habitat located within SDG&E's rights of way, and
 - A letter from the governing body requiring the developer to plant within SDG&E's rights of way and stating the additional vegetation is not part of the environmental mitigation requirements.
2. **Clearances:** No trees shall be planted within 10 feet (horizontally) of any conductor or within working spaces and maintenance pads. A working zone is required around any structure as indicated on Standards Page 11860 (01 through 06). These areas must be kept clear of any obstructions.
 3. **Irrigation:** Irrigation systems shall not spray directly onto any gas or electric facilities, access roads or maintenance pads.
 4. **Access:** Planted vegetation shall not restrict SDG&E's access to any of its facilities.
 5. **Vegetation Species:** Only trees and low growing vegetation with a mature height of 15 feet or less shall be permitted within SDG&E's rights of way. The following tree species are offered as examples of trees with a mature height typically not exceeding 15 feet. However, this is not an exhaustive list and SDG&E may consider other tree species when landscape plans for the proposed rights of way planting is prepared by a licensed landscape architect with written approval from SDG&E for use of a tree species not contained in the following list:

ACACIA cultriformis, Knife Acacia

FOLIAGE: Evergreen – Gray leaves

HEIGHT: Fast growing to 10 – 15'.

FLOWER: Yellow flowers Jan. – Mar.

COMMENTS: Best in full sun. Tolerates wind, drought and most soils.

CEANOTHUS 'Frosty Blue' or 'Ray Hartman'

FOLIAGE: Evergreen – Dark green leaves.

HEIGHT: Moderate growth to 8 – 15'.

FLOWER: Deep blue flowers Mar. – May.

COMMENTS: Best in full sun. Drought tolerant, needs hose water through the first season. Short lived +/-10 years. Needs a well drained soil.

CERCIS occidentalis, Western Redbud (Calif. native)

FOLIAGE: Deciduous – Leaves are round & medium green.

HEIGHT: Moderate growth to 15'.

FLOWER: Magenta – Blooms March to April.

COMMENTS: Grows in full sun or part shade. Needs a well drained soil.

DODONAEA viscosa 'Pururea', Purple Hopbush

FOLIAGE: Evergreen – Willow like bronzy/purple green leaves. Foliage a deeper purple in full sun, more green in shade.

HEIGHT: Fast growing to 12 – 15'.

FLOWER: Insignificant.

COMMENTS: Drought tolerant. Tolerates any soil, wind and heat.

EUCALYPTUS priessiana, Bell Fruited Mallee

FOLIAGE: Evergreen – Gray green leaves.

HEIGHT: Moderate growth to 15'

FLOWER: Yellow flower – Blooms Jan. – Mar.

COMMENTS: Drought tolerant. Tolerates most soils.

LAVATERA assurgentiflora, Tree Mallow (Drought tolerant)

FOLIAGE: Evergreen – Maple like medium green leaves.

HEIGHT: Fast growth to 12'.

FLOWER: Lavender – Blooms year round.

COMMENTS: Grow in full sun. Tolerates drought & poor soil.

MAGNOLIA loebneri

FOLIAGE: Deciduous – Medium green leaves.

HEIGHT: Slow growing to 12 – 15'.

FLOWER: White, Blooms in the spring.

COMMENTS: Grow in sun to part shade. Needs moist, well drained, rich soil.

MAGNOLIA stellata, Star Magnolia

FOLIAGE: Deciduous – Medium green leaves.

HEIGHT: Slow growing to 10'.

FLOWER: White flower. Blooms in the spring.

COMMENTS: Grow in full sun to part shade. Needs moist, well drained, rich soil.

PHOTINIA fraseri

FOLIAGE: Evergreen – Glossy dark green leaves, bronzy new growth.

HEIGHT: Moderate growing to 10'.

FLOWER: White flowers. Blooms in the early spring.

COMMENTS: Berries attractive to birds. Heat resistant and drought tolerant.

PHOTINIA villosa

FOLIAGE: Deciduous – Dark green leaves, pale gold new foliage. Bright red fall color.

HEIGHT: Moderate growth to 15'.

FLOWER: White flowers. Blooms in the spring.

COMMENTS: Grow in full sun and in good soil.

RHAPHIOLEPIS 'Majestic Beauty'

FOLIAGE: Evergreen – Dark green large leaves 4 inches long.

HEIGHT: - Moderate growth to 15'.

FLOWER: Light pink fragrant flowers. Blooms from late fall to late spring.

COMMENTS: Grow in full sun to light shade. Drought tolerant. Tolerates many soil types.

RHUS integrifolia, Lemonade Berry

FOLIAGE: Evergreen – Dark green leaves.

HEIGHT: Moderate growth to 15'.

FLOWER: Pink to white flower. Blooms Feb. – Mar.

COMMENTS: Tolerates wind and drought. Best in a well drained soil.

RHUS ovata, Sugar Bush

FOLIAGE: Evergreen – Glossy dark green leaves.

HEIGHT: Moderate growth to 12'.

FLOWER: White and pink flower. Blooms Mar. to May.

COMMENTS: Tolerates heat and drought. Best in a well drained soil.

THEVETIA thevetiodes, Giant Thevetia (Drought tolerant)
FOLIAGE: Evergreen – Long narrow, glossy, dark green leaves.
HEIGHT: Fast growth to 12'.
FLOWER: Bright yellow, 4". – Blooms from June into winter.
COMMENTS: Best in full sun. They are related to oleander's &, as with oleander, are poisonous.

ACCESS AND ENCROACHMENT DOCUMENTS

Below is a summary of the various documents required for access to or the placement of encroachments in SDG&E's transmission rights of way. The fee schedule will be provided separately and is subject to change.

Permission to Grade Letter – Easement/Fee: Grants a developer of private property permission to grade within SDG&E's rights of way. Permission to Grade Letters will be issued once submitted plans have been reviewed and approved by SDG&E. The fee for issuing a Permission to Grade Letter is dependent upon the amount of review required.

Consent Letter - Recorded/Unrecorded: Grants permission for the use of SDG&E's easement for minor encroachments upon review and approval by SDG&E.

Rights of Way Use Agreement – Recorded: This agreement provides for multiple use of SDG&E's easements for uses compatible with SDG&E's existing and proposed future facilities.

Signature Omission Letter: This letter is provided to developers in compliance with the Subdivision Map Act. It is required when SDG&E has a recorded interest in the property being developed and does not object to the recordation of the map submitted by the requester. There is no charge for providing this letter.

Street Crossing: This fee covers SDG&E's future increased cost of operations caused by new street crossings. This includes the loss of easement rights, the cost of bridging required during overhead stringing operations, the cost for cutting, removal and replacement of curbs, sidewalks and associated paving required for existing or future underground electric or gas repairs or installations. Consideration is given to the width, angle, slopes, and any unique design of the street crossing that may impact SDG&E's operations.

Joint Use Agreement: This agreement is for the joint use and occupancy of SDG&E easements by other utilities' facilities. These facilities generally include, but are not limited to, sewer, water, roads, and phone systems. The fee for Joint

Use Agreements is dependent upon reciprocal no-charge policies by those agencies requesting Joint Use Agreements, the amount of work involved, and any concessions or betterments to the easement the agency is willing to grant.

Public Utility Letter: This letter is generally requested by a property owner to comply with a public agency's requirement. After determining that SDG&E has no facilities located in the public utility easement or any facilities not in conflict with the proposed improvement as shown on submitted maps, SDG&E will issue a letter stating there is no objection to the proposed construction of the project.

Right of Entry Permit: This letter grants permission to utilize SDG&E's rights of way in some temporary fashion.

Requests for Information: There is no charge for providing information to title companies or other utility companies who reciprocate in kind with the availability of information. For brokers or real estate salespersons, or other parties requesting information (title information) – there is an hourly fee.

Quitclaims: Quitclaims are the relinquishment of an interest in a particular easement crossing property not owned by SDG&E.

RELOCATION OF TRANSMISSION FACILITIES

Relocation of transmission facilities is a complex and costly undertaking. All costs are borne by the applicant. Engineering, special order of material, right of way documents, and construction lead times often exceed twelve (12) months. In most cases, early planning with SDG&E can provide alternatives to relocation.

It is SDG&E's policy to relocate transmission facilities and rights of way only when:

1. No practical alternatives exist.
2. The proposed rights of way alignment is equal to or better than the original rights of way.

All replacement easements will be documented on current forms. Current widths of easements for single structure are as follows:

Underground facilities	= 20' minimum
69kV (wood)	= 24' minimum
138kV (wood)	= 24' minimum
138kV (steel pole)	= 100' minimum
138kV (steel lattice)	= 100' minimum

230kV (steel pole)	= 120' minimum
230kV (steel lattice)	= 120' minimum
500kV (steel pole)	= 200' minimum
500kV (steel lattice)	= 200' minimum

3. No rights of way from property owners other than the developer are required.
4. The new alignment would allow ultimate development of the rights of way including full access to, from, and along.
5. All relocation costs will be paid by the developer, including but not limited to:
 - a. Engineering fees
 - b. Actual cost of relocating existing facilities.
 - c. Differential cost of future construction.
 - d. Additional operating and maintenance cost for the theoretical life of the newly constructed line.
 - e. Line loss costs for the additional line length for the theoretical life of the relocated facility.
 - f. Federal and State tax.
 - g. Collection of any incremental land values based on appraised values.

It is SDG&E's desire to offer assistance in the early planning stages of an applicant's project so satisfactory solutions can be reached. For information or assistance, contact the Planning Department at the SDG&E Service Center nearest you.

ENCROACHMENT ON 500 kV TRANSMISSION RIGHT OF WAY

Encroachment of San Diego Gas and Electric 500 kV transmission right of way requires special considerations due the special maintenance, access, and safety concerns. Each request for use of easements for SDG&E's 500 kV right of way will be reviewed on a case by case basis. Potential uses that will be considered within the 500KV corridor are road crossings both private and public, passive open space areas, golf courses, agriculture uses and parking lots. All these and other uses SDG&E deems compatible will be allowed using a *Right of Way Use Agreement* which is recorded against the subject property and is revocable under California Public Utility Commission General Order 69C.

The following limitations are considered when reviewing requests for encroachment or use of SDG&E's 500kV right of way:

1. **Permanent Structures:** No permanent structures will be allowed within the 500 kV transmission Right of Way.
2. **Temporary Structures:** Any requests for a temporary structure within the 500 kV right of way will be reviewed by Transmission Engineering. All temporary structures must have electrical grounds installed from conductive parts of the building in at least two locations such as the rain gutter or roof (if the roof is metal).
3. **Grading:** All requests for grading within the 500 kV right of way shall be reviewed on a case by case basis. All requests must comply with the Grading requirements described in section 3 of these guidelines, at a minimum.
4. **Clearances:** Minimum clearance from ground to any transmission conductor of 500kV shall not be less than forty (40) feet when the conductor is at maximum designed sag as shown on the SDG&E design profiles. Clearance shall not be calculated using "everyday" sag. The sag differential can vary significantly between "everyday" and "maximum design" sags, depending on load current and ambient conditions.
5. **Roads and Drainage:** Any request for modification of access roads within SDG&E's 500 kV right of way shall be designed and constructed by SDG&E.

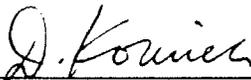
Any other structure or requested modification of SDG&E's 500 kV right of way shall be reviewed by SDG&E Transmission Engineering. Considerations shall include:

- Maintaining acceptable levels of induced currents as defined by the National Electrical Safety Code and other applicable industry practices.
- Maintaining acceptable levels of step voltages.
- Physical safety hazards to the public.
- Possible contact of SDG&E facilities by vehicles or equipment.
- Providing access for maintenance of SDG&E transmission towers, poles, and other facilities.

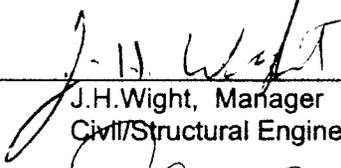
ELECTRIC TRANSMISSION UNDERGROUND

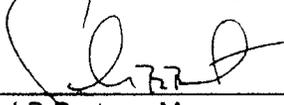
1. **Improvements:** All improvements involving electric transmission underground in SDG&E easements must be approved by the Transmission Engineering Section of the Electrical Engineering Department prior to start of work. In addition, a letter of permission must be obtained from SDG&E's Land Management Department.

2. **Restrictions:** The following restrictions are listed to aid in the Developer's design of improvements and are not restricted to the items noted.
3. **Encroachment:** Crossing an electric transmission underground trench line or manhole with heavy equipment requires prior SDG&E approval.
4. **Cover:** Minimum required cover over transmission underground is 36" to top of conduit.
5. **Fill:** Maximum fill allowed over transmission underground is 48" to top of conduit. In some cases, with prior SDG&E approval, minimal additional fill may be allowed for a limited distance.
6. **Manholes:** No fill is allowed over transmission manholes or handholes.
7. **Crossings:** All utility crossings should be as close to 90° as possible with an 18" vertical separation.
8. **Separation:** A minimum of 60" horizontal separation should be maintained.
9. **Restrictions:** The following are not allowed in an Underground Easement;
 - a. Distribution or Foreign Utilities.
 - b. Distribution or Foreign Utility manholes or padmounts.
 - c. Drainage outlets.
 - d. Drainage culverts.
 - e. Multiple sprinkler crossings.
 - f. Sprinkler heads.
 - g. Permanent structures.
10. **Slopes:** No fill slopes or cut slopes will be allowed within the Underground Easement.
11. **Erosion:** No temporary or permanent ponding of water or possible water erosion will be allowed within the Underground Easement.
12. **Access:** No trees are to be planted within the underground easement. Ground cover will be allowed, but SDG&E vehicle access must be maintained to and along the underground easement.

Approved By: 
D. Korinek Manager
Transmission Planning

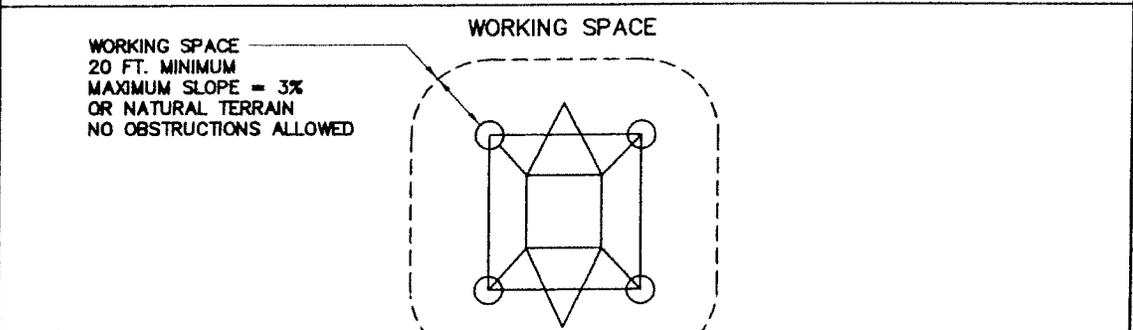
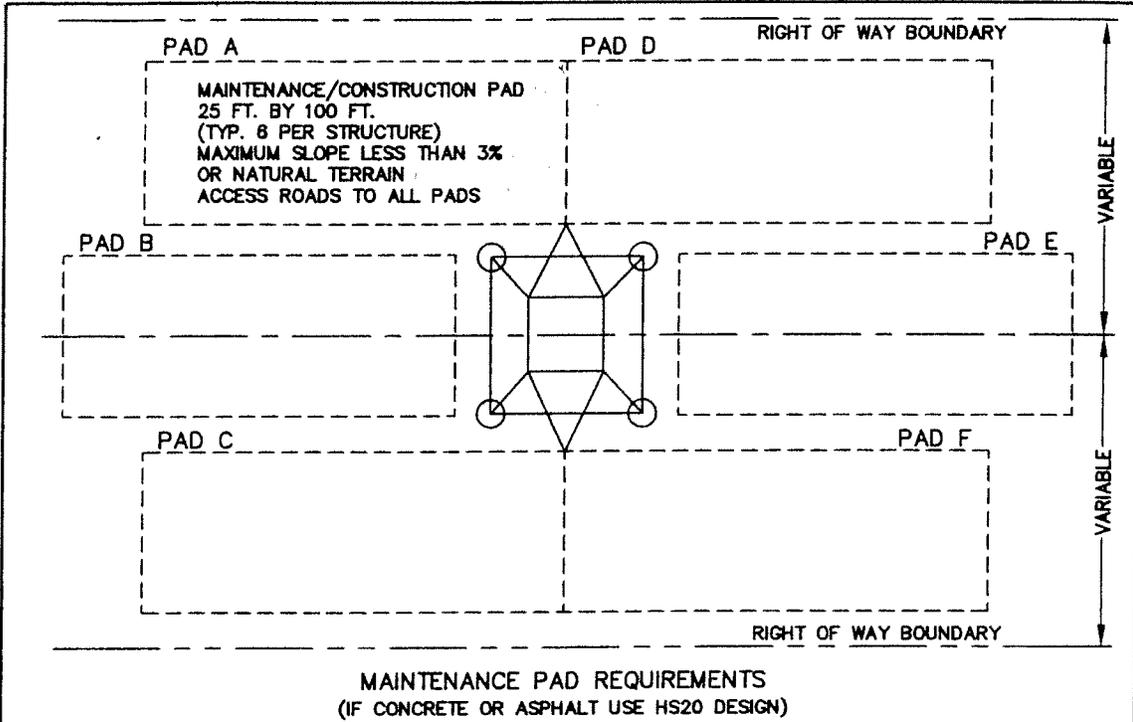
Approved By: 
W.V. Torre, Manager
Transmission Engineering

Approved By: 
J.H. Wight, Manager
Civil/Structural Engineering

Approved By: 
J.B. Burton, Manager
Land Rights Acquisition & Land Management

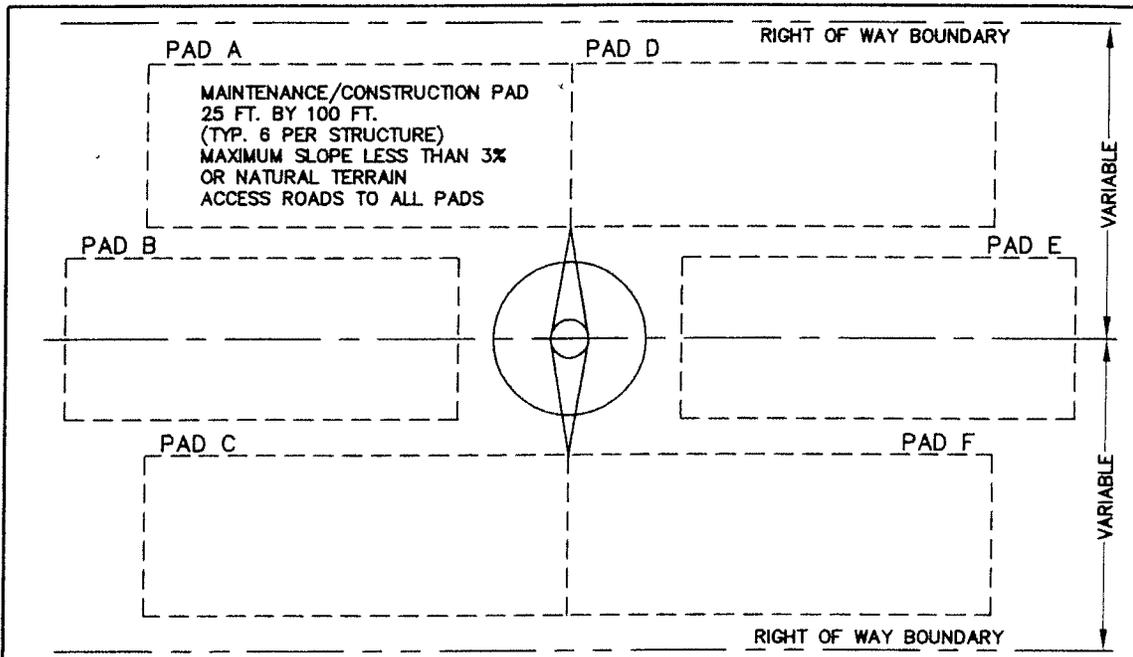
Approved By: 
E. Dino Dimuzio, Manager
Operations & Maintenance Services

APPENDIX



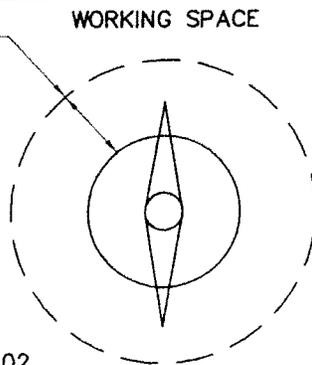
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SAN DIEGO GAS & ELECTRIC TRANSMISSION ENGINEERING				MISC. DETAILS MAINTENANCE & WORKING PADS LATTICE TOWERS GUIDE FOR ENCROACHMENT					
				SCALE: NONE					
				SHEET 1 OF 6		11860-01			



MAINTENANCE PAD REQUIREMENTS
(IF CONCRETE OR ASPHALT USE HS20 DESIGN)

WORKING SPACE
30 FT. MINIMUM
MAXIMUM SLOPE = 3%
OR NATURAL TERRAIN
NO OBSTRUCTIONS ALLOWED

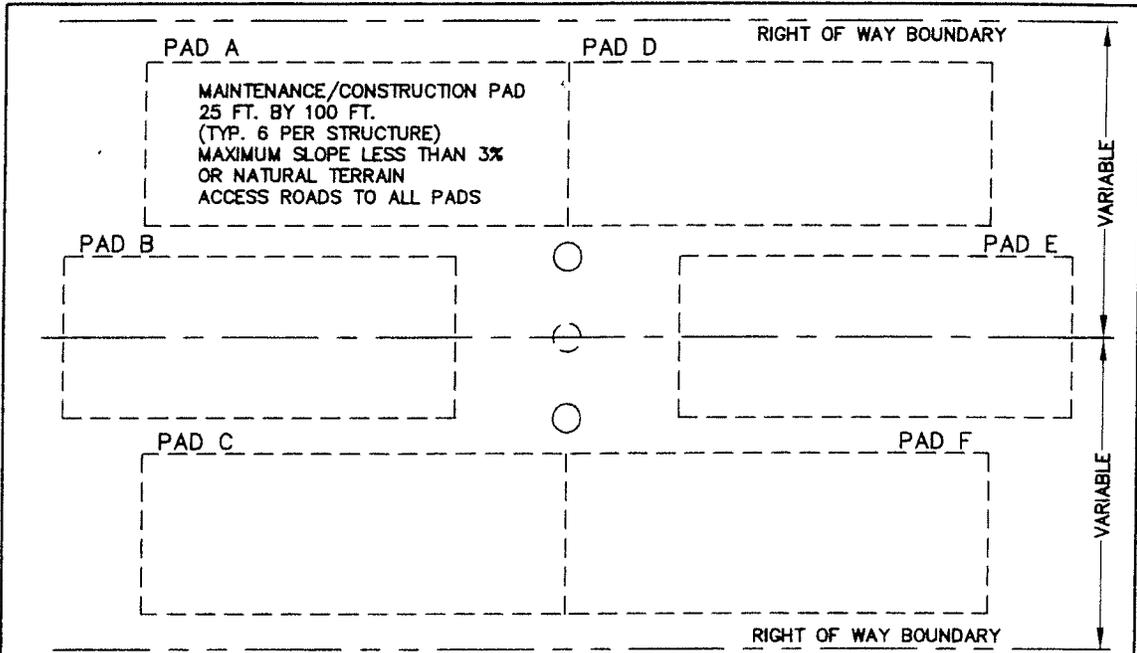


NOTE:

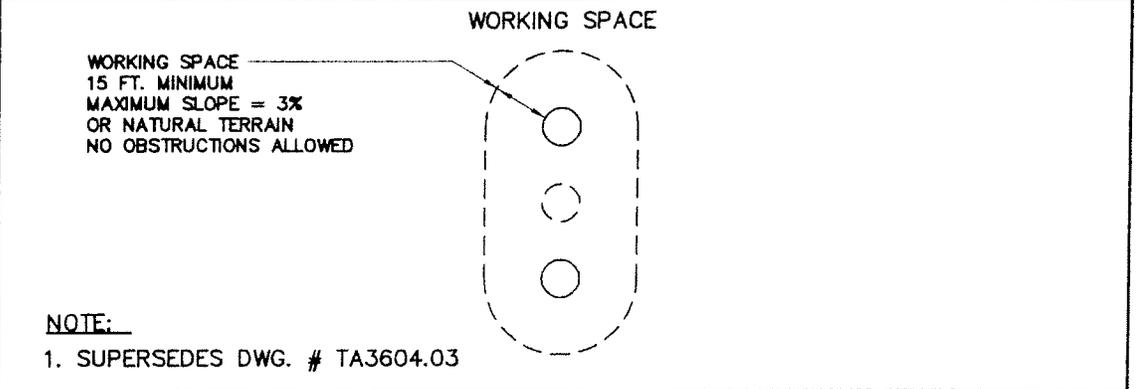
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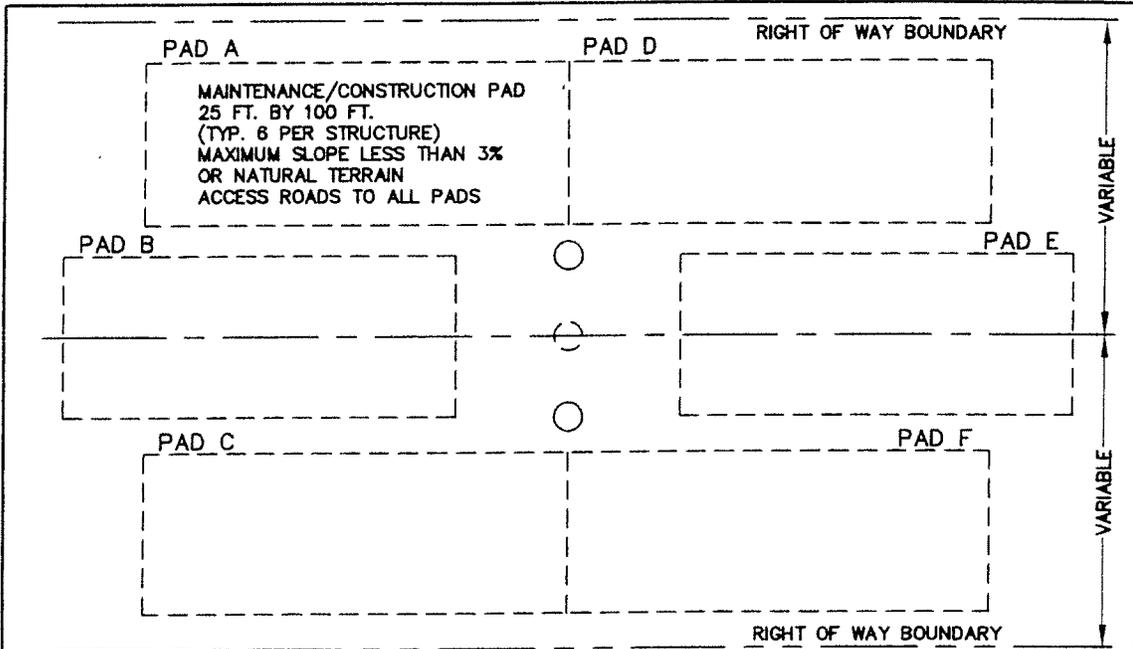
	SAN DIEGO GAS & ELECTRIC TRANSMISSION ENGINEERING	MISC. DETAILS MAINTENANCE & WORKING PADS TUBULAR STEEL POLES GUIDE FOR ENCROACHMENT	
		SCALE: NONE SHEET 2 OF 6	11860-02



MAINTENANCE PAD REQUIREMENTS
 (IF CONCRETE OR ASPHALT USE HS20 DESIGN)



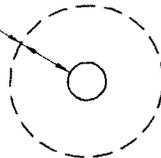
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<i>A</i>									
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REV	BUDGET	CONST ORDER		CHANGE		DWN	CHKD	APPV	APPV
SAN DIEGO GAS & ELECTRIC TRANSMISSION ENGINEERING					MISC. DETAILS MAINTENANCE & WORKING PADS MULTIPLE WOOD POLE STRUCTURES GUIDE FOR ENCROACHMENT				
					SCALE: NONE			11860-03	
SHEET 3 OF 6									



MAINTENANCE PAD REQUIREMENTS
 (IF CONCRETE OR ASPHALT USE HS20 DESIGN)

WORKING SPACE

WORKING SPACE
 10 FT. MINIMUM
 MAXIMUM SLOPE = 3%
 OR NATURAL TERRAIN
 NO OBSTRUCTIONS ALLOWED



NOTE:

1. SUPERSEDES DWG. # TA3604.04

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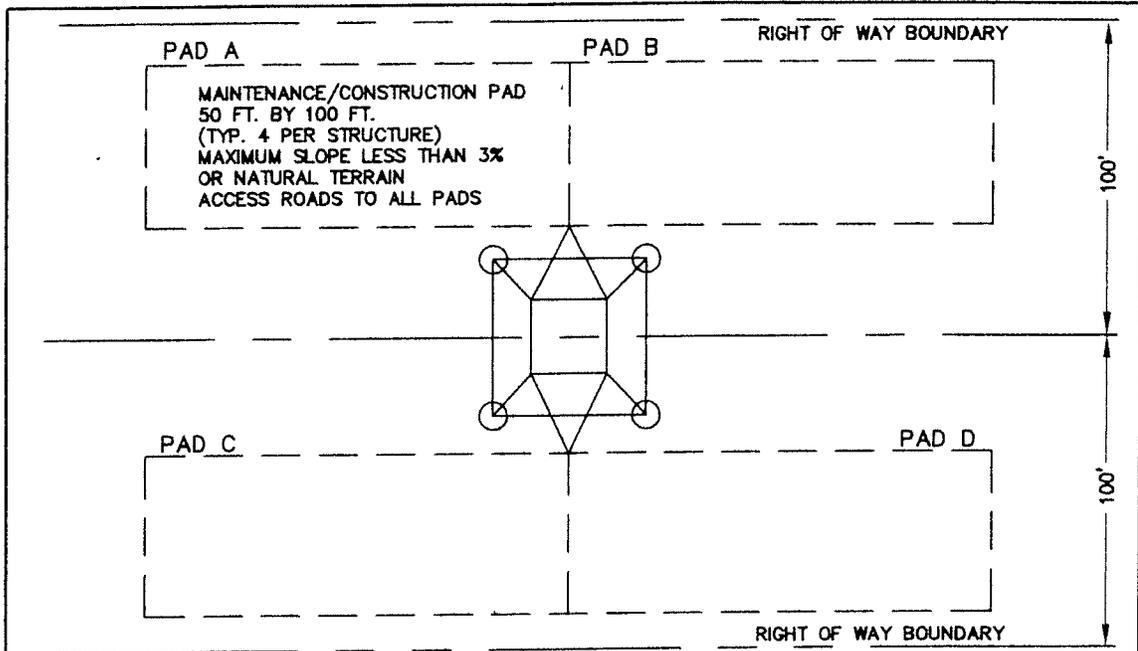


SAN DIEGO GAS & ELECTRIC
TRANSMISSION ENGINEERING

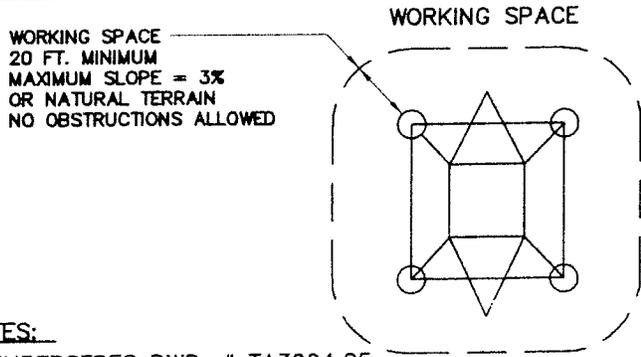
MISC. DETAILS
MAINTENANCE & WORKING PADS
SINGLE WOOD POLE STRUCTURES
GUIDE FOR ENCROACHMENT

SCALE: NONE
 SHEET 4 OF 6

11860-04



MAINTENANCE PAD REQUIREMENTS
(IF CONCRETE OR ASPHALT USE HS20 DESIGN)



- NOTES:**
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A									
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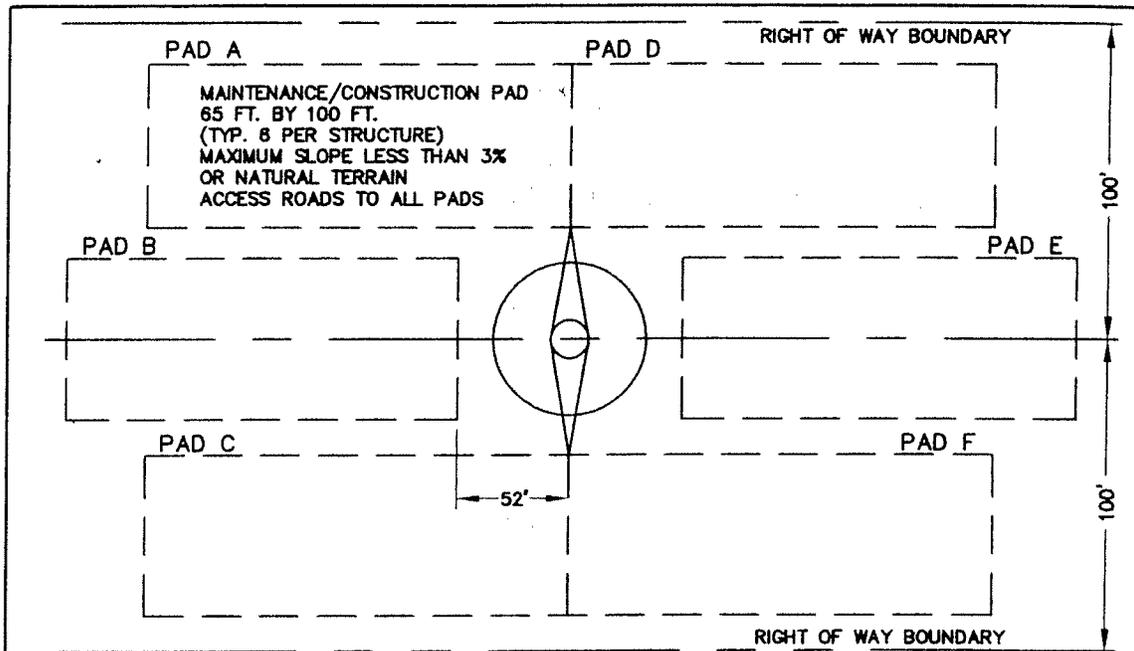


SAN DIEGO GAS & ELECTRIC
TRANSMISSION ENGINEERING

MISC. DETAILS
MAINTENANCE & WORKING PADS
500KV LATTICE TOWERS
GUIDE FOR ENCROACHMENT

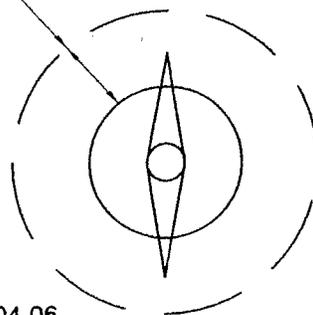
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SHEET 5 OF 6

11860-05



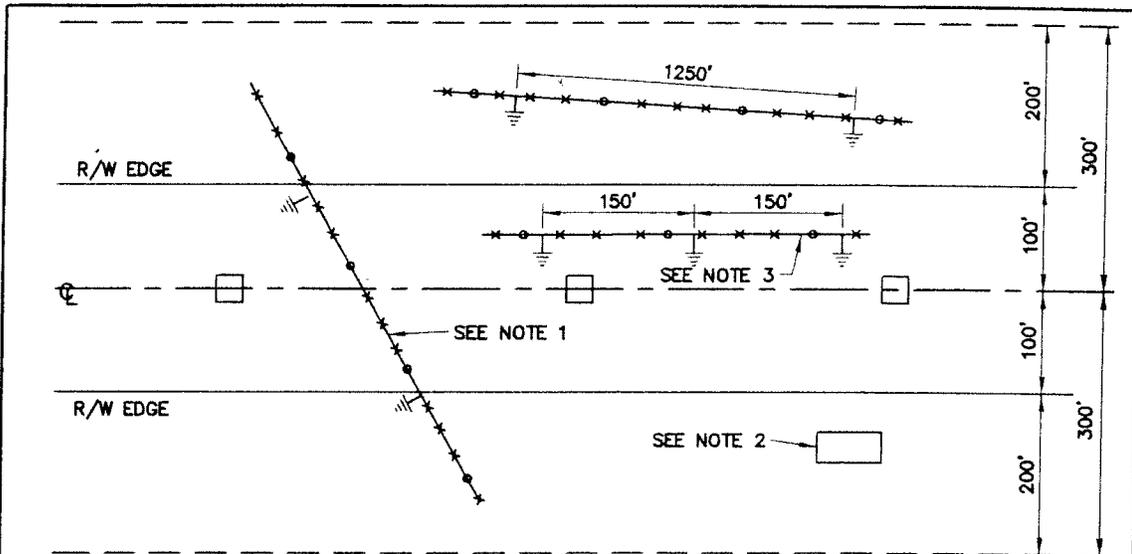
MAINTENANCE PAD REQUIREMENTS
(IF CONCRETE OR ASPHALT USE HS20 DESIGN)

WORKING SPACE
30 FT. MINIMUM
MAXIMUM SLOPE = 3%
OR NATURAL TERRAIN
NO OBSTRUCTIONS ALLOWED



NOTE:
1. SUPERSEDES DWG. # TA3604.06

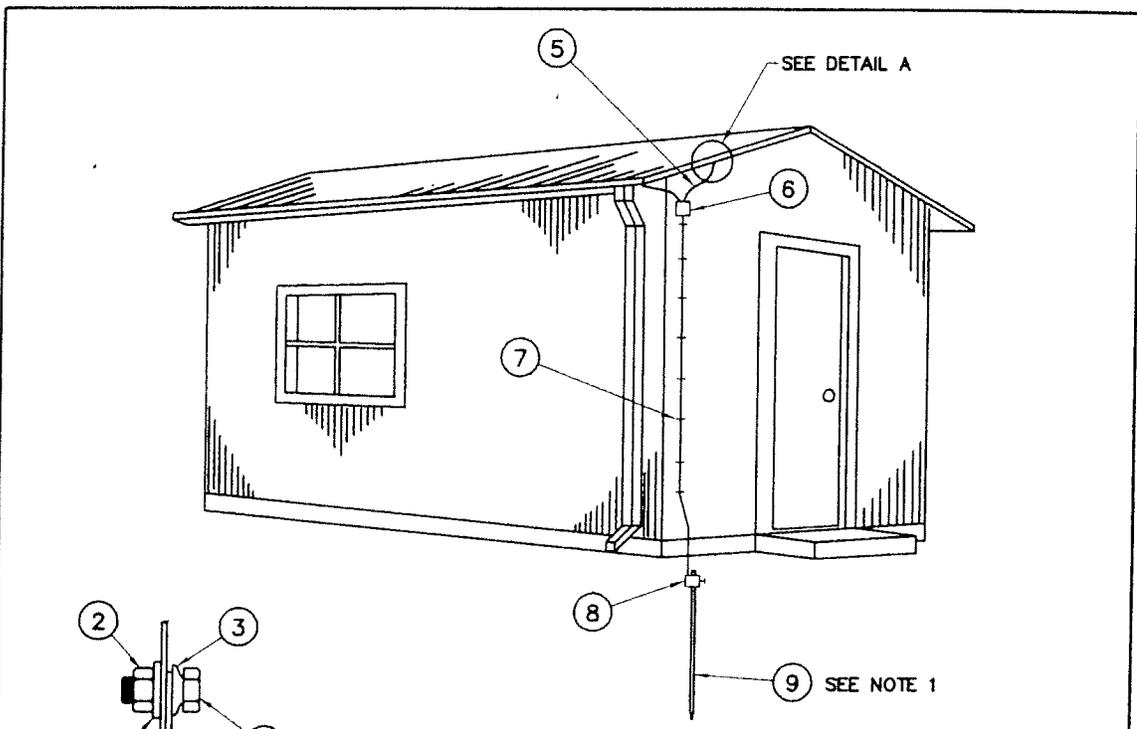
B									
A									
				ORIGINAL	WDF	SAC	WV7		10/7/01
REV	BUDGET	CONST ORDER		CHANGE	DVN	CHKD	APPV	APPV	DATE
SAN DIEGO GAS & ELECTRIC TRANSMISSION ENGINEERING					MISC. DETAILS MAINTENANCE & WORKING PADS 500KV TUBULAR STEEL POLES GUIDE FOR ENCROACHMENT				
					SCALE: NONE				
					SHEET 6 OF 6		11860-06		



NOTES:

1. FENCES CROSSING THE TRANSMISSION LINE AT AN ANGLE GREATER THAN 30°, ONE GROUND SHALL BE INSTALLED WHERE THEY ENTER & EXIT THE RIGHT- OF- WAY.
2. METALLIC STRUCTURES WITHIN 200 FEET OF THE EDGE OF THE RIGHT-OF-WAY SHALL BE GROUNDED.
3. FENCES WITHIN THE RIGHT-OF-WAY WILL BE GROUNDED AT 150 FOOT INTERVALS & WHERE THEY ENTER & EXIT THE RIGHT-OF-WAY.
4. FENCES WITHIN 200 FEET OF THE EDGE OF THE RIGHT-OF-WAY CROSSING AT AN ANGLE OF LESS THAN 30° OR PARALLEL TO THE TRANSMISSION LINE SHALL BE GROUNDED AT 1250 FOOT INTERVALS.
5. SUPERSEDES DWG. # TA2501

B									
A									
				ORIGINAL	WDF	<i>WVF</i>			10/9/01
REV	BUDGET	CONST ORDER		CHANGE	DWN	CHKD	APPV	APPV	DATE
 SAN DIEGO GAS & ELECTRIC TRANSMISSION ENGINEERING					GROUNDING GROUNDING REQUIREMENTS				
					SCALE: NONE				
					SHEET 1 OF 4		11861-01		



DETAIL A

ITEM	DESCRIPTION
1	BOLT, 1/4" x 1" STAINLESS STEEL
2	NUT, 1/4" STAINLESS STEEL
3	WASHER, BELLEVILLE, 1/4" STAINLESS STEEL
4	WASHER, FLAT, 1/4" STAINLESS STEEL
5	WIRE, 1/4", 3 STR. GALVANIZED STEEL
6	CONNECTOR, BURNDY CAT. NO. KSU 22 OR EQUIVALENT
7	CLIP, WIRE
8	CLAMP, GROUND ROD, 5/8" BURNDY CAT. NO. GKP 635 OR EQUIV.
9	GROUND ROD, 5/8" x 8' COPPERWELD

NOTE:

1. GROUND ROD TO BE INSTALLED 8" MIN. BELOW GRADE.
2. SUPERSEDES DWG. # TA2502

B									
A									
			ORIGINAL	WDF	WLF				10/1/01
REV	BUDGET	CONST ORDER	CHANGE	DWN	CHKD	APPV	APPV		DATE



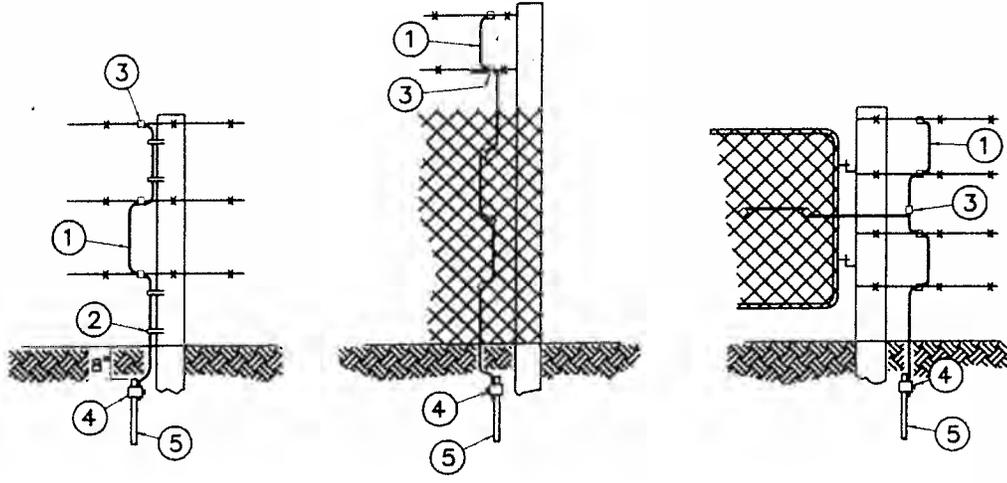
SAN DIEGO GAS & ELECTRIC
TRANSMISSION ENGINEERING

GROUNDING
METALLIC STRUCTURES
(TYPICAL)

SCALE: NONE

SHEET 2 OF 4

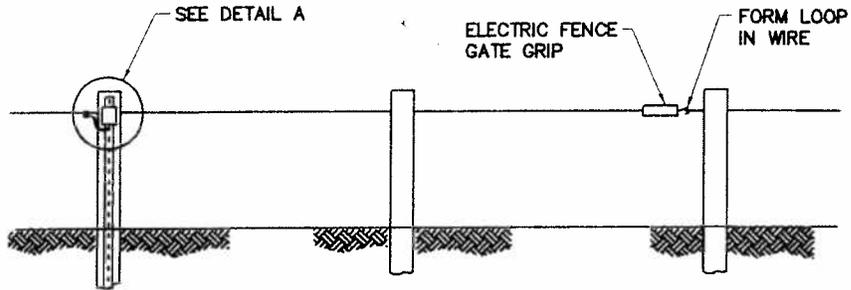
11861-02



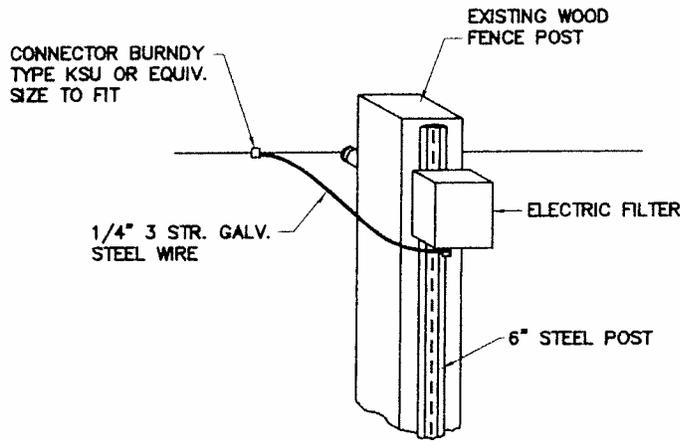
BILL OF MATERIALS	
ITEM	DESCRIPTION
1	WIRE, 1/4" 3 STR. GALVANIZED STEEL
2	FENCE STAPLE, 1 1/4" GALVANIZED
3	CONNECTOR, BURNDY TYPE KSU OR EQUIV., SIZE TO FIT
4	CLAMP, GROUND ROD, 5/8" BURNDY CAT. NO. GKP 635 OR EQUIV.
5	GROUND ROD, 5/8" x 8' COPPERWELD

NOTE:
1. SUSP. DWG. # TA2503

B									
A									
				ORIGINAL	WDF	SAL	WVT		10/14/01
REV	BUDGET	CONST ORDER		CHANGE	DWN	CHD	APPV	APPV	DATE
 SAN DIEGO GAS & ELECTRIC TRANSMISSION ENGINEERING					GROUNDING GATES & FENCES				
					SCALE: NONE				
					SHEET 3 OF 4		11861-03		



TYPICAL ELECTRIFIED WIRE FENCE

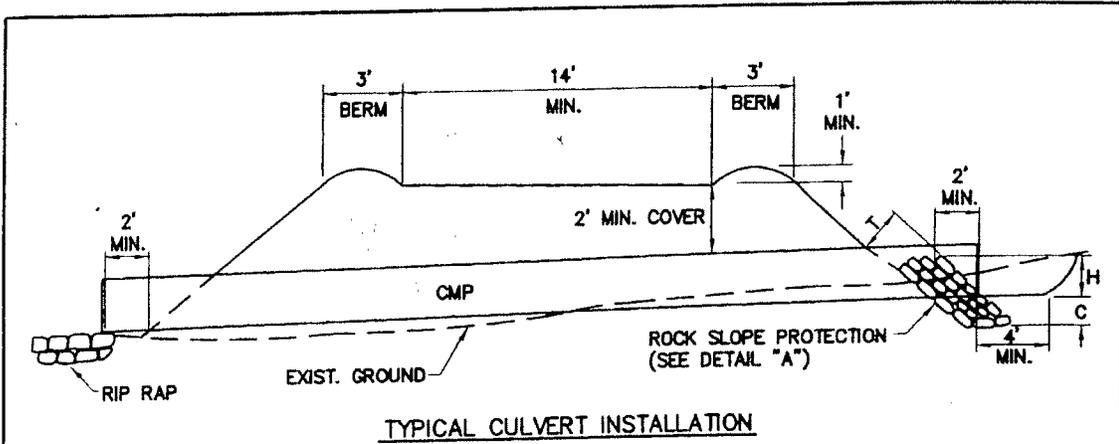


DETAIL A

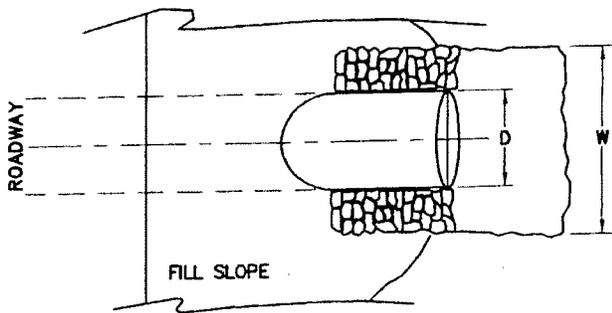
NOTES:

1. 6' STEEL POST SHALL BE INSTALLED AS CLOSE TO EXISTING POST AS POSSIBLE. STEEL POST SHALL NOT BE INSTALLED IF EXISTING FENCE POST IS STEEL.
2. ELECTRIC FILTER SHALL BE AS FURNISHED BY SYNDYNE CORP. 2001 ROOSEVELT AVE., VANCOUVER, WASHINGTON 98660.
3. SUPERSEDES DWG. # TA2504

B									
A									
				ORIGINAL	WDF	Sgt	WPT		10/9/01
REV	BUDGET	CONST ORDER		CHANGE	DWN	CHKD	APPV	APPV	DATE
 SAN DIEGO GAS & ELECTRIC TRANSMISSION ENGINEERING					GROUNDING ELECTRIC FENCES				
					SCALE: NONE				
					SHEET 4 OF 4		11861-04		



TYPICAL CULVERT INSTALLATION



DETAIL "A"
ROCK SLOPE PROTECTION

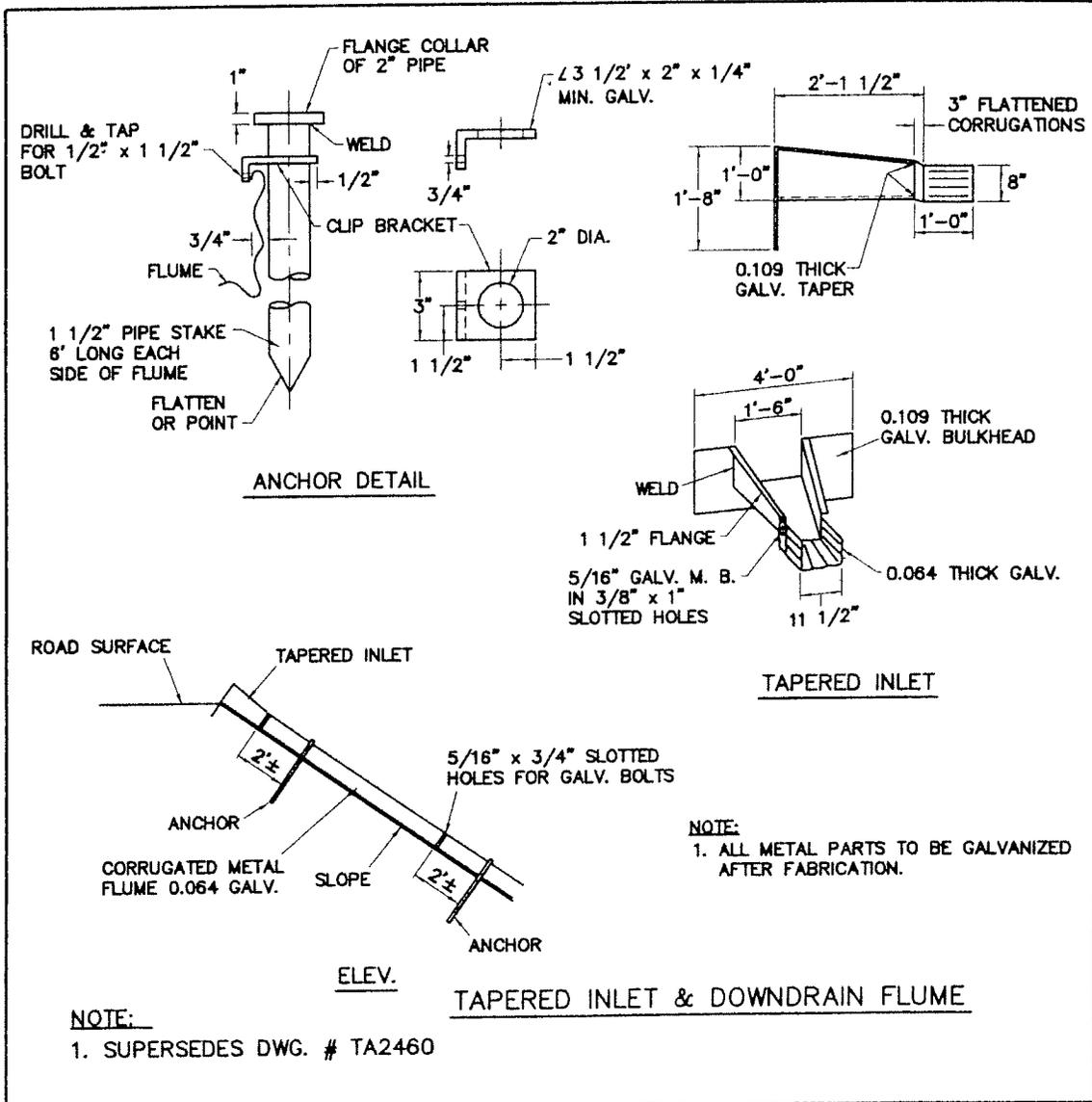
NOTES:

- * - 60% OF STONES SHALL BE STONE SIZE OR LARGER. 30% OF STONES MAY BE LESS THAN 1/5 STONE SIZE.
- SUPERSEDES DWG. # TA2459

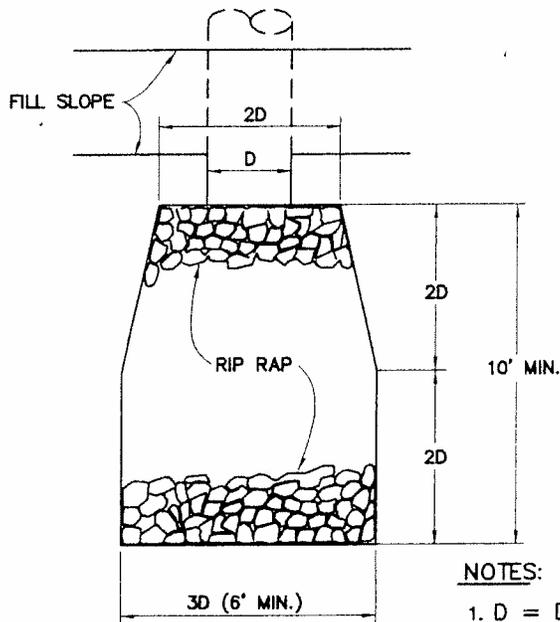
D	W	C	H
18"	3.5'	2.0'	1.0'
24"	4.5'	2.5'	1.0'
36"	5.0'	3.0'	1.5'
48"	8.0'	3.0'	2.0'
60"	11.0'	3.0'	3.0'

FL SLP	STONE* SIZE	T
5%	NONE	—
10%	1.5'	2.0'
15%	2.5'	4.0'
20%	3.0'	5.0'

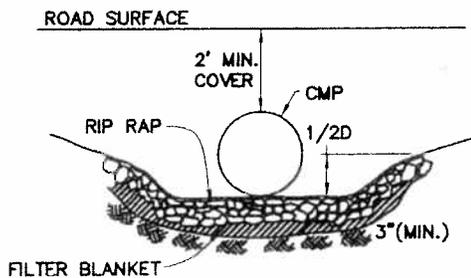
B									
A									
			ORIGINAL		WDF	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	12/15/01
REV	BUDGET	CONST ORDER	CHANGE		DWN	CHEK	APPY	APPY	DATE
SAN DIEGO GAS & ELECTRIC TRANSMISSION ENGINEERING				ACCESS ROAD DETAILS CULVERTS					
				SCALE: NONE					
				SHEET 1 OF 10		11862-01			



B									
A									
				ORIGINAL	WDF	<i>SHW</i>	<i>WVT</i>	<i>10/16/11</i>	
REV	BUDGET	CONST ORDER		CHANGE	DWN	CHKD	APPV	APPV	DATE
SAN DIEGO GAS & ELECTRIC TRANSMISSION ENGINEERING					ACCESS ROAD DETAILS DOWNDRAINS				
					SCALE: NONE				
					SHEET 2 OF 10		11862-02		



PLAN VIEW



ELEVATION

NOTES:

1. D = DIAMETER
2. TYPE OF RIP RAP
 - A. REGULAR QUARRY STONE
 - B. BROKEN CONCRETE
3. PLACEMENT
 - A. MIN. DEPTH 1 1/2 TIMES AVERAGE STONE SIZE.
 - B. ROCKS SHALL BE PLACED SO AS TO PROVIDE A MIN. OF VOIDS.
 - C. SURFACE ROCKS OR CONCRETE SHALL PROTRUDE TO AT LEAST 1/2 THEIR VERTICAL DIMENSION.
 - D. RIP RAP SHALL BE PLACED OVER A FILTER BLANKET WHICH MAYBE EITHER GRANNULAR MATERIAL OR FILTER CLOTH.
4. SUPERSEDES DWG. # TA2461

B									
A									
				ORIGINAL	WDF	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	10/16/01
REV	BUDGET	CONST ORDER		CHANGE	DWN	CHKD	APPY	APPY	DATE



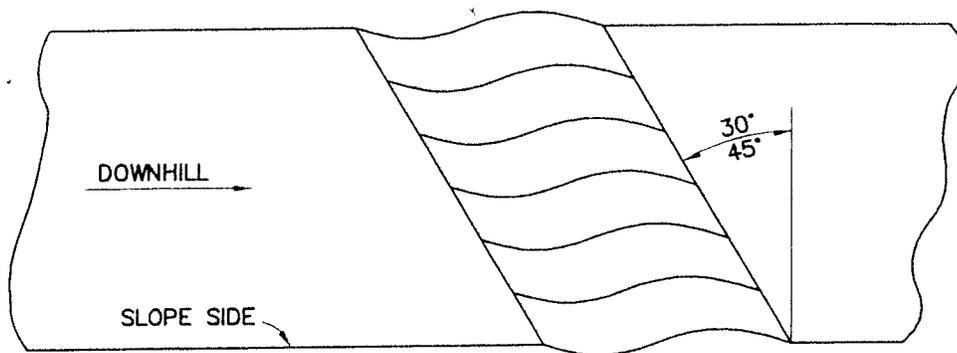
**SAN DIEGO GAS & ELECTRIC
TRANSMISSION ENGINEERING**

**ACCESS ROAD DETAILS
ENERGY DISSIPATOR**

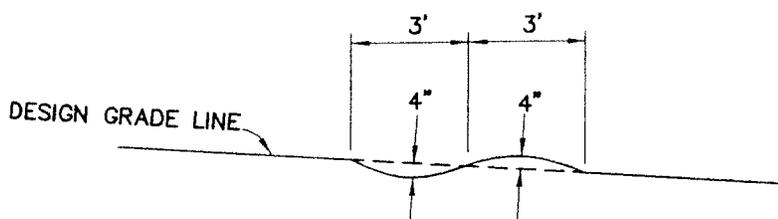
SCALE: NONE

SHEET 3 OF 10

11862-03



PLAN VIEW



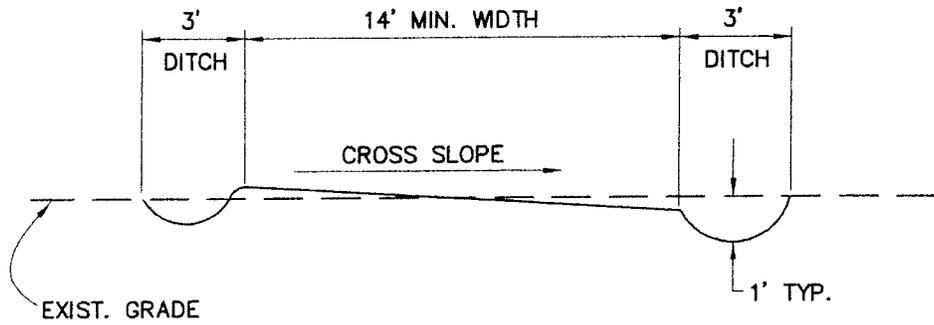
PROFILE

TYPICAL WATER BAR

NOTE:

1. THE RIDGE OF EACH WATER BAR IS TO BE MAINTAINED AT AN ELEVATION AT LEAST 4" ABOVE THE ADJACENT DEPRESSION.
2. SUPERSEDES DWG. # TA2462

B									
A									
				ORIGINAL	WDF	<i>SAC</i>	<i>SHW</i>	<i>WVT</i>	<i>10/16/01</i>
REV	BUDGET	CONST ORDER		CHANGE	DWN	CHKD	APPV	APPV	DATE
 SAN DIEGO GAS & ELECTRIC TRANSMISSION ENGINEERING				ACCESS ROAD DETAILS WATER BARS					
				SCALE: NONE					
				SHEET 4 OF 10		11862-04			

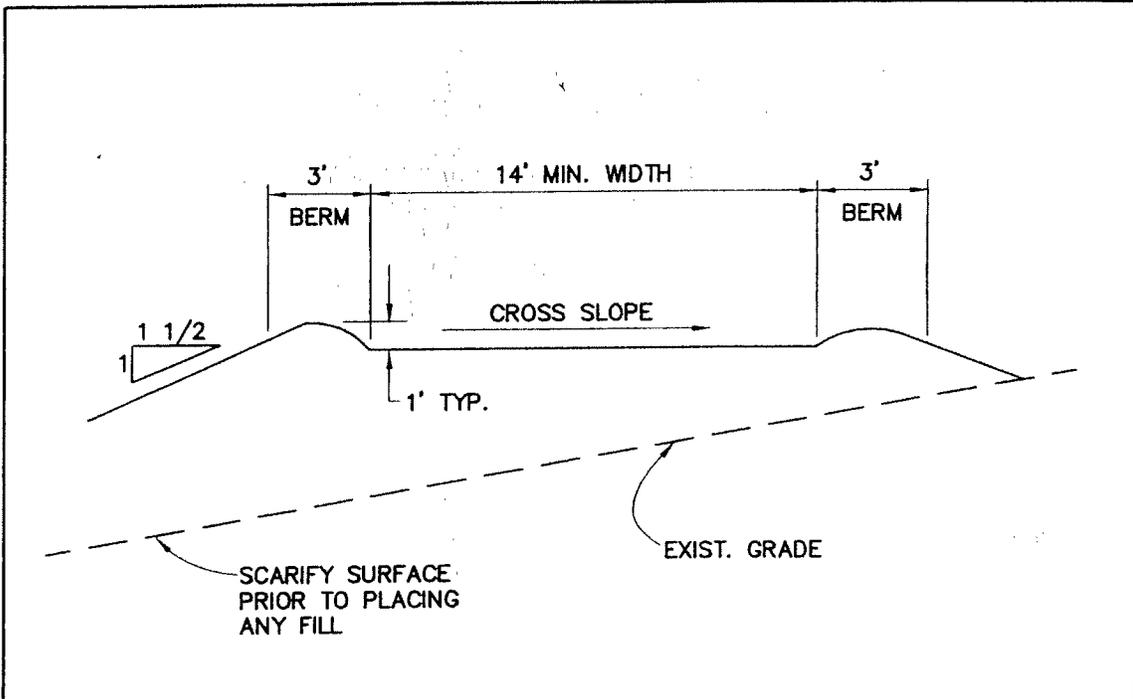


TYPICAL FLAT SECTION
 20% MAX. EXIST. GRADE CROSS SLOPE

NOTE:

1. SEE DWG. 11862-10 FOR CROSS SLOPE
2. SUPERSEDES DWG. # 10232-01

B									
A									
				ORIGINAL	WDF	<i>[Signature]</i>	JHW	WYT	10/16/01
REV	BUDGET	CONST ORDER		CHANGE	DWN	CHKD	APPY	APPY	DATE
 SAN DIEGO GAS & ELECTRIC TRANSMISSION ENGINEERING				ACCESS ROAD DETAILS TYPICAL ROAD CROSS SECTION					
				SCALE: NONE					
				SHEET 5 OF 10		11862-05			

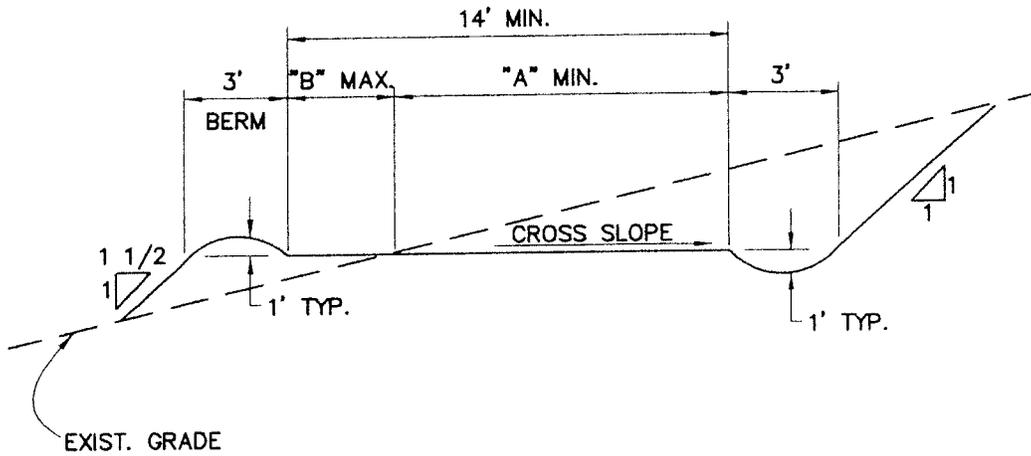


TYPICAL FULL FILL SECTION
 40% MAX. EXIST. GRADE CROSS SLOPE

- NOTE:**
1. SEE DWG. 11862-10 FOR CROSS SLOPE
 2. SUPERSEDES DWG. # 10232-02

B									
A									
				ORIGINAL	WDF	AG	SN	6/7	10/16/01
REV	BUDGET	CONST ORDER		CHANGE	DWN	CHKD	APPV	APPV	DATE
 SAN DIEGO GAS & ELECTRIC TRANSMISSION ENGINEERING					ACCESS ROAD DETAILS TYPICAL ROAD CROSS SECTION				
					SCALE: NONE				
					SHEET 6 OF 10		11862-06		

CROSS SLOPE	"A" MIN.	"B" MIN.
0% - 40%	7'	7'
40% - 60%	10'	4'

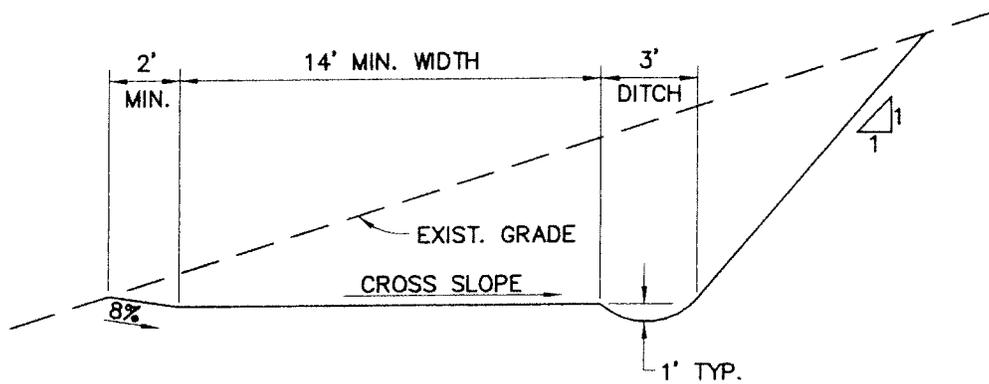


TYPICAL CUT-FILL SECTION
0-60% EXIST. GRADE CROSS SLOPE

NOTE:

- CUT SLOPES MAY BE 1/2:1 IN SOLID ROCK.
- SEE DWG. 11862-10 FOR CROSS SLOPE
- SUPERSEDES DWG. # 10232-03

B									
A									
				ORIGINAL	WDF	<i>[Signature]</i>	<i>[Signature]</i>	WVT	10/16/01
REV	BUDGET	CONST ORDER	CHANGE		DVN	CHKD	APPY	APPY	DATE
SDGE				SAN DIEGO GAS & ELECTRIC TRANSMISSION ENGINEERING	ACCESS ROAD DETAILS TYPICAL ROAD CROSS SECTION				
				SCALE: NONE					
				SHEET 7 OF 10	11862-07				

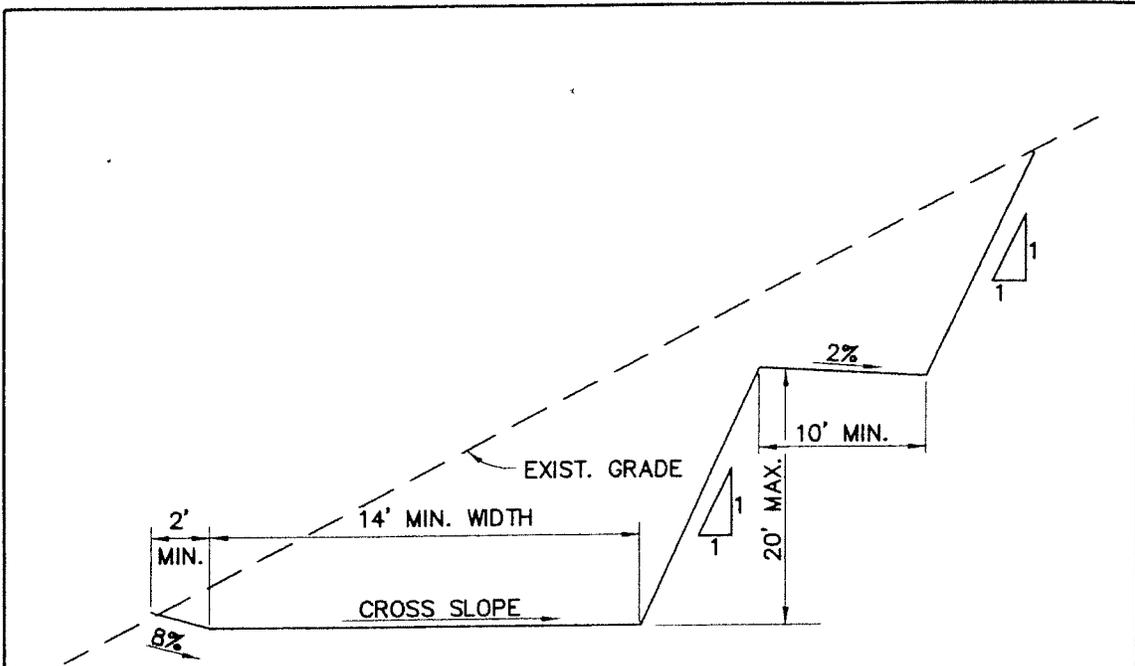


TYPICAL CUT-FILL SECTION
60-80% EXIST. GRADE CROSS SLOPE

NOTE:

1. CUT SLOPES MAY BE 1/2:1 IN SOLID ROCK.
2. SEE DWG. 11862-10 FOR CROSS SLOPE
3. EXCESS SOIL MAY BE SIDE CAST EXCEPT AS NOTED.
4. SUPERSEDES DWG. # 10232-04

B									
A									
				ORIGINAL	WDF	SJK	JWC	WYT	10/16/01
REV	BUDGET	CONST ORDER	CHANGE	DWN	CHKD	APPV	APPV	DATE	
 SAN DIEGO GAS & ELECTRIC TRANSMISSION ENGINEERING				ACCESS ROAD DETAILS TYPICAL ROAD CROSS SECTION					
				SCALE: NONE					
				SHEET 8 OF 10		11862-08			



TYPICAL FULL CUT WITH BENCH SECTION
 ALL EXIST. GRADE CROSS SLOPES GREATER THAN 80%
 AND WHERE REQUIRED BY ENGINEER

NOTE:

1. CUT SLOPES MAY BE 1/2:1 IN SOLID ROCK.
2. SEE DWG. 11862-10 FOR CROSS SLOPE
3. EXCESS SOIL MAY BE SIDE CAST EXCEPT AS NOTED.
4. SUPERSEDES DWG. # 10232-05

B									
A									
				ORIGINAL	WDF	JRW	JHW	WVT	10/16/01
REV	BUDGET	CONST ORDER		CHANGE	DWN	CHKD	APPV	APPV	DATE
 SAN DIEGO GAS & ELECTRIC TRANSMISSION ENGINEERING				ACCESS ROAD DETAILS TYPICAL ROAD CROSS SECTION					
				SCALE: NONE					
				SHEET 9 OF 10		11862-09			

ROAD \bar{C} GRADE (PERCENT)	MINIMUM CROSS SLOPE TOWARD CUT BANK (PERCENT)	MINIMUM CROSS SLOPE AWAY FROM CUT BANK (PERCENT)
0 - 4	2	2
5 - 7	3	
8 - 10	4	
11 - 12	5	
13 - 15	6	
16 - 17	7	
18 - 20	8	

NOTE:

1. SUPERSEDES DWG. # 10232-06

B									
A									
			ORIGINAL	WDF	<i>[Signature]</i>	<i>[Signature]</i>	WVT	10/11/01	
REV	BUDGET	CONST ORDER	CHANGE	DWN	CHKD	APPV	APPV	DATE	
 SAN DIEGO GAS & ELECTRIC TRANSMISSION ENGINEERING				ACCESS ROAD DETAILS TYPICAL ROAD CROSS SECTION					
				SCALE: NONE					
				SHEET 10 OF 10		11862-10			

SDG&E's Ability and Plan to Provide Service:

The Long –Term Resource Plan

Energy Outlook and Resources

-- Cost-effective energy efficiency programs are estimated to reduce SDG&E's energy requirements by an additional 9% by 2014. This result is in addition to the accomplishments of SDG&E's past energy efficiency programs, which have already reduced energy needs by roughly 10%.

-- Renewable resources are planned to provide 20% of SDG&E's energy needs in 2010, increasing to 24% by 2014.

-- After accounting for the substantial reductions in energy needs resulting from SDG&E's past and future aggressive and highly successful energy efficiency programs, remaining average year annual energy needs are substantially met by existing SDG&E resources, CDWR contract allocations, and renewable purchases through 2010. In a less probable high-demand year (for example, sustained hot weather), the additional energy will come from additional purchases from the market and from local generation added primarily for grid reliability, as explained further below.

-- As allocated CDWR contracts begin to expire in 2008 and beyond, additional energy resources will be needed. By 2011, approximately 25% of average year energy will come from resource additions, including additional renewable purchases, on- and off-system generation, and purchases from the market, facilitated by the additional import capability provided by the added transmission interconnection.

Capacity Outlook

--Cost-effective energy efficiency and response resources are estimated to meet 10% of San Diego's total capacity need in year 2014.

--By provided 20% of SDG&E's retail energy needs in 2010, renewable resources are estimated to meet roughly 10% of San Diego's total capacity need in that year and 11% in 2014.

-- Beginning in 2011, additional renewable and conventional generation will be needed, including additional on-system resources to meet grid reliability criteria, and a portion of the resource need created by load growth and expiration of the CDWR contracts. If Sunrise were to be reallocated, the timing of these additions would likely change as would the resulting Reliability Must Run (RMR) cost reduction since SDG&E would have "headroom" to accelerate additions of on-system resources.

-- Pursuant to SDG&E's Balanced Portfolio Strategy, a portion of these needed resources are expected to come from on-system resources, and a portion from off-system. While these projections represent a reasonable set of assumptions made years in advance of specific project proposals, SDG&E observes that there may be fine tuning of exact year of need, resource types (for example, a based loaded versus an intermediate loaded plant), and plant location (for example, an on-system resource versus an off-system one).

Transmission Implications

-- By 2010, the plan calls for an additional major transmission project to comply with ISO Grid Planning Criteria, displace existing high-cost RMR generation, provide for the potential retirement of aging local units, deliver additional off system generation—renewable and conventional—to lower costs, increase supply diversity, and replace a portion of the expiring CDWR contracts. SDG&E believes that the benefits of added transmission infrastructure, as described in the testimony of Witness Brown make it a required element of any SDG&E resource portfolio. SDG&E therefore seeks specific authorization in this proceeding to pursue the necessary project approvals to fill this 2010 need. As SDG&E pointed out last year, the question is not whether additional transmission is beneficial; it is how much of a resource portfolio is delivered through transmission rather than on-system generation options to meet resource gaps not filled through energy efficiency and demand response alternatives. In addition, whether SDG&E has the ability to successfully complete these projects in the time frames indicated could impact SDG&E's ability to meet the goal of achieving a 20% renewable energy supply by 2010.

Fuel Diversity

-- SDG&E's ability to add fuel diverse resources is constrained by the nature of its service territory, public policy, and possible limited availability of nonfossil resources. There are few hydro resources in San Diego, and there is no policy support for either local coal-based or additional nuclear resources. Thus, the plan depends on renewable resources (both supply-side and customer-side distributed renewable generation) for fuel diversity, although there is a potential that off-system purchases will come from coal and nuclear plants outside the service territory, further contributing to fuel diversity.

-- The addition of Liquefied Natural Gas (LNG) supplies to California's gas resource mix would provide an opportunity to further diversify the geographical location, delivery system, and cost components of the fuel supply for the gas-fired portion of SDG&E's preferred plan.

Source:

Order Instituting Rulemaking To Promote Policy And Program Coordination And Integration In Electric Utility Resource Planning R.04-04-003, Long-Term Resource Plan Of San Diego Gas & Electric Company (U 902 E) Direct Testimony Before The Public Utilities Commission Of The State Of California, July 9, 2004

Full Text Link:

http://www.sdenergy.org/uploads/7-9-04SDG&E_LTRP.pdf

Statewide Program:

<http://www.cpuc.ca.gov/PUBLISHED/REPORT/49078.htm>

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Electric Transmission Relocation Guidelines

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Guidelines for Electric Transmission Line Relocations

Guidelines are available to provide assistance to Developers and Local Agencies preparing discussions of electric utility construction or relocation activities in CEQA environmental documents (EIR, MND, ND) addressing the “whole of the action” for their larger projects.

An adequate discussion of utility activities in the CEQA documents for larger Developer or Agency projects can support SDG&E’s claim of exemption from the permitting requirements of the California Public Utilities Commission (CPUC), General Order 131-D (GO 131-D).

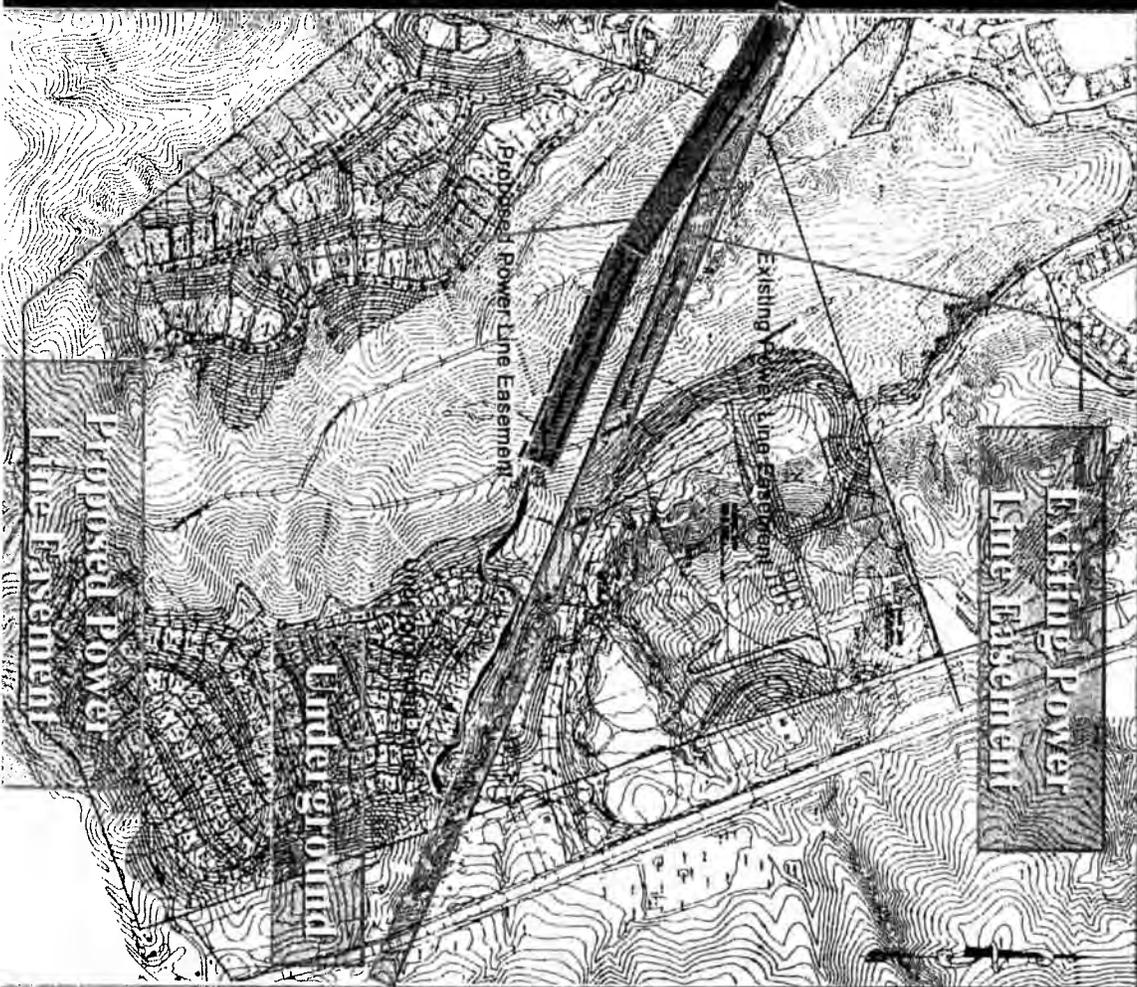
An exemption from CPUC permitting would save time and costs for installing the utility facilities that are part of a Developer’s or Agency’s larger project. In cases where SDG&E cannot make a claim of exemption, the use a CEQA document prepared by a Developer or Agency as the environmental document for CPUC permitting would have the potential to reduce that permitting timeframe.

Transmission Line Relocation – Rancho Theoretical



- EIR must describe and analyze all impacts and provide mitigation for the relocation to avoid:
- Piecemealing
- Supplemental, Subsequent EIR or Addendum to meet the requirements of CPUC GO 131D
- Costly construction delay of six months or more
- Impacts are mostly associated with biological resources, visual/aesthetics, construction, land use and cultural/paleontological.

Transmission Line Relocation – Rancho Theoretical (continued)



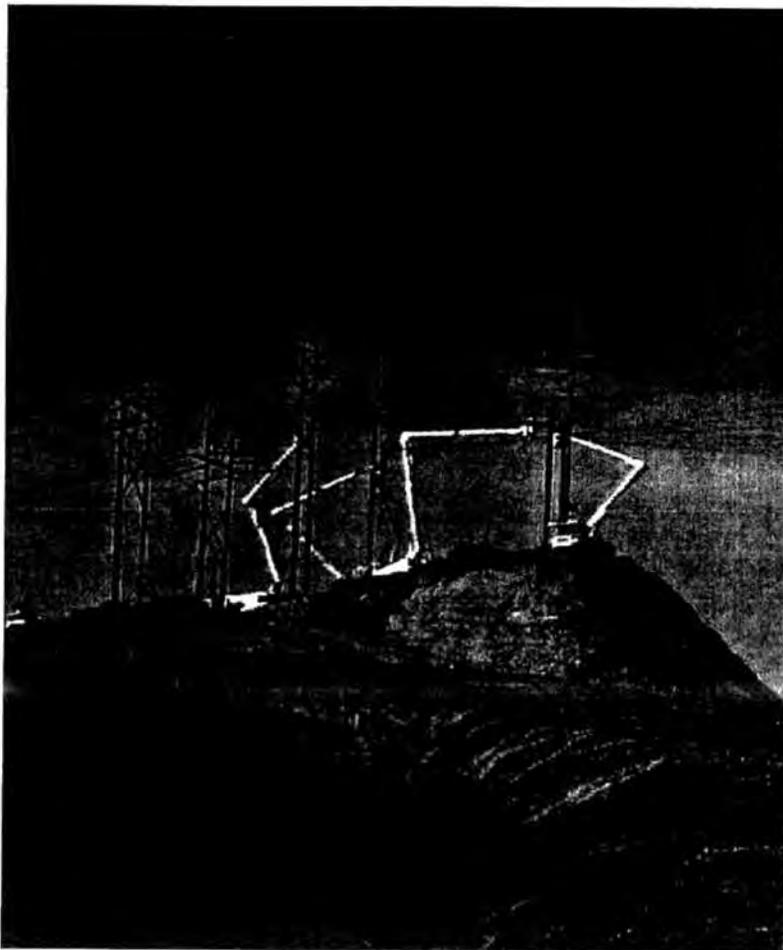
- EIR relocation analysis should include:
 - Impacts associated with removal of existing poles and related facilities
 - Impacts from trenching for underground facilities located outside of the development footprint
 - Impacts from access road construction, pulling sites and pole excavation for overhead facilities
- Contact SDG&E early in the EIR preparation process for guidelines to assist in determining these impacts.



A  Sempra EnergySM company

**GUIDE FOR ENCROACHMENT
SDG&E ELECTRIC TRANSMISSION
RIGHTS OF WAY**

Revised June 2003





Sierra Club, San Diego Chapter
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San Diego, CA 92104

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www.sierraclubsandiego.org

May 5, 2006
Robert Hingtgen
Department of planning and land use
5201 Ruffin Road, suite B
San Diego, CA 92123-1666

RE: SPA 04-006, TM 5405, Log NO. 93-19-006Q; Otay Crossings Commerce Park

The Sierra Club San Diego Chapter appreciates the opportunity to comment on the Notice of Preparation for the Otay Crossings Commerce Park. It is regrettable that all of this very unique and biologically sensitive land along our border with Mexico is not made into a very special and unique national park. It was placed in the MSCP for very good reasons. Our preference is to resist any kind of development here, but we certainly realize how important economically to the country and San Diego County another border crossing would be. We would urge that any development in this area be a national model for sensitivity to the environment and sustainable building practices, as well as that **significant** amounts of similar or restorable habitats be conserved near by as mitigation.

It is very difficult to compare the county's "G" Designator map with the tentative map, but it would appear that the right of way for SR 11 is very close to a biologically sensitive area and clearly runs through potential vernal pool habitat. Even though the border crossing and SR11 are not included in this EIR or project there potential impacts should be considered in the cumulative impacts and growth inducing impacts of this project. The entire area on the border is in potential vernal pool habitat. Any EIR should do an analysis of the long-term effects of losing any more vernal pools. Vernal pools actually store water to a depth of five feet or more. The loss of so many pools in the mesa has to be changing the hydrology of the area. It also is reducing habitat for migrating waterfowl that historically were able to use the pools. It is time that the cumulative effects of the development on the mesa both by San Diego County and San Diego City analyze how this development is effecting migratory birds and the water table. Water is very critical to the future of our coastal desert. Certainly aesthetic effects and changes in landform are also critical, but the specifics of the unique place the vernal pools have had in the functioning of this area over past centuries needs to be analyzed and alternatives need to be suggested.

The effects on the water table of the tamarisk that has been allowed to invade the area and the illegal off-road activity need to be considered as well. The loss of the raptor foraging areas and the diminishing integrity of the vernal pools in Otay Ranch make the cumulative negative effects upon the environment of any new development in Otay Mesa more severe. Human activity has had a long-term negative effect without adding any more development. All these cumulative effects need to be in the analysis and alternatives need to be offered to help improve the situation.

The MSCP becomes meaningless if the county continues to grant major and minor amendments that result in significant losses of habitat. We wonder if some building practices could not be mandated that would soften the impact of the construction. Green roofs are being used extensively throughout the country. They keep the buildings warmer in the winter and cooler in the summer. They help air quality yearlong, and certainly they could be planted in order to provide habitat for native insects and birds. Instead of the usual landscaping around buildings specific plants could be planted that would provide butterfly habitat and habitat for the rodents and small mammals eaten by raptors. It would seem that it would be possible to design clusters of buildings that would allow for foraging areas and for Burrowing Owl preserves. In addition the project could surround itself with a buffer of Burrowing Owl/raptor foraging habitat on the neighboring hills extending to BLM land. All sensitive native plants and animals now on sites designated for development should be relocated to these preserves before grading starts.

It appears there are at least three drainages on the site, which will eventually cross the border and enter the Tijuana River and return into the United States. Of course the project will employ BMPs to ensure that sediment and toxics are kept from these drainages. All runoff must be filtered and cleaned before entering the drainages. This is an outstanding opportunity to have natural restored perennial creeks running through the property that would provide habitat for numerous native animals as well as a pleasant and attractive working environment for people. Money needs to be spent on landscaping so why not spend it on native vegetation that will help filter the water and restore the environment? The increased runoff from the impermeable surfaces should provide adequate irrigation for these areas. (Of course oil, etc. would be filtered out first.)

The buildings themselves should be required to meet the 2030 challenge at www.architecture2030.org. Green roofs, sustainable building practices, some or all of generation of own energy, proper siting to utilize natural lighting, LEED standards, etc. can combine to make a real difference. A lot of the difference is the county insisting the project applicant employ an architect who is committed to meet or better yet exceed the goals proposed by architecture 2030. The EIR must have an environmentally friendly green alternative as the preferred alternative. Too many truck parks, storage facilities, etc. have been built already that negatively impact upon the environment much more than necessary.

Any use of energy that is produced by burning fossil fuels increases air pollution all by itself. This effect needs to be included in the analysis and mitigated by sustainable building practices.

Sincerely,

Theresa Acerro
Land Use Committee Member,
San Diego Chapter of the Sierra Club



U. S. Fish and Wildlife Service
 Carlsbad Fish and Wildlife Office
 6010 Hidden Valley Road
 Carlsbad, California 92011
 (760) 431-9440
 FAX (760) 431-5901



California Department of Fish and Game
 South Coast Region
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In Reply Refer To:
 FWS-SDG-4870.1

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Mr. Robert Hingtgen
 County of San Diego
 Department of Planning and Land Use
 5201 Ruffin Road, Suite B
 San Diego, California 92123-1666

San Diego County
 DEPT. OF PLANNING & LAND USE

Subject: Notice of Preparation of a Draft Environmental Impact Report for the Proposed Otay Crossings Commerce Park, Otay Subregional Planning Area, Subarea 2 of the East Otay Mesa Specific Plan Area, San Diego County, California (SCH# 2006041039)

Dear Mr. Hingtgen:

The U.S. Fish and Wildlife Service (Service) and California Department of Fish and Game (Department) (collectively referred to as 'Wildlife Agencies') have reviewed the above-referenced Notice of Preparation (NOP) that we received on April 6, 2005. The proposed project would impact 311.4 acres of land to construct commercial facilities. The proposed project site is located in the southeastern portion of Otay Mesa within San Diego County. The property lies to the southeast of the Otay Mesa Road and Alta Road intersection and extends to the south and east to the U.S.-Mexico International Border. The site is within the East Otay Mesa Specific Plan (EOMSP) area and the County's Multiple Species Conservation Program (MSCP).

The primary concern and mandate of the Service is the protection of public fish and wildlife resources and their habitats. The Service has legal responsibility for the welfare of migratory birds, anadromous fish, and endangered animals and plants occurring in the United States. The Service is also responsible for administering the Endangered Species Act (16 U.S.C. 1531 *et seq.*). The Department is a Trustee Agency and a Responsible Agency pursuant to the California Environmental Quality Act, Sections 15386 and 15381, respectively. The Department is responsible for the conservation, protection, and management of the state's biological resources, including rare, threatened, and endangered plant and animal species, pursuant to the California Endangered Species Act and other sections of the Fish and Game Code, and administers the Natural Community Conservation Planning (NCCP) program.

Based on the NOP and a meeting held among the project applicant, the County, and the Wildlife Agencies on May 4, 2006, our primary concern, regarding the proposed project, is the potential for impacts to many sensitive wildlife and plant species, their habitat, and the long-term conservation of those species. The species known to occur within the project boundaries include the: federally endangered Quino checkerspot butterfly (*Euphydryas editha Quino*; "Quino");



burrowing owl (*Athene cunicularia*), a state species of special concern; federally threatened and state endangered otay tarplant (*Deinandra conjugens*); and other sensitive species, including California adolphia (*Adolphia californica*), San Diego barrel cactus (*Ferocactus viridescens*), San Diego marsh elder (*Iva hayesiana*), variegated dudleya (*Dudleya variegata*), San Diego viguiera (*Viguiera laciniata*), coastal western whiptail (*Cnemidophorus tigris multiscutatus*), California horned lark (*Eremophila alpestris actia*), loggerhead shrike (*Lanius ludovicianus*), northern harrier (*Circus cyaneus*), and grasshopper sparrow (*Ammodramus savannarum*). The Wildlife Agencies consider Otay Mesa to be a high quality grassland resource area that not only supports federally and state listed and sensitive species, but also provides foraging habitat for numerous raptors, including golden eagle (*Aquila chrysaetos*), white-tailed kite (*Elanus leucurus*), northern harrier (*Circus cyaneus*), and ferruginous hawk (*Buteo regalis*). We are especially concerned about the impacts that this project will have on Quino and burrowing owls that inhabit the project site.

As we have stated in previous letters to the County regarding minor amendments on East Otay Mesa, we recommend that the County address the area holistically and process one amendment for the entire area. One amendment will provide the greatest flexibility for the property owners, and better potential for conservation. The current practice of processing projects individually fails to address the significant cumulative biological resources which are being lost. Some of these Otay Mesa resources, notably the burrowing owl, do not occur anywhere else in the County's MSCP Subarea Plan area as a viable colony and are on the verge of extirpation in San Diego County. Otay Mesa may be the only area within the MSCP where there is an opportunity to establish protected colonies of burrowing owls. The cumulative loss of suitable habitat for burrowing owls (and other raptor species) on Otay Mesa should be mitigated in a manner which will provide clear potential benefit to this species. This is consistent with a habitat-based approach of the MSCP to benefit species through the conservation of suitable (occupied and occupiable) habitat, and more likely to achieve the desired result than depending upon excessive mitigation requirements for lands supporting owls. Therefore, we believe that planning efforts, specifically requirements for mitigation, would be most efficiently carried out if the County processed large portions of the East Otay Mesa amendment area collectively rather than using a piecemeal project-by-project approach. We would like to work with you to develop a strategy that will conserve Quino and burrowing owls, as well as the other MSCP covered species, on East Otay Mesa in a preserve that is biologically viable.

The Wildlife Agencies offer the following specific information and recommendations to assist you in planning for the preservation of sensitive wildlife species and habitat types within the project area and to assist you in complying with pertinent Federal statutes and laws.

1. To facilitate our evaluation of the proposed project from the standpoint of fish and wildlife protection, we request that the EIR contain the following information:

- a. a complete discussion of the need and purpose for the project, including each of the project alternatives;
- b. a complete description of the proposed project, including all practicable alternatives that have been considered to reduce project impacts to wetland areas, other sensitive habitat types, and fish and wildlife resources (alternatives should include construction proposals with reduced footprints that would further minimize and avoid impacts to sensitive species and habitat types on site);
- c. a thorough discussion assessing the consistency of this project with regional conservation planning efforts;
- d. specific acreage and description of the types of wetland, riparian, coastal sage scrub, and other sensitive habitats (e.g., waters and wetlands of the United States) that may be affected by the proposed project or project alternatives (maps and tables should be used to summarize such information);
- e. a discussion about efforts made to avoid, minimize, and mitigate impacts on the sensitive habitats;
- f. descriptions of the biological resources associated with each habitat type (these descriptions should include both qualitative and quantitative assessments of the resources present on the proposed project site, alternative sites, and off-site impact areas);
- g. a list of federally proposed listed or candidate species, state listed and candidate species, and locally sensitive species including, but not limited to, narrow endemic species, that are on or near the project site, or within the off-site areas of potential impact;
- h. a detailed discussion of these species, including information pertaining to their local status and distribution;
- i. an assessment of direct, indirect (noise and light impacts on wildlife), and cumulative project impacts to fish and wildlife species and associated habitats on and off site (e.g., utility infrastructure such as sewer lines; the assessment should include all facets and phases of the project - - staging, clearing, grading, construction, operation; the Wildlife Agencies are particularly interested in any potential or real impacts to currently listed, proposed, and narrow endemic species that are found within or adjacent to the project area);
- j. an analysis of how project-induced impacts may affect fragmentation and isolation of aquatic and terrestrial wildlife and plants at a local and regional scale;

- k. in the analysis of the project-related impacts on regional conservation planning, a discussion about how the County will continue to work with the Wildlife Agencies to process large portions of the East Otay Mesa amendment area collectively rather than using a piecemeal project-by-project approach;
 - l. in the analysis of the project-related impacts on regional conservation planning, a discussion about the County's plans to work with the Wildlife Agencies to develop a strategy that will conserve Quino and burrowing owls, as well as the other MSCP covered species, on East Otay Mesa in a preserve that is biologically viable;
 - m. specific mitigation measures to fully offset project-related impacts, including measures to mitigate the cumulative impacts of direct and indirect habitat loss, degradation, or modification;
 - n. an analysis of the short- and long-term project-related effects on the hydrology and morphology of riparian or wetland communities within the sphere of influence of the project (of particular importance is an analysis of the adequacy of proposed means to convey major flood or runoff flows without damaging (e.g., erosion, adding pollutants) on- and off-site habitats in the short and long term);
 - o. methods to prevent soil erosion and siltation of habitats on and off site, particularly adjacent to the project site;
 - p. methods to prevent and mitigate noise and light impacts on wildlife, including avian species, both within any conservation easements proposed on the project site and open space adjacent to the project site;
 - q. methods to be employed to disposal of toxic and/or caustic substances, including oil and gasoline, on the project site during and after construction; and
 - r. measures to be taken to perpetually protect the biological functions and values of on- and off-site habitats conserved, restored, or created as project-related mitigation (issues that should be addressed include restrictions on vehicle and human access, land dedications, monitoring and management programs, control of illegal dumping, and restrictions on lighting near mitigation areas).
2. The EIR should discuss methods of preservation, restoration, or revegetation that are proposed to mitigate for the loss of sensitive habitats and how they are consistent with regional conservation planning guidelines. If restoration or revegetation is proposed, the objective should be to offset the project-induced qualitative and quantitative losses of wildlife habitat functions and values. The EIR should include restoration and revegetation plans prepared by persons with specific expertise on southern California ecosystems and native plant revegetation techniques. Each plan should include, at a minimum: (a) the

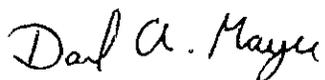
location of the mitigation site; (b) the plant species to be used; (c) a schematic layout depicting the mitigation area; (d) time of year that planting will occur; (e) a description of the irrigation methodology to be employed; (f) measures to control exotic vegetation on-site; (g) success criteria; (h) a detailed monitoring program which includes provisions for replanting areas where planted materials have not survived; (i) contingency measures should the success criteria not be met; and (j) identification of the entity that will guarantee achieving the success criteria.

3. The EIR should include a management and monitoring plan (MMP), including a funding commitment, for any proposed conservation. The development and implementation of an MMP is particularly important to ensure that burrowing owl mitigation if performed in perpetuity. The MMP, to be implemented in perpetuity to protect or enhance the existing biological functions and values, should outline actions that would be taken to manage biological resources on site. A Property Analysis Record, or similar analysis, should be used to estimate initial start-up costs, and ongoing annual costs, of implementing the MMP. A financial mechanism (e.g., a non-wasting endowment) should be established to ensure that adequate funding is available to implement the MMP. The funding mechanism should be established prior to the initiation of construction, the MMP should be implemented prior to, or concurrent with, the initiation of construction.

The Wildlife Agencies appreciate the opportunity to comment on the referenced NOP and to provide recommendations on the content of the EIR as it relates to potential impacts to sensitive and listed species, and sensitive habitats. If you have any questions or require additional information, please contact Amber Himes or Susan Wynn at (760) 431-9440 at the Service, or Libby Lucas of the Department at (858) 467-4230.

Sincerely,


For Therese O'Rourke
Assistant Field Supervisor
U.S. Fish and Wildlife Service


For Michael J. Mulligan
Deputy Regional Manager
California Department of Fish and Game

DEPARTMENT OF TRANSPORTATION

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Be energy efficient!*

May 11, 2006

San Diego County
DEPT. OF PLANNING & LAND USE

11-SD-11
PM 1.0
Otay Crossings Commerce Park
SCH 2006041039

Mr. Robert Hingtgen
County of San Diego
Dept. of Planning and Land Use
5201 Ruffin Road, Suite B
San Diego, CA 92123-1666

Dear Mr. Hingtgen:

The California Department of Transportation (Caltrans) appreciates the opportunity to review the Notice of Preparation (NOP) for the proposed Otay Crossings Commerce Park, (SCH 2006041039) project located near State Route 11 (SR-11) and Otay Mesa Road/Alta Road. Caltrans has the following comments:

- Caltrans has initiated the project development process for the SR-11 transportation corridor in the Otay Mesa East area. Caltrans has not determined the exact alignment for this proposed project; however, ongoing coordination with the County of San Diego and property owners is currently underway as part of the environmental process. Caltrans is currently conducting baseline analysis and developing alternatives and alignments for this proposed corridor. The necessary route adoption would take place concurrently with the environmental approval process.
- The United States Department of State has sent a diplomatic note to the Mexican government expressing the intent of the United States government to construct a new Port of Entry (POE). Specific to the property adjacent to the international border, there are current efforts underway to reserve and ultimately approve a new POE. The size and configuration of the POE are both still unknown. In addition, Mexico has taken steps towards identifying and reserving the necessary land for a new POE on their side of the border. These steps taken by the Mexican government provide the corresponding and federally sponsored effort on the United States side of the border with direction on proposals for the new POE location.

Based upon the international effort towards a new POE and the level of detail available to date, there may be conflicts between the subject properties' development potential and the POE location and the future SR-11. A preferred alignment has to be determined and will probably not be determined for another 12 to 18 months. Development should take this into account and make allowances for future right of way requirements for SR-11.

Caltrans encourages coordination with the County of San Diego and the developer for the potential dedication mechanisms, or other right of way offers in order to secure and preserve the needed right of way for the future SR- 11 and the proposed POE.

- A traffic study is needed to identify any impacts to SR-905, future SR-11 and/or other facilities on the State Highway System. The traffic study should be prepared in accordance with the "Caltrans Guide for the Preparation of Traffic Impact Studies" (TIS guide), dated December 2002. Minimum contents of the traffic study are listed in Appendix "A" of the TIS guide.
- Caltrans supports the concept of "Fair Share Contributions" on the part of developers due to traffic impacts by the proposed development. Therefore, it is our recommendation that the developer contribute their fair share for improvements to the State Highway System.
- Caltrans endeavors to maintain a target Level of Service (LOS) at the transition between LOS "C" and LOS "D" on State highway facilities, however, Caltrans acknowledges that this may not always be feasible and recommends that the lead agency consult with Caltrans to determine the appropriate target LOS. The LOS for operating State highway facilities is based upon Measures of Effectiveness (MOE) (see Appendix "C-2" of the TIS guide). If an existing State highway facility is operating at less than this target LOS, the existing MOE should be maintained.
- Caltrans endeavors that any direct and/or cumulative impacts to the State Highway System be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards.
- Cumulative impacts of a project, together with other related projects, should also be considered and analyzed when determining a project's impacts. Mitigation measures to State facilities should be included in the traffic impact analysis and environmental studies. Consideration should be given to the inclusion in the cumulative analysis of the proposed POE.
- Any work performed within Caltrans Right of Way (R/W) will require an encroachment permit. Improvement plans for construction within Caltrans R/W must

Mr. Robert Hingten

May 11, 2006

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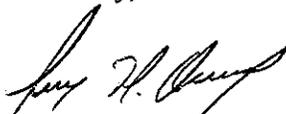
include: typical cross sections, adequate structural sections, traffic handling plans, and signing and striping plans stamped by a professional engineer. Traffic Control Plans are required prior to construction. The plans shall be prepared in accordance with Caltrans's *Manual of Traffic Controls for Construction and Maintenance Work Zones*. Traffic restrictions and pedestrian / bicycle detours may also need to be addressed.

All work proposed within the State Right of Way (R/W) requires lane and shoulder closure charts. All roadway features (e.g., signs, pavement delineation, roadway surface, etc.) within the State R/W must be protected, maintained in a temporary condition, and/or restored. For more information, contact the District Traffic Manager, Camille Abou-Fadel, at (858) 467-4328.

Furthermore, the applicant's environmental document must include such work in their project description and indicate that an encroachment permit will be needed. As part of the encroachment permit process, the developer must provide appropriate environmental (CEQA) approval for potential environmental impacts to Caltrans R/W. The developer is responsible for quantifying the environmental impacts of the improvements (project level analysis) and completing all appropriate mitigation measures for the impacts. The indirect effects of any mitigation within Caltrans R/W must also be addressed. The developer will also be responsible for procuring any necessary permits or approvals from the regulatory and resource agencies for the improvements. Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (619) 688-6158. Early coordination with Caltrans is strongly advised for all encroachment permits.

If you have any questions, please contact Patricia Marrufo, Development Review Branch, at (619) 688-6968.

Sincerely,



MARIO H. ORSO, Chief
Development Review Branch