



County of San Diego

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April 16, 2015

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

1. Title; Project Number(s); Environmental Log Number:

SEPV Boulevard, LLC Chapman Solar Ranch; PDS2015-MUP-15-005; Environmental Log Number: PDS2015-ER-15-21-001

2. Lead agency name and address:

County of San Diego, Planning & Development Services
5510 Overland Avenue, Suite 110
San Diego, CA 92123-1239

3. a. Contact: Darin Neufeld, AICP, Environmental Coordinator

b. Phone number: (858) 694-3455

c. E-mail: Darin.Neufeld@sdcounty.ca.gov.

4. Project location:

The Chapman Ranch (project property) is located at 2220 McCain Valley Road and totals approximately 132.94 acres within the Mountain Empire Subregional Plan area in unincorporated San Diego County. The Mountain Empire Subregional Plan Area contains five Subregional Group Areas. The Chapman Solar Ranch Project (Proposed Project) would disturb an approximately 31-acre area of the Chapman Ranch property located just north of Interstate 8 (I-8) and west of McCain Valley Road in the Boulevard Subregional Group Area. The Chapman Ranch is bounded by I-8 on the south, McCain Valley Road on the east, and rural ranch lands to the north and west. The Regional Location Map (Figure 1) shows the project site's relationship with San Diego County. The Project Location Map (Figure 2) shows the Proposed Project area on the Live Oak Springs, CA United States Geological Survey (USGS) quadrangle map.

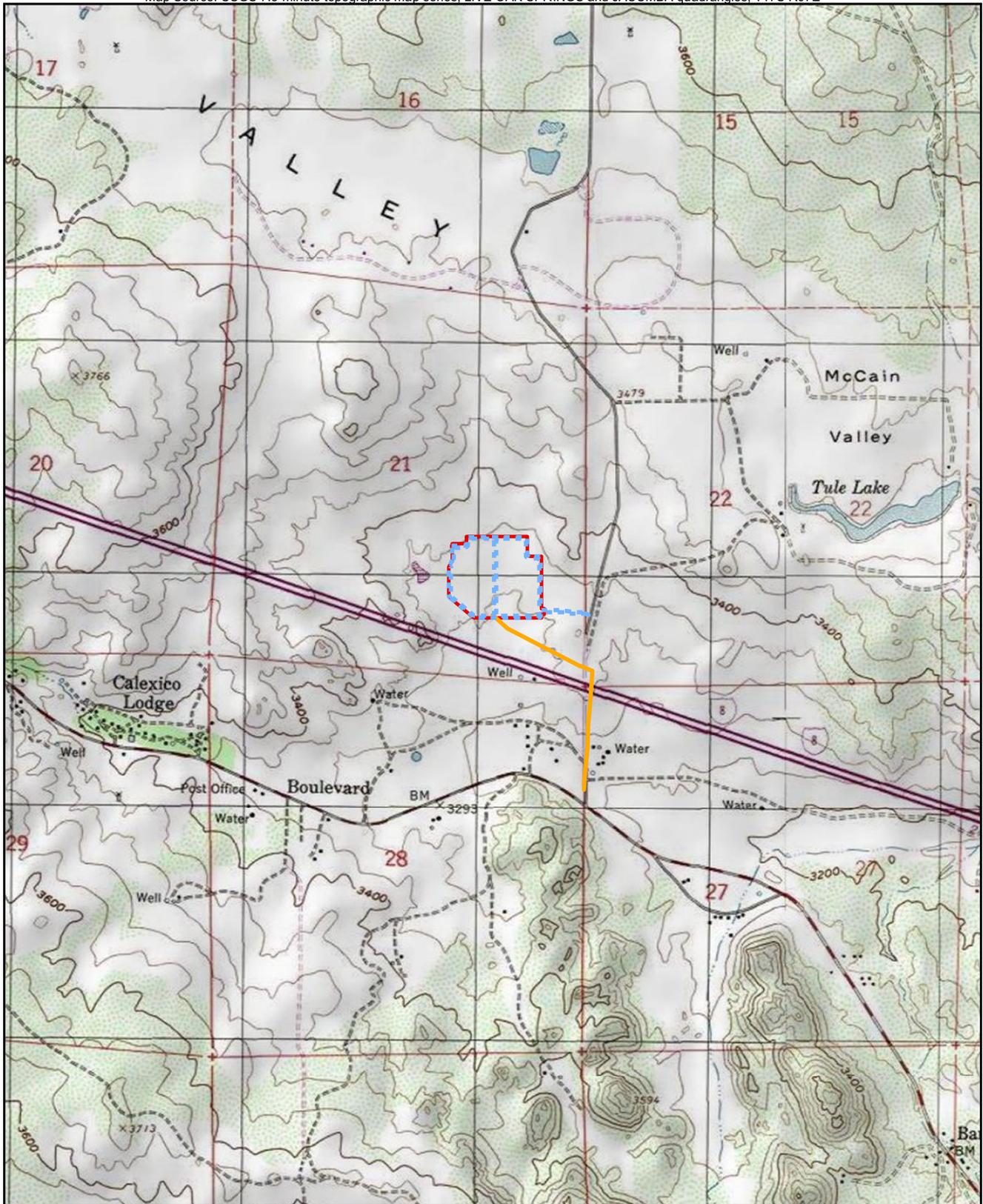
Thomas Brothers Coordinates: Page 1300, Grid G5



 Project Location

FIGURE 1

Regional Location Map



- Solar Field
- - - Access Roads
- Distribution Route



FIGURE 2
Project Location USGS Map

5. Project Applicant name and address:

SEPV Boulevard, LLC
2 Embarcadero Center, Suite 410
San Francisco, CA 94111

6. General Plan

Community Plan:	Mountain Empire Subregional Plan
Land Use Designation:	Rural Lands 80 (RL-80)
Density:	1 du/8 acre(s)
Floor Area Ratio (FAR)	N/A

7. Zoning

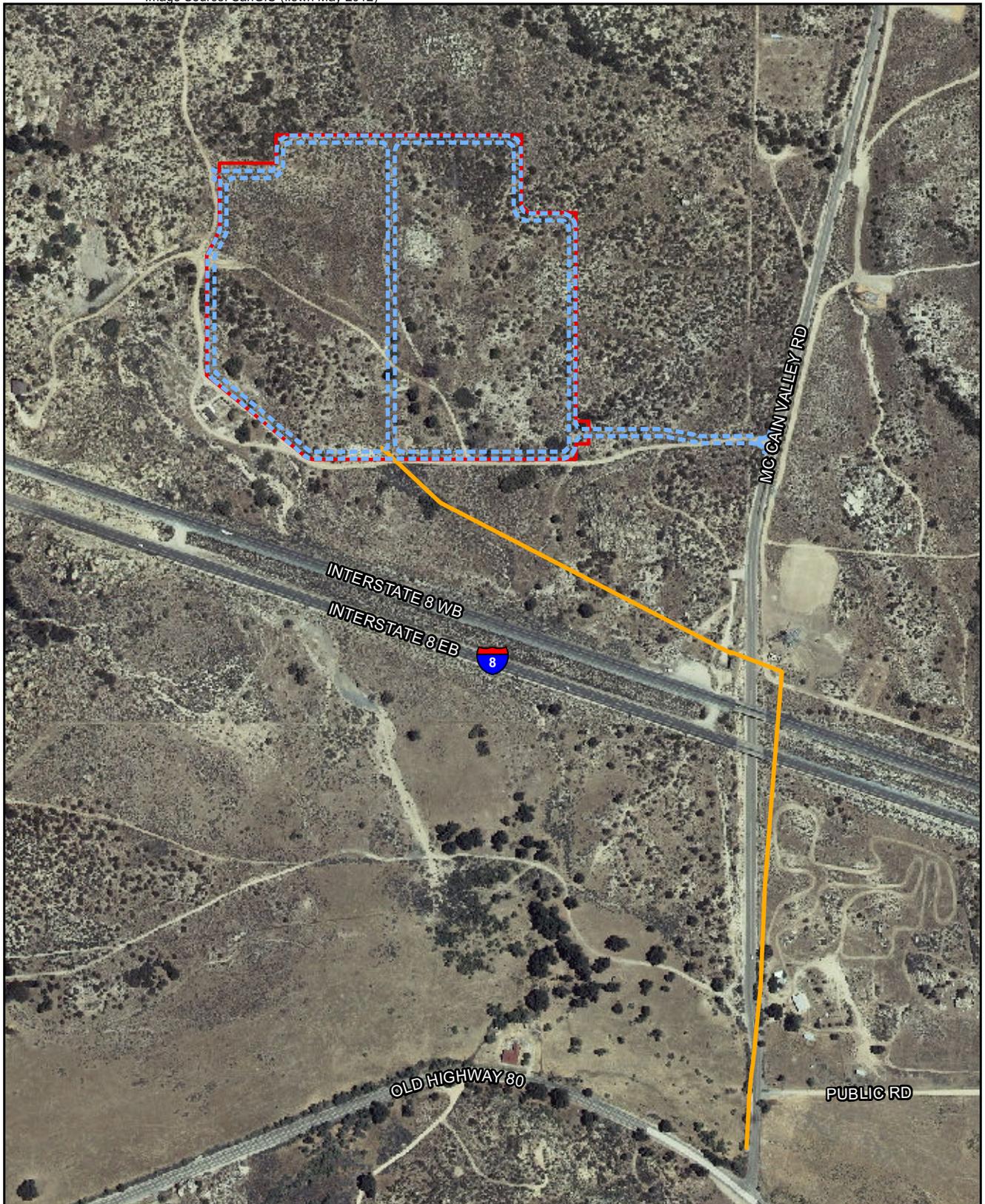
Use Regulation:	S92
Minimum Lot Size:	8 acre(s)
Special Area Regulation:	N/A

8. Description of project:

The Proposed Project involves the development of a 2.9-megawatt (MW) alternating current (AC) solar energy project on approximately 31 acres of the 132.94-acre Chapman Ranch property. The Proposed Project consists of the construction, operation and maintenance, and decommissioning of a solar generating facility (SGF) that would operate year-round, producing electric power during daytime hours. As described above, the project site is located on the Chapman Ranch in the Mountain Empire Subregional Plan Area and the Boulevard Subregional Group Area.

The Proposed Project would be constructed in phases and would interconnect to the regional distribution system through an existing San Diego Gas & Electric (SDG&E) 12 kilovolt (kV) distribution line via an overhead or underground line extension (gen-tie line). Construction of the SGF is proposed to be completed and the facility to be commercially operational by the fourth quarter of 2016. The SGF would utilize photovoltaic (PV) technology on either single-axis tracker or fixed-tilt mounting supports. The PV modules would convert sunlight striking the modules into low-voltage direct current (DC) power, which would subsequently be transformed into AC power through an inverter. The PV modules would be made of a semiconductor material through which electrons flow to convert light (photons) to electricity (voltage). The process is known as the PV effect. The project is not a typical commercial renewable energy venture insofar as it is a feed-in tariff project, where the power produced is intended to service the local area in which it is generated, thereby improving reliability.

Associated facilities include electrical systems, data monitoring equipment, the onsite gen-tie line, access roads, and security fencing. The site is subject to the Rural General Plan Regional Category and Rural Lands (RL-80) Land Use Designation. Zoning for the site is S92 (General Rural). Access to the site would be provided by a private road connecting to McCain Valley Road (Figure 3).



- Solar Field
- - - Access Roads
- Distribution Route

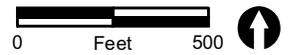


FIGURE 3
Project Location Aerial Map

Components of the Proposed Project would include installation of individual single-axis- or fixed-tilt-mounted PV modules. The PV module arrays (a row of PV modules) would be supported by either a single-axis or fixed-tilt system. The fixed-tilt module arrays would be oriented toward the south and angled at a degree that would optimize solar resource efficiency. For the single-axis tracking configuration, the modules would rotate from east to west over the course of the day. Visually the two types of configurations would be very similar and the PV panels for both would be non-reflective and highly absorptive. The mounting structures for both would be mounted on tubular shaped piles or beams. The PV modules, at their highest point, would be up to 12 feet above the ground surface depending on the technology selected. The module mounting system would be oriented in rows within a PV design block reflecting a standard and uniform appearance across the facility and the module configuration would be uniform in height and width. Figure 4 shows the Proposed Project facility plot plan.

The total number of PV modules installed would be dependent on the mounting system selected, an optimization evaluation, and detailed design. The market conditions, economic considerations, and environmental factors would also be taken into account during the detailed design process. The following PV module technologies or equivalent are planned to be incorporated into the SGF:

- PV thin-film technology
- PV crystalline silicon technology
- Stationary fixed-tilt modular configuration
- Tracking module configuration

The Proposed Project would interconnect to SDG&E's existing 12 kV distribution line on the northwest corner of Interstate-8 and McCain Valley Road via a short (approximately 1,400 feet) span of gen-tie from the onsite switchyard, placed either overhead or underground on the project site. The required interconnection facilities and system upgrades are as follows:

- Reconductor approximately 2,007 feet of #8 copper wire to 336 aluminum conductor steel reinforced (ACSR) overhead wire
- Reconductor approximately 198 feet of single phase #2 to 336 ACSR
- Install Telemetry
- Install overhead supervisory control and data acquisition (SCADA) switch and inter-set pole
- Special relay scheme to trip generator in the event of high or low voltage
- Modify substation voltage control

The project site would be fenced along the project boundary for security with chain link fencing topped with barbed wire that meets National Electrical Safety Code (NESC) requirements for protective arrangements in electric supply stations. The onsite access roads would be compacted to fire department standards. To comply with the fire code, clearing and grubbing, as necessary, in localized areas would be required for construction and access to the project site. Additionally, a Fire Protection Plan will be prepared for the Proposed Project.

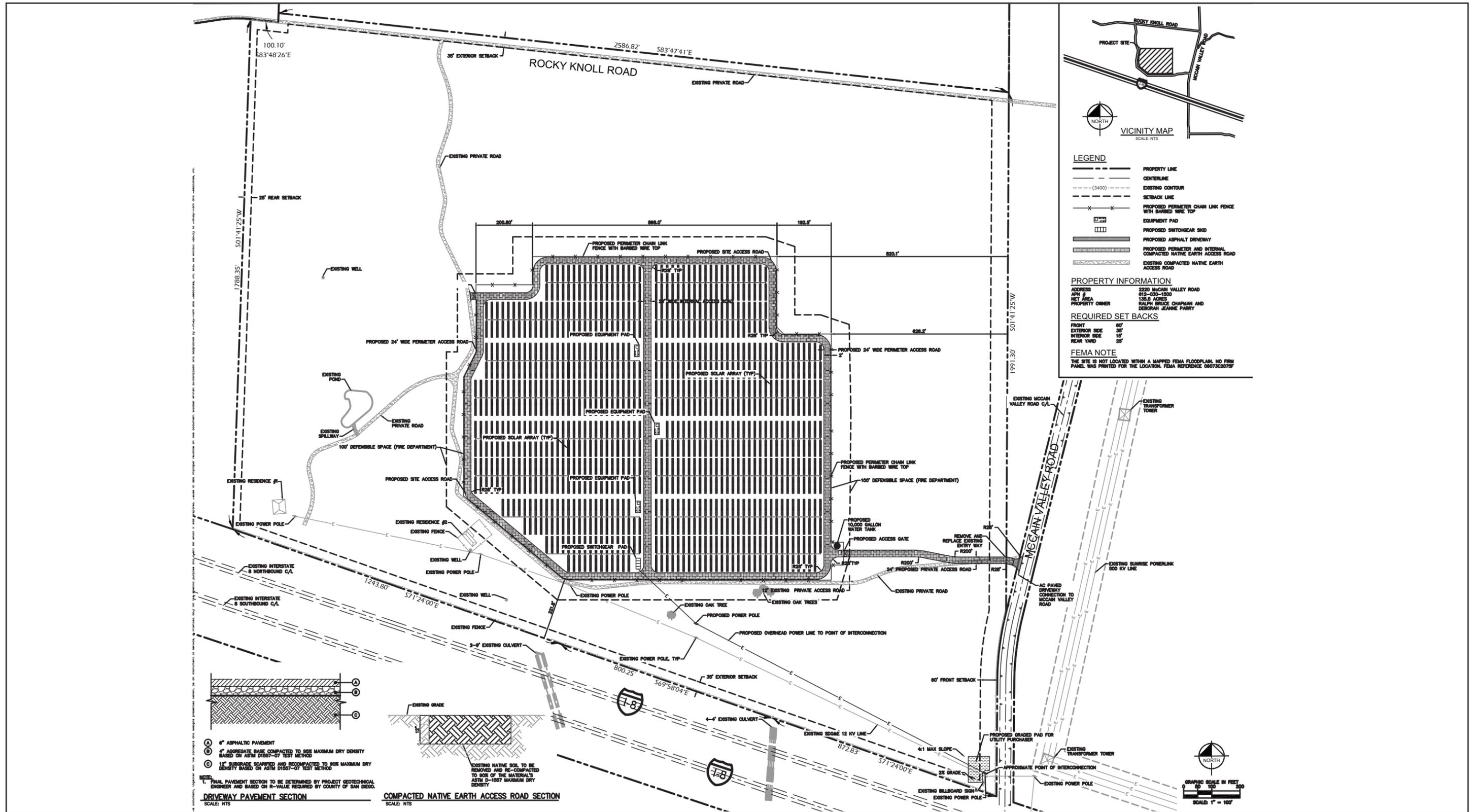


FIGURE 4
Plot Plan Exhibit

CHAPMAN SOLAR RANCH
PDS2015-MUP-15-005
PDS2015-ER-15-21-001

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No extension of water or sewer services would be required as none are available in this rural location. No new wells or septic systems would be required. Water needed to clean the panels would be hauled to the site from the Pine Valley Mutual Water Company, Pine Valley Sanitation District, or Padre Dam Municipal Water District. Cleaning would occur twice a year and would require less than 0.25 acre foot (81,462 gallons) of water per year.

Construction: The construction of the Proposed Project would consist of several phases including site preparation, development of staging areas and site access roads, solar PV system assembly and installation, and construction of electrical distribution facilities. After site preparation, initial project construction would include the development of the staging and assembly areas, and the grading of site access roads for initial PV system installation.

Project construction would then include several phases occurring simultaneously with the construction of: (1) PV systems, pile driving of support masts, and placement of panels and racks on support masts; (2) trenching and installation of the DC and AC collection system; (3) electrical distribution facilities including the construction of an on-site gen-tie; and (4) the grading of access roads. Construction of the SGF is expected to last approximately 3-4 months.

Operation: Operation activities would include the following: (1) routine inspection of overhead components and underground portions of cable systems; (2) routine maintenance including, but not limited to, PV panel washing (twice per year), equipment testing, monitoring, and repair; routine procedures to ensure service continuity; and standard preventative maintenance; (3) maintenance and repair of distribution facilities, including pole or structure vegetation removal, equipment repair, and replacement.

The Proposed Project is anticipated to operate, at a minimum, for the life of its long-term Power Purchase Agreement (PPA). The initial term of the PPA for the Proposed Project is for 20 years, with additional terms anticipated. It is possible that the SGF could be re-tooled with new and upgraded technology to continue past the currently anticipated useful project life. The currently anticipated useful project life is 35 years. At the end of the useful project life, decommissioning would commence involving the removal of the panels for recycling. The project's components and on-site materials would be readily recycled.

Decommissioning: Dismantling the Proposed Project would entail disassembly of the solar facilities and substantive restoration of the project site. Impacts associated with closure and decommissioning of the project site would be temporary and would span three basic activities: (1) disassembly and removal of all detachable above-ground elements of the installation; (2) removal of panel and racks and any other structural elements including those that penetrate the ground surface; and (3) reuse of the land consistent with the Zoning Ordinance, which could include ground surface restoration to surrounding grade and reseeded with appropriate native vegetation. All decommissioning and restoration activities would adhere to the requirements of the

appropriate governing authorities and would be in accordance with all applicable federal, State and County of San Diego regulations. A collection and recycling program would be executed to dispose of the site materials.

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

The project area is generally a semi-arid environment that supports a wide range of habitats and biological communities. These habitats and communities include scrub, chaparral, and woodland. Additionally, these habitats and communities vary greatly depending on the ecoregion, soils and substrate, elevation, and topography. Topography within the project area varies from flat to steeply sloping terrains. Regional access to the project site is provided by I-8.

The surrounding Boulevard Subregional Plan area, which includes the community of Boulevard, can be characterized as a predominantly rural landscape featuring large-lot ranches and single-family homes with a mixture of small-scale agriculture, recreational opportunities, and undeveloped lands. The Boulevard community has been known as a rural area that primarily consists of single-family homes scattered amongst the mountainous landscape; however, recent developments have resulted in a variable physical setting that includes both rural and major infrastructure elements, including the 50-MW, 25-turbine Kumeyaay Wind Farm and the Golden Acorn Casino on the nearby Campo Indian Reservation and the Sunrise Powerlink, which runs adjacent to McCain Valley road in the project area.

North of I-8, the setting consists of a mixture of large-lot rural residences and undeveloped lands with mountainous terrain consisting of steep slopes, prominent ridgelines, and rock outcroppings within County, state park, tribal, and Bureau of Land Management (BLM) lands. Prominent components that contribute to the physical setting north of I-8 within the vicinity of the project site include scattered single-family residential development, open grassland and mature oak trees, the adjacent McCain Valley Conservation Camp minimum security prison, the Rough Acres Ranch, and existing lodge and approximately 40 duplex residential units, and the adjacent Sunrise Powerlink, which consists of a 500 kV electric transmission line supported by 150-foot tall steel lattice structures. The recently approved 80-MW Rugged Solar and 200-MW Tule Wind projects are nearby, and the recently constructed 29,000-square-foot Boulevard Border Patrol Station off of Ribbonwood Road also contributes to the built environment within the project area.

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

<u>Permit Type/Action</u>	<u>Agency</u>
Major Use Permit	County of San Diego
County Right-of-Way Permits Construction Permit Excavation Permit Encroachment Permit	County of San Diego
Grading Permit Grading Permit Plan Change	County of San Diego
401 Permit - Water Quality Certification	Regional Water Quality Control Board (RWQCB)
404 Permit – Dredge and Fill	US Army Corps of Engineers (ACOE)
1602 – Streambed Alteration Agreement	CA Department of Fish and Wildlife (CDFW)
Section 7 - Consultation or Section 10a Permit – Incidental Take	US Fish and Wildlife Services (USFWS)
Air Quality Permit to Construct	Air Pollution Control District (APCD)
Air Quality Permit to Operate – Title V Permit	APCD
National Pollutant Discharge Elimination System (NPDES) Permit	RWQCB
General Construction Storm water Permit	RWQCB
Fire District Approval	CALFIRE and the San Diego County Fire Authority

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

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

DETERMINATION: (To be completed by the Lead Agency)
On the basis of this initial evaluation:

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

 _____ Signature	<u>4/16/15</u> _____ Date
Darin Neufeld _____ Printed Name	Land Use/Environmental Planner III _____ Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

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

I. AESTHETICS -- Would the project:

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

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

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

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

Potentially Significant Impact: The Proposed Project includes the construction and operation of a SGF within the Boulevard Subregional Group Area of the Mountain Empire Subregional Plan area. The Boulevard Subregional Plan states that the community “is known for its vast scenic vistas, open landscapes, uncluttered ridgelines, boulder strewn outcroppings, and oak filled valleys.” The Proposed Project would also include a gen-tie line, internal roads, perimeter fencing and small equipment structures. Because the project site is located directly adjacent to I-8, the Proposed Project would have the potential to impact a scenic vista as perceived from this public viewing corridor. Therefore, a Visual Impact Analysis will be required to identify and address all potential impacts to scenic resources, and this issue will also be addressed in the Draft Environmental Impact Report (DEIR).

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

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

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

Potentially Significant Impact: The Proposed Project includes the construction and operation of a SGF project utilizing PV panel technology in the southeast corner of San Diego County within the Mountain Empire Subregional Plan area. The Proposed Project is not located near or visible within the composite viewshed of a designated State scenic highway. However, I-8 is an Eligible State Scenic Highway and is identified as a Scenic Highway in the Open Space and Conservation Element of the County's General Plan.

The Proposed Project would also include the reconductoring of existing SDG&E power lines, construction of an onsite gen-tie line, internal roads, perimeter fencing and equipment structures. The Proposed Project has the potential to damage or remove visual resources (scenic vistas) from the I-8 corridor. A Visual Impact Analysis will be required to identify and address all potential impacts to scenic resources including Scenic Highways, and this issue will also be addressed in the DEIR.

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

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

Potentially Significant Impact: The Proposed Project includes the construction and operation of a SGF project utilizing PV panel technology in the southeast corner of San Diego County within the Mountain Empire Subregional Plan area. Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers. The existing visual character and quality of the project site and surrounding area can be characterized as predominantly rural.

The proposed 31-acre SGF has the potential to result in impacts relative to changes in the rural form, neighborhood character and visual quality of the site. Therefore, a Visual Impact Analysis will be prepared to address any direct or cumulative aesthetic impacts, and the issue will also be addressed in the DEIR.

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

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

Potentially Significant Impact: The Proposed Project includes the construction and operation of a 31-acre SGF project utilizing PV panel technology in the southeast corner of San Diego County within the Mountain Empire Subregional Plan area. The SGF is composed of solar

arrays that are generally constructed of potentially reflective material. Because of the Proposed Project's proximity to the I-8 corridor, there is a potentially significant impact related to light and glare. This issue will also be addressed in detail in the Visual Impact Analysis and the DEIR.

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

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

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

Less than Significant Impact: According to the California Department of Conservation Farmland Mapping and Monitoring Program (FMMP), the project site is categorized as "other land." Use of this categorized land for the Proposed Project would not constitute converting any protected or important farmland. In addition, based on a review of historic aerial photography, there is no evidence of agricultural use on the project site since 1939. The property owner indicates that the property has been owned by his family since 1963 and that they have never used it for agriculture. However, the site does contain some suitable soils for agricultural production. The County evaluates agricultural resources based on the County's Local Agricultural Resources Assessment (LARA) model which takes into account local factors that define the importance of San Diego County agricultural resources. The LARA model considers the availability of water resources, climate, soil quality, surrounding land use, topography, and land use or parcel size consistency between the project site and surrounding land uses. A more detailed discussion of the LARA model can be found in the Guidelines for Determining Significance for Agricultural Resources at <http://www.sdcounty.ca.gov/pds/docs/AG-Guidelines.pdf>.

In order for a site to be considered an important agricultural resource based on the LARA model, all three required LARA model factors (water, soil, and climate) must receive either a high or moderate score. A low score in any of these three categories would render a LARA model result that the site is not an important agricultural resource. Due to the lack of historic agricultural use on-site and lack of water availability, it is likely that the Proposed Project would receive a low score for the water model factor. Therefore, due to the lack of historic agricultural use at the project site, the site would likely not meet the definition of an agricultural resource and a less than significant project or cumulative level conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance to a non-agricultural use would occur as a result of this project.

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

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

No Impact: The project site is zoned S92, which is not considered to be an agricultural zone and is generally reserved for large parcels and open space/lands. The project site is not subject to a Williamson Act contract, and the site is considered "other land" by the California Department of Conservation FMMP. Because of these factors and because the site is not considered an important agricultural resource as described above in response II Agriculture and Forestry Resources, a), the Proposed Project would have no impact on existing zoning for agricultural use.

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

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

No Impact: The project site, including offsite improvements, does not contain forest land or timberland. The County of San Diego does not have any existing Timberland Production Zones. In addition, the Proposed Project would be consistent with existing zoning and a rezone of the property is not proposed. Therefore, project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland or timberland production zones.

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

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

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

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

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

No Impact: The Chapman Ranch property is not under a Williamson Act Contract or within an Agricultural Preserve. Some lands adjacent to the project site are within an Agricultural Preserve. As a result, the Proposed Project was reviewed by Staff and was determined not to have significant adverse impacts related to the conversion of Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance or active agricultural operations to a non-agricultural use for the following reasons. Construction and operation of the SGF would not affect the ability of adjacent properties to pursue agricultural production. The Proposed Project would not result in the placement of sensitive receptors within close proximity to agricultural operations; no land use conflicts would arise. Because of these factors and because the site is not considered an important agricultural resource as described above in response II Agriculture and Forestry Resources, a), the project is considered to have no impact on existing zoning for agricultural use.

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

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

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

Potentially Significant Impact: An Air Quality Study will be completed to identify and address any direct and/or cumulative air quality impacts resulting from the Proposed Project, specifically construction. Air Quality will also be addressed in the DEIR.

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

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

In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The San Diego County Land Use Environment Group (LUEG) has established guidelines for

determining significance which incorporate the Air Pollution Control District's (SDAPCD) established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. These screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Because SDAPCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the South Coast Air Quality Management District (SCAQMD) for the Coachella Valley (which are more appropriate for the San Diego Air Basin) are used.

Potentially Significant Impact: An Air Quality Study will be completed to identify and address any direct and/or cumulative air quality impacts resulting from the project. Air Quality will also be addressed in the DEIR.

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

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

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

Potentially Significant Impact: Air quality emissions associated with the Proposed Project could include emissions of PM₁₀, NO_x, and VOCs from construction/grading activities, as well as PM₁₀ and NO_x, as a result of traffic from operations and maintenance. An Air Quality Study will be completed to identify and address any direct and/or cumulative air quality impacts resulting from the Proposed Project. Air Quality will also be addressed in the DEIR.

d) Expose sensitive receptors to substantial pollutant concentrations?

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

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

Potentially Significant Impact: An air quality study will be completed to identify and address any direct and/or cumulative air quality impacts resulting from the Proposed Project on sensitive receptors. Air quality will also be addressed in the DEIR.

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

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

Potentially Significant Impact: An air quality study will be completed to identify and address any direct and/or cumulative air quality impacts resulting from the Proposed Project. Air quality will also be addressed in the DEIR.

IV. BIOLOGICAL RESOURCES -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

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

Potentially Significant Impact: The project site contains sensitive biological habitats with the potential for use by sensitive and/or protected species. A Biological Resources Report will be completed to identify and address any direct and/or cumulative biological resources impacts resulting from the project. Biological resources will also be addressed in the DEIR.

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

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

Potentially Significant Impact: The project site contains sensitive biological habitats with the potential for use by sensitive and/or protected species. A Biological Resources Report will be

completed to identify and address any direct and/or cumulative biological resources impacts resulting from the Proposed Project. Biological resources will also be addressed in the DEIR.

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

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

Potentially Significant Impact: The project site contains sensitive biological habitats with the potential for use by sensitive and/or protected species. A Biological Resources Report will be completed to identify and address any direct and/or cumulative biological resources impacts resulting from the Proposed Project. Biological resources will also be addressed in the DEIR.

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

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

Potentially Significant Impact: The project site contains sensitive biological habitats with the potential for use by sensitive and/or protected species. A Biological Resources Report will be completed to identify and address any direct and/or cumulative biological resources impacts resulting from the Proposed Project. Biological resources will also be addressed in the DEIR.

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

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

Potentially Significant Impact: The Proposed Project is located in the Draft East County Multiple Species Conservation Program area within a focused conservation study area. The project site is designated as "Agriculture or Natural Upland" within the focused conservation area. The project site contains sensitive biological habitats with the potential for use by sensitive and/or protected species. A Biological Resources Report will be completed to identify and address any direct and/or cumulative biological resources impacts resulting from the project. Biological resources will also be addressed in the DEIR.

V. CULTURAL RESOURCES -- Would the project:

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

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

Potentially Significant Impact: Cultural resources have been identified on the project site, the significance of which will be evaluated within a Cultural Resources Report. Any direct and/or cumulative impacts to cultural resources that result from the Proposed Project will also be addressed in the DEIR.

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

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

Potentially Significant Impact: Cultural resources have been identified on the project site, the significance of which will be evaluated within a Cultural Resources Report. Any direct and/or cumulative impacts to cultural resources that result from the Proposed Project will also be addressed in the DEIR.

c) Directly or indirectly destroy a unique geologic feature?

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

San Diego County has a variety of geologic environments and geologic processes which generally occur in other parts of the state, country, and the world. However, some features stand out as being unique in one way or another within the boundaries of the County.

No Impact: The site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources nor does the site support any known geologic characteristics that have the potential to support unique geologic features.

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

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

No Impact: A review of the County's Paleontological Resources Maps indicates that the Proposed Project is located entirely on plutonic igneous rock and has no potential for producing fossil remains.

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

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

Potentially Significant Impact: Cultural resources have been identified on the project site, the significance of which will be evaluated within a Cultural Resources Report. Any direct and/or cumulative impacts to cultural resources that result from the Proposed Project will also be addressed in the DEIR.

VI. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

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

No Impact: The project site is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 2007, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault. The Proposed Project would not involve construction of any habitable structures or the construction of facilities in close enough proximity to existing habitable structures to have an adverse effect during a seismic event. Therefore, there will be no impact from the exposure of people or structures to adverse effects from a known fault-rupture hazard zone as a result of this project.

ii. Strong seismic ground shaking?

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

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

iii. Seismic-related ground failure, including liquefaction?

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

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

iv. Landslides?

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

Less Than Significant Impact: The project site is not within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. Landslide Susceptibility Areas were developed based on landslide risk profiles included in the *Multi-Jurisdictional Hazard Mitigation Plan, San Diego, CA* (URS, 2004). Landslide risk areas from this plan were based on data including steep slopes (greater than 25%); soil series data (SANDAG based on USGS 1970s series); soil-slip susceptibility from USGS; and Landslide Hazard Zone Maps (limited to western portion of the County) developed by the California Department of Conservation, Division of Mines and Geology (DMG). Also included within Landslide Susceptibility Areas are gabbroic soils on slopes steeper than 15% in grade because these soils are slide prone. Because the Proposed Project is not located within an

identified Landslide Susceptibility Area and the geologic environment has a low probability to become unstable, the Proposed Project would have a less than significant impact from the exposure of people or structures to potential adverse effects from landslides.

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

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

Less-Than-Significant With Mitigation Incorporated: According to the Soil Survey of San Diego County, the soils on the project site are identified as LcE2 (La Posta rocky loamy coarse sand, 5 to 30 percent slopes, eroded) and MvC (Mottsville loamy coarse sand, 2 to 9 percent slopes). These soils have a soil erodibility rating of “severe” as indicated by the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973. The Proposed Project will develop a stormwater management plan that will detail how erodible soils will be protected during grading, construction, and operation of the proposed facilities. Mitigation would be required to reduce the significance of soil erosion on the project site. This issue will also be addressed in the DEIR.

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

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

Less-Than-Significant Impact: The Proposed Project involves site grading for installation of a SGF that would result in the creation of areas of cut and areas underlain by fill. In order to assure that any proposed structures (including those proposed on the project site) are adequately supported (whether on native soils, cut or fill), a Soils Engineering Report is required as part of the Building Permit process. This Report would evaluate the strength of underlying soils and make recommendations on the design of structure foundation systems. The Soils Engineering Report must demonstrate that a proposed structure meets the structural stability standards required by the California Building Code. The report must be approved by the County prior to the issuance of a Building Permit. With this standard requirement, impacts would be less than significant. For further information regarding landslides, liquefaction, and lateral spreading, refer to VI Geology and Soils, Question a., iii-iv listed above.

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

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

Less-Than-Significant Impact: The Proposed Project does not contain expansive soils as defined by Table 18-1-B of the Uniform Building Code (1994). The soils on-site are rocky to loamy coarse sand. These soils have a shrink-swell behavior of low and represent no substantial risks to life or property. Therefore, the Proposed Project will not create a substantial risk to life or property. This was confirmed by staff review of the Soil Survey for the San Diego Area, prepared by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973.

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

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

No Impact: The Proposed Project is a SGF. The Proposed Project does not propose any septic tanks or alternative wastewater disposal systems because no wastewater will be generated.

VII. GREENHOUSE GAS EMISSIONS -- Would the project:

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

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

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

GHGs include carbon dioxide, methane, halocarbons (HFCs), and nitrous oxide, among others. Human induced GHG emissions are a result of energy production and consumption, and personal vehicle use, among other sources. A regional GHG inventory prepared for the

San Diego Region¹ identified on-road transportation (cars and trucks) as the largest contributor of GHG emissions in the region, accounting for 46% of the total regional emissions. Electricity and natural gas combustion were the second (25%) and third (9%) largest regional contributors, respectively, to regional GHG emissions.

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

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

According to the San Diego County Greenhouse Gas Inventory (2008), the region must reduce its GHG emissions by 33 percent from “business-as-usual” emissions to achieve 1990 emissions levels by the year 2020. “Business-as-usual” refers to the 2020 emissions that would have occurred in the absence of the mandated reductions.

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

In addressing the potential for a project to generate GHG emissions that would have a potentially significant cumulative effect on the environment, a 900 metric ton threshold was selected to identify those projects that would be required to calculate emissions and implement mitigation measures to reduce a potentially significant impact. The 900 metric ton screening threshold is based on a threshold included in the California Air Pollution Control Officers Association (CAPCOA) white paper² that covers methods for addressing greenhouse gas

¹ San Diego County Greenhouse Gas Inventory: An Analysis of Regional Emissions and Strategies to Achieve AB 32 Targets. University of San Diego and the Energy Policy Initiatives Center (EPIC), September 2008.

² See CAPCOA White Paper : “CEQA & Climate Change: *Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act*” January 2008 (<http://www.capcoa.org/rokdownloads/CEQA/CAPCOA%20White%20Paper.pdf>).

emissions under CEQA. The CAPCOA white paper references the 900 metric ton guideline as a conservative threshold for requiring further analysis and mitigation. The 900 metric ton threshold was based on a review of data from four diverse cities (Los Angeles in southern California and Pleasanton, Dublin, and Livermore in northern California) to identify the threshold that would capture at least 90% of the residential units or office space on the pending applications list. This threshold will require a substantial portion of future development to minimize GHG emissions to ensure implementation of AB 32 targets is not impeded. By ensuring that projects that generate more than 900 metric tons of GHG implement mitigation measures to reduce emissions, it is expected that a majority of future development will contribute to emission reduction goals that will assist the region in meeting its GHG reduction targets.

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

The Proposed Project consists of a SGF that would provide renewable energy. Although the Proposed Project facilitates the development of renewable energy sources in place of a typical fossil fuel-based electrical generation resulting in long-term air quality benefits, the development could have the potential to result in emissions related to construction activities and vehicle trips. Emissions from the construction activities are anticipated to be minimal, temporary and localized. Operational emissions are anticipated to be minimal and would be generated from vehicle trips for ongoing operation and maintenance activities. The Proposed Project is expected to offset GHG emissions by serving as a long term renewable energy source, thereby decreasing overall emissions attributable to electrical generation in California and assisting the State in meeting its 33 percent by 2020 Renewable Portfolio Standard. An Air Quality Study will be completed that will include an analysis of GHG emissions to quantify those emissions and determine whether the Proposed Project has any potential impact. This subject will also be addressed in the DEIR.

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

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

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

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

To implement state mandates to address climate change in local land use planning, local land use jurisdictions are generally preparing GHG emissions inventories and reduction plans and incorporating climate change policies into local General Plans to ensure development is guided by a land use plan that reduces GHG emissions. The County of San Diego has incorporated climate change policies into its General Plan. These policies provide direction for individual development projects to reduce GHG emissions and help the County meet its GHG emissions reduction targets.

Until local plans are developed to address GHG emissions, such as a local SCS and updated General Plan policies, the Proposed Project is evaluated to determine whether it would impede the implementation of AB 32 GHG emissions reduction targets. For the reasons discussed in response VII a), the Proposed Project is not anticipated to impede the implementation of AB 32 reduction targets. Therefore, the Proposed Project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs. An air quality study will be completed to further analyze the Proposed Project.

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

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

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

Less-Than-Significant Impact: The Proposed Project includes the construction and operation of a SGF on a site located within the Boulevard Subregional Planning area. The Proposed Project would also include an onsite gen-tie line, internal roads, perimeter fencing and equipment structures.

Hazardous materials used or waste generated on the project site would be negligible. Used biodegradable dielectric fluid and mineral oil from the transformers and miscellaneous electrical equipment are potentially hazardous materials. The spent oil would be collected and delivered to a recycling company at the time it is removed from the equipment. This material

would not be stored on-site. However, the Proposed Project would not result in a significant hazard to the public or environment because all storage, handling, transport, emission and disposal of hazardous substances will be in full compliance with local, State, and Federal regulations. California Government Code § 65850.2 requires that no final certificate of occupancy or its substantial equivalent be issued unless there is verification that the owner or authorized agent has met, or is meeting, the applicable requirements of the Health and Safety Code, Division 20, Chapter 6.95, Article 2, Section 25500-25520.

The San Diego County Department of Environmental Health Hazardous Materials Division (DEH HMD) is the Certified Unified Program Agency (CUPA) for San Diego County responsible for enforcing Chapter 6.95 of the Health and Safety Code. As the CUPA, the DEH HMD is required to regulate hazardous materials business plans and chemical inventory, hazardous waste and tiered permitting, underground storage tanks, and risk management plans. The Hazardous Materials Business Plan is required to contain basic information on the location, type, quantity and health risks of hazardous materials stored, used, or disposed of onsite. The plan also contains an emergency response plan which describes the procedures for mitigating a hazardous release, procedures and equipment for minimizing the potential damage of a hazardous materials release, and provisions for immediate notification of the HMD, the Office of Emergency Services, and other emergency response personnel such as the local Fire Agency having jurisdiction. Implementation of the emergency response plan facilitates rapid response in the event of an accidental spill or release, thereby reducing potential adverse impacts. Furthermore, the DEH HMD is required to conduct ongoing routine inspections to ensure compliance with existing laws and regulations; to identify safety hazards that could cause or contribute to an accidental spill or release; and to suggest preventative measures to minimize the risk of a spill or release of hazardous substances.

Historical research indicates that the property consisted of vacant undeveloped land and was not used for agricultural purposes from 1939 to 2014. A Phase I Environmental Site Assessment will be conducted to determine the extent, if any, of hazardous materials contamination onsite as a result of the historic and current uses. No current or past uses likely to involve the use, treatment, storage, disposal, or generation of hazardous substances or petroleum products have occurred on site.

Therefore, due to the strict requirements that regulate hazardous substances outlined above and the fact that the initial planning, ongoing monitoring, and inspections will occur in compliance with local, State, and Federal regulation; the Proposed Project would not result in any potentially significant impacts related to the routine transport, use, and disposal of hazardous substances or related to the accidental explosion or release of hazardous substances.

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

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

No Impact: The Proposed Project is not located within one-quarter mile of an existing or proposed school. Therefore, the Proposed Project will not have any effect on an existing or proposed school.

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

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

No Impact: Based on a site visit and regulatory database search, the project site has not been subject to a release of hazardous substances. The project site is not included in any of the following lists or databases: the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5., the San Diego County Hazardous Materials Establishment database, the San Diego County DEH Site Assessment and Mitigation (SAM) Case Listing, the Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program Database (“CalSites” Envirostor Database), the Resource Conservation and Recovery Information System (RCRIS) listing, the EPA’s Superfund CERCLIS database or the EPA’s National Priorities List (NPL). Additionally, the Proposed Project does not include any structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), is not on or within 1,000 feet of a Formerly Used Defense Site (FUDS), does not contain a leaking Underground Storage Tank, and is not located on a site with the potential for contamination from historic uses such as intensive agriculture, industrial uses, a gas station or vehicle repair shop. Therefore, the Proposed Project would not create a significant hazard to the public or environment.

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

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

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

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

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

No Impact: The Proposed Project is located within one mile of a private airstrip on the Rough Acres Ranch property. The Rough Acres Ranch private airstrip is located within the footprint of the recently approved Rugged Solar Project and is to be permanently closed. As a result, the Proposed Project would not constitute a safety hazard for people residing or working in the project area.

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

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

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

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

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

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

No Impact: The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the Proposed Project due to the location of the project, plant and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

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

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

No Impact: The Emergency Water Contingencies Annex and Energy Shortage Response Plan would not be interfered with because the Propose Project does not include the alteration of a major water or energy supply infrastructure, such as the California Aqueduct.

v. DAM EVACUATION PLAN

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

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

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

Less-Than-Significant With Mitigation Incorporated: The project site is located within the Wildland Urban Interface. A Fire Protection Plan (FPP) will be prepared for the Proposed Project that will describe how the Proposed Project would comply with requirements related to emergency access, water supply, and fire suppression design measures in consideration of the high concentration of electrical equipment that would be present on the project site. The FPP will identify and address any direct and/or cumulative impacts resulting from the Proposed Project regarding fire hazards and the mitigation necessary to reduce impacts to less than significant. These issues will also be discussed in the DEIR.

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

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

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

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

a) Violate any waste discharge requirements?

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

Potentially Significant Impact: The project site and/or offsite areas may contain jurisdictional areas, and the Proposed Project may result in discharges (in the form of soil material) to those areas during the construction phase of the Proposed Project. If this occurs, the Proposed Project may be required to obtain a Section 401 Water Quality Certification, General Construction Storm Water Permit, and Waste Discharge Requirements Permit from the San Diego Basin or Colorado River Basin Regional Water Quality Control Board (RWQCB). This issue will also be addressed in the DEIR.

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

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

Potentially Significant Impact: According to the Clean Water Act Section 303(d) list, the nearest impaired water bodies are the Salton Sea, Carrizo Wash and Walker Creek. Although it is unlikely that any pollutants that might be generated by the Proposed Project would contribute to these impaired water bodies, a Stormwater Management Plan will be prepared for the Proposed Project that will address all necessary Best Management Practices (BMP's) to

ensure that potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to impact receiving waters. Water Quality will be discussed in the DEIR.

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

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

Less-Than-Significant With Mitigation Incorporated: A Stormwater Management Plan will be prepared for the Proposed Project that will address all necessary BMPs to ensure that potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to impact receiving waters. Mitigation would be required to reduce impacts to receiving waters to below a level of significance. Water Quality will be discussed in the DEIR.

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

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

No Impact: The Proposed Project would obtain either reclaimed or potable water from the Pine Valley Mutual Water Company, Pine Valley Sanitation District, or Padre Dam Municipal Water District for project construction and cleaning of the solar panels. Cleaning would occur twice a year and would require less than 0.25 acre foot (81,462 gallons) of water per year. The Proposed Project would not use any groundwater for any purpose, including irrigation, domestic or commercial demands. In addition, the Proposed Project does not involve operations that would interfere substantially with groundwater recharge including, but not limited to the following: the Proposed Project does not involve regional diversion of water to another groundwater basin; or diversion or channelization of a stream course or waterway with impervious layers, such as concrete lining or culverts, for substantial distances (e.g., ¼ mile). These activities and operations can substantially affect rates of groundwater recharge. Therefore, no impact to groundwater resources is anticipated.

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

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

Less-Than-Significant Impact: The Proposed Project would not significantly alter established drainage patterns or significantly increase the amount of runoff. The improvements to the site would include the solar panels, at-grade earth perimeter and internal access roads, and the associated electrical equipment. The Proposed Project would be surrounded by a security fence with a barbed wire top. Increases in imperviousness for the project site would be minimal. The site is sparsely vegetated and only minor changes to the existing site drainage patterns are proposed. Therefore no significant impacts to onsite drainage are expected as a result of the Proposed Project.

Additionally, "Best Practices" would be implemented during all construction phases. A Storm Water Pollution Prevention Plan incorporating BMPs for erosion control would be prepared and approved before the start of construction. Construction would also comply with applicable post-construction water quality standards adopted by the Regional Water Quality Control Board or the State Water Resources Control Board. Due to these factors, the Proposed Project would not result in significantly increased erosion or sedimentation potential and would not alter any drainage patterns of the site or area on- or off-site. In addition, because erosion and sedimentation would be controlled within the boundaries of the Proposed Project, the Proposed Project would not contribute to a cumulatively considerable impact. This issue will be discussed in the DEIR.

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

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

Less-Than-Significant Impact: The Proposed Project would not significantly alter established drainage patterns or significantly increase the amount of runoff on-site. The improvements to the site would include the solar panels, at-grade earth perimeter and internal access roads, and the associated electrical equipment. The Proposed Project would be surrounded by a security fence with barbed wire top. Increases in imperviousness for the project site would be minimal. The site is sparsely vegetated and only minor changes to the existing site drainage patterns are proposed. The north to south drainage pattern leading to two sets of large culverts beneath I-8 would be retained.

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

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

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

No Impact: There are no existing or planned storm water drainage systems proposed by the project, nor does the project require such systems.

h) Provide substantial additional sources of polluted runoff?

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

Less-Than-Significant With Mitigation Incorporated: No substantial additional sources of polluted runoff are anticipated to occur as a result of the Proposed Project beyond those discussed in responses a) through c) above. A Stormwater Management Plan will be prepared for the Proposed Project that will address all necessary BMPs to ensure that potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to impact receiving waters. Water Quality and project mitigation will be discussed in the DEIR.

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

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

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

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

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

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

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

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

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

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

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

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

m) Inundation by seiche, tsunami, or mudflow?

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

i. SEICHE

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

ii. TSUNAMI

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

iii. MUDFLOW

No Impact: Mudflow is type of landslide. The site is not located within a landslide susceptibility zone. In addition, though the Proposed Project does include land disturbance that would expose unprotected soils, the project is not located downstream from unprotected,

exposed soils within a landslide susceptibility zone. Therefore, it is not anticipated that the Proposed Project would expose people or property to inundation due to a mudflow.

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

a) Physically divide an established community?

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

Less-Than-Significant Impact: The Proposed Project would introduce new infrastructure, i.e., a SGF and associated equipment to the area. However, the Proposed Project would not significantly disrupt or divide the established community because the Proposed Project would be contained within one existing legal parcel that is presently used as a residential ranch and is developed with only two existing structures. The existing structures and interior roadways on the 132.94-acre property would not be altered for the 31-acre SGF. Therefore, the Proposed Project would not significantly disrupt or divide the established community.

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

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

Potentially Significant Impact: The Proposed Project is subject to the General Plan Rural Lands Regional Category and contains lands within the Rural Lands 80 (RL-80) Land Use Designation. The Proposed Project is also subject to the policies of the Mountain Empire Subregional Plan. The property is zoned S92 (General Rural). The proposed use can only be allowed with the approval of a Major Use Permit (MUP) on the project site.

The Proposed Project may result in potentially significant land use conflicts related to issues of bulk, scale, and coverage, as well as community character. However, the Boulevard Subregional Plan was updated to include renewable energy projects as allowed uses. The land use section of the EIR will evaluate land use consistency with the adopted General Plan and Subregional Plan and other relevant planning documents. The EIR will also include a Community Character consistency analysis and will address potential land use compatibility impacts of the Proposed Project based on the scale and features of the proposed development in relation to the surrounding area.

XI. MINERAL RESOURCES -- Would the project:

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

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

Less-Than-Significant Impact: The lands within the project site have not been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997). Additionally, the site contains no alluvium and no active mines and existing rural residential uses on the project site and surrounding properties may preclude mineral resource extraction. Therefore, implementation of the Proposed Project would not result in the loss of availability of a known mineral resource that would be of value. Moreover, if the resources are not considered significant mineral deposits, loss of these resources cannot contribute to a potentially significant cumulative impact.

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

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

No Impact: The project site is not located in an area that has Mineral Resource Zone 2 (MRZ-2) designated lands, nor is it located within 1,300 feet of such lands. Therefore, the Proposed Project would not result in the loss of availability of locally important mineral resource(s).

XII. NOISE -- Would the project result in:

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

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

Potentially Significant Impact: The Proposed Project may produce noise during construction and operational phases. A Noise Analysis Report will be prepared for the Proposed Project that will evaluate noise generating sources of the Proposed Project for conformance with the County Noise Ordinance and General Plan, and in comparison with existing noise levels on the project site. This issue will also be addressed in the DEIR.

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

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

Potentially Significant Impact: The Proposed Project may produce noise during construction and operational phases. A Noise Analysis Report will be prepared for the Proposed Project that will evaluate noise generating sources of the Proposed Project for conformance with the County Noise Ordinance and General Plan, and in comparison with existing noise levels on the project site. Analysis will include the potential for groundbourne vibration and groundbourne vibration noise levels during the construction phase of the project. This issue will also be addressed in the DEIR.

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

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

Potentially Significant Impact: The Proposed Project may produce noise during construction and operation phases of the Proposed Project. A Noise Analysis Report will be prepared for the Proposed Project that will evaluate noise generating sources of the Proposed Project for conformance with the County Noise Ordinance and General Plan, and in comparison with existing noise levels on the project site. This issue will also be addressed in the DEIR.

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

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

Potentially Significant Impact: The Proposed Project may produce noise during construction and operation phases of the Proposed Project. A Noise Analysis Report will be prepared for the Proposed Project that will evaluate noise generating sources of the Proposed Project for conformance with the County Noise Ordinance and General Plan, and in comparison with existing noise levels on the project site. Analysis will include the potential for temporary or periodic increases in ambient noise levels in the project vicinity. This issue will also be addressed in the DEIR.

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

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

No Impact: The Proposed Project is not located within an Airport Land Use Compatibility Plan (ALUCP) for airports or within 2 miles of a public airport or public use airport. Therefore, the Proposed Project would not expose people residing or working in the project area to excessive airport-related noise levels.

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

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

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

XIII. POPULATION AND HOUSING -- Would the project:

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

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

Less-Than-Significant Impact: The Proposed Project is for the development of a 31-acre SGF. However, this physical change would not induce substantial population growth in the Boulevard area because there would be no extension of water, sewer or roadways into previously unserved areas and no regulatory changes are proposed that would allow increased population growth.

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

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

No Impact: The Proposed Project would not displace any existing housing because the 31-acre project site is presently vacant and the Chapman Ranch contains only two existing residences. The two existing residential structures located on the Chapman Ranch parcel are outside the project boundary and would not be removed by the Proposed Project.

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

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

No Impact: The Proposed Project would not displace a substantial number of people because the 31-acre project site is vacant. The two existing structures located on the Chapman Ranch parcel would not be removed by the Proposed Project.

XIV. PUBLIC SERVICES -- Would the project:

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

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

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

Potentially Significant Impact: The Proposed Project does not propose a residential use and is not expected to significantly alter the need for schools, parks, or sheriff facilities. However, a Fire Protection Plan (FPP) will be prepared that will address whether new or altered fire

protection facilities are required to serve the Proposed Project. This issue will also be addressed in the DEIR.

XV. RECREATION -- Would the project:

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

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

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

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

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

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

XVI. TRANSPORTATION AND TRAFFIC -- Would the project:

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

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

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

Less-Than-Significant With Mitigation Incorporated: The Proposed Project would not have a direct impact related to a conflict with any performance measures establishing measures of effectiveness of the circulation system because the project trips do not exceed any of the County's Guidelines for Determining Significance for direct impacts related to Traffic and Transportation. As identified in the County's Guidelines for Determining Significance for Traffic and Transportation, the project trips would not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions. In addition, the Proposed Project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities. Therefore, the Proposed Project would not have a direct impact related to a conflict with policies establishing measures of the effectiveness for the performance of the circulation system.

Project trips, or average daily trips (ADTs), would be distributed on Mobility Element roadways in the County some of which are currently operating at, or are projected to operate at, inadequate levels of service. Construction traffic has been conservatively estimated at 120 ADT for three months during construction, including construction workers, water deliveries, and the delivery of construction materials. The County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. The Traffic Impact Fee (TIF) program creates a mechanism to proportionally fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. These new projects were based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing Mobility Element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by other public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the

region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, State, and Federal funding to improve freeways to projected level of service objectives in the RTP.

Proposed Project trips may contribute to a potential significant cumulative impact and mitigation may be required. The potential growth represented by this project was included in the growth projections upon which the TIF program is based. By ensuring TIF funds are spent for the specific roadway improvements identified in the TIF Program, the CEQA mitigation requirement is satisfied and the Mitigation Fee nexus is met. Therefore, payment of the TIF, if required, will be required at issuance of building permits, in combination with other components of the program described above, would mitigate potential cumulative traffic impacts to less than significant.

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

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

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

Less-Than-Significant Impact: The additional 120 maximum ADTs from the Proposed Project do not exceed the 2400 trips (or 200 peak hour trips) required for study under the region's Congestion Management Program. Additionally, the Proposed Project does not involve construction of any new buildings, nor does it propose a new primary use. The additional access or support structures would not generate ADTs on a daily basis. Therefore the Proposed Project would not conflict with travel demand measures or other standards of the congestion management agency.

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

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

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

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

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

Less-Than-Significant Impact: The Proposed Project would not significantly alter roadway geometry on surrounding roads. Sight distance certifications will be required at each of the intersections with McCain Valley Road per Table 5, Section 6.1 of the County Public Road Standards to the satisfaction of the Director of the Department of Public Works. All road improvements will be constructed according to the County of San Diego Public and Private Road Standards. The Proposed Project would not place incompatible uses (e.g., farm equipment) on existing roadways. Therefore, the Proposed Project would not significantly increase hazards due to design features or incompatible uses.

e) Result in inadequate emergency access?

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

Less-Than-Significant With Mitigation Incorporated: A Fire Protection Plan (FPP) will be prepared for the Proposed Project that will describe how the Proposed Project will comply with requirements related to emergency access, water supply, and fire suppression design measures in consideration of the high concentration of electrical equipment that will be present on the project site. Adequate emergency access will be required of the Proposed Project and the FPP will identify the necessary emergency access requirements and mitigation necessary to reduce impacts to less than significant. This issue will be discussed in the DEIR.

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

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

Less-Than-Significant: Implementation of the Proposed Project would not result in the construction of any road improvements or new road design features that would interfere with the provision of public transit, bicycle or pedestrian facilities. In addition, the Proposed Project does not generate sufficient travel demand to increase demand for transit, pedestrian or bicycle facilities. Therefore, the Proposed Project will not conflict with policies, plans, or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

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

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

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

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

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

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

No Impact: The Proposed Project does not include new or expanded water or wastewater treatment facilities. In addition, the Proposed Project does not require the construction or expansion of water or wastewater treatment facilities. Therefore, the Proposed Project would not require any construction of new or expanded facilities, which could cause significant environmental effects.

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

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

No Impact: The Proposed Project does not include new or expanded storm water drainage facilities. Moreover, the Proposed Project requires only very minor landform modification. Therefore, the Proposed Project would not require any construction of new or expanded facilities, which could cause significant environmental effects.

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

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

Less-Than-Significant Impact: The Proposed Project would require water during construction and operation for cleaning of the panels. Cleaning would occur twice a year and would require less than 0.25 acre foot (81,462 gallons) of either reclaimed or potable water per year. This water would be hauled to the site from the Pine Valley Mutual Water Company, Pine Valley Sanitation District, or Padre Dam Municipal Water District. A Service Availability Letter from the selected water provider would be required prior to project approval, indicating adequate water resources and entitlements are available to serve the requested water resources, including drought provisions. Therefore, the Proposed Project would have sufficient water supplies available to serve the Proposed Project.

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

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

No Impact: The Proposed Project is a SGF and would not produce any wastewater; therefore, the Proposed Project will not interfere with any wastewater treatment providers service capacity.

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

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

Less-Than-Significant Impact: Implementation of the Proposed Project would generate minimal solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). There are five, permitted active landfills in San Diego County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs.

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

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

Less-Than-Significant Impact: Implementation of the Proposed Project would generate minimal solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). The project would deposit all solid waste at a permitted solid waste facility and therefore, would comply with Federal, State, and local statutes and regulations related to solid waste.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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

Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the Proposed Project's potential for significant cumulative effects. As a result of this evaluation, the Proposed Project was determined to have potential significant effects related to aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, and public services (fire). While mitigation has been proposed in some instances that reduce these effects to a level below significance, the effectiveness of this mitigation to clearly reduce the impact to a level below significance is unclear. Therefore, this Proposed Project has been determined to potentially meet this Mandatory Finding of Significance.

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

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

Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVIII of this form. In addition to project specific impacts, this evaluation considered the Proposed Project's potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were determined to be potentially significant cumulative effects related to aesthetics, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, and public services (fire). While mitigation has been proposed in some instances that reduce these cumulative effects to a level below significance, the effectiveness of this mitigation to clearly reduce the impact to a level below significance is unclear. Therefore, this Proposed Project has been determined to potentially meet this Mandatory Finding of Significance.

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

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

In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VIII. Hazards and Hazardous Materials, IX Hydrology and Water Quality XII. Noise, XIII. Population and Housing, and XVI. Transportation and Traffic. As a result of this evaluation, there were determined to be potentially significant effects related to Aesthetics, Air Quality, Geology and Soils, Hazards (Fire Service), Water Quality, Land Use and Noise. While mitigation has been proposed in some instances that reduce these significant effects to a level below significance, the effectiveness of this mitigation to clearly reduce the impact to a level below significance is unclear. Therefore, this Proposed Project has been determined to potentially meet this Mandatory Finding of Significance.

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

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

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- California Scenic Highway Program, California Streets and Highways Code, Section 260-283. (<http://www.dot.ca.gov/hq/LandArch/scenic/scpr.htm>)
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- United States Department of Agriculture, Natural Resource Conservation Service LESA System. (www.nrcs.usda.gov, www.swcs.org).
- United States Department of Agriculture, Soil Survey for the San Diego Area, California. 1973. (soils.usda.gov)

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- CEQA Air Quality Analysis Guidance Handbook, South Coast Air Quality Management District, Revised November 1993. (www.aqmd.gov)
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