

2.14 Utilities and Service Systems

The proposed Project could result in new development throughout the unincorporated areas of the County of approximately 6,245 DUs in addition to village core mixed-use and rural commercial uses. This projected increase in population growth, and associated distribution of that growth primarily within in the Project areas within and near the Cleveland National Forest (CNF), would result in an overall increase in demand on the following utility systems, the potential environmental effects of which are evaluated in this section: potable water supply and distribution; wastewater collection, transmission and disposal; solid waste disposal; and, energy.

2.14.1 Existing Conditions

This section provides new existing conditions information that has come to light since adoption of the General Plan in August 2011 for utilities and service systems within the unincorporated County as relates to the Project areas addressed in this SEIR. The adequacy of the remaining existing conditions information for this environmental topic as provided in the General Plan Update PEIR has been confirmed through re-checking of the references pertaining to this section in Chapter 5.0 of the General Plan Update PEIR, including all relevant listed persons, plans, policies, and websites. In addition, this information has been confirmed through consultation/interviews with appropriate County or other agency staff, as available, that were involved in the preparation/review of this section of the General Plan Update PEIR and/or supporting technical studies; all of these sources are listed in Chapter 6.0 of the General Plan Update PEIR. Therefore, the remaining existing conditions information for this environmental topic as provided in the General Plan Update PEIR applies equally to the Project areas addressed in this SEIR, and is therefore not repeated here. Refer also to Figure 2.14-1, Water Serving District Boundaries, and Figure 2.14-2, Wastewater District Boundaries and Facilities, of this SEIR, which are included herein to support the environmental analysis.

2.14.1.1 *Potable Water Supply and Distribution*

MWD, SDCWA and SDCWA Member Water Districts

Imported Water Supply Issues

The 2005 Urban Water Management Plans (UWMPs) referenced in the General Plan Update PEIR have been superseded by the 2010 Metropolitan Water District (MWD) Regional Urban Water Management Plan (RUWMP) and the 2010 San Diego County Water Authority (SDCWA) UWMP. These documents represent the most current available water supply planning projections for the San Diego region, and place more emphasis on conservation, water recycling, and expansion of local supplies through methods such as seawater desalination. The 2010 SDCWA UWMP includes the following new sections not previously included in the 2005 UWMP:

- The SDCWA's climate change mitigation and adaptation strategies;
- Measures, programs, and polices to achieve per capita water use targets as required by Water Code Section 10608.36 at the retail agency level and by SDCWA as a wholesale provider;
- A discussion on the SDCWA's Integrated Regional Water Management Plan;
- The SDCWA's Scenario Planning process to deal with future uncertainties in long-range water planning; and,
- Details on the 2007-2011 water shortage, including the 2007 U.S. District Court decision setting operational limits on pumping in the Sacramento-San Joaquin Delta to protect the endangered Delta smelt (fish), and the 2008 Statewide drought declared by the Governor.

SDCWA

Regional Water Facilities Master Plan. This Plan evaluates the ability of SDCWA to continue to meet its mission of a safe and reliable water supply to its member agencies by recommending additional regional facilities and improvements to existing facilities to cost-effectively meet SDCWA's mission through the planning horizon. SDCWA is updating its 2002 Master Plan which encompasses a region-wide planning effort incorporating three interrelated components: water demands, water supplies, and facilities. Facility planning begins with estimating future water demands, proceeds to the identification of water supplies and their reliability, and then defines facilities needed to treat and transport the supplies to the points of demand. This planning process is iterative in nature and computer simulations are employed to model facility alternatives that supplement SDCWA's current water delivery and storage system. The updated Master Plan will follow the same master planning principles as the 2002 Plan and ultimately lead to a document that will help define SDCWA's overall capital improvement process and budget while maintaining a reliable water supply infrastructure through 2035.

The 2002 Master Plan identified seawater desalination as the preferred alternative for providing a new, safe and reliable water supply for the region. Seawater desalination removes salts and other impurities to produce safe, high-quality water for drinking and other potable water uses (SDCWA 2004). On November 29, 2012, the SDCWA Board of Directors approved a 30-year Water Purchase Agreement with Poseidon Resources, the private developer of a proposed seawater desalination plant located adjacent to the Encina Power Station in Carlsbad. The desalination plant, which can produce up to 50 million gallons per day of fresh drinking water, has obtained all permits necessary for construction. As a result of the Water Purchase Agreement, the SDCWA will purchase up to 56,000 acre-feet of desalinated seawater annually beginning in 2016, and by 2020 water produced by the plant will account for an estimated seven percent of the total regional water supply, or approximately one-third of all water generated in

San Diego County.¹ It will also be the largest desalination plant located in the Western Hemisphere.

San Diego Integrated Resources Management Plan (IRWMP). The 2007 IRWMP is being updated to comply with the California Department of Water Resources (DWR's) 2010 IRWMP Program Guidelines and make the San Diego region eligible for future rounds of grant funding. The IRWMP provides a mechanism for: 1) coordinating, refining and integrating existing planning efforts within a comprehensive, regional context; 2) identifying specific regional and watershed-based priorities for implementation projects; and, 3) providing funding support for the plans, programs, projects and priorities of existing agencies and stakeholders.

The 2013 IRWMP Update will include information from planning documents published since 2007, as well as information produced from planning studies, workshops, and workgroups that are being conducted to address region-specific issues. The IRWMP Update allows regional stakeholders to revisit the Plan goals, objectives and priorities in light of changes that have occurred since 2007 by:

- Identifying opportunities to collaborate with the San Diego Regional Water Quality Control Board (RWQCB) to improve regulatory certainty
- Conducting salinity and nutrient planning for several groundwater basins
- Collaborating with local land-use planners to more effectively manage water resources
- Investing in cost-effective, reliable local water supplies that will help meet projected future needs
- Identifying high priority and achievable water quality improvements
- Developing guidelines for integrated flood management
- Addressing climate change adaptation and mitigation for water resources

The 2013 IRWMP Update will allow the region to focus on updated priorities and issues, facilitate project integration, forge partnerships with a variety of stakeholders, and move the region forward in implementing high-priority projects. Approximately \$50 million in Proposition 84 grant funding remains allocated to the San Diego region to support water resources management in the future.

Drought Management Plan. To prudently manage water supplies during shortages, in 2006 SDCWA and its member agencies developed and approved the Drought Management Plan, now called the Water Shortage and Drought Response Plan. This Plan was put into effect in 2007 and deactivated in April 2011.

¹ San Diego County Water Authority: "\$734 Million Carlsbad Desalination Project Financing Closes." San Diego County Water Authority. Online: <http://www.sdcwa.org/734-million-carlsbad-desalination-project-financing-closes-0>. Accessed January 3, 2013.

Section 5 of the Plan (Supply Allocation Methodology) was updated in April 2012. In evaluating implementation of SDCWA's allocation methodology during the fiscal year (FY) 2010 and FY 2011 cutback period, SDCWA and member agency staff identified specific elements of the methodology for review and refinement. As part of this effort, it was also noted that certain conditions have changed since adoption of the methodology in 2006, specifically in the area of conservation. Adoption of State water use efficiency legislation has caused a paradigm shift in conservation tracking, and prompted an evaluation of the manner in which the allocation methodology addresses demand hardening and conservation savings. A final area of review involved the relationship between SDCWA's methodology and recent modifications to Metropolitan's Water Supply Allocation Plan (WSAP). Alignment between the two allocation plans was necessary when methodological inconsistencies result in unintended and inequitable impacts to the region or a single member agency.

2.14.2 Regulatory Framework

The regulatory framework discussion in the General Plan Update PEIR as pertains to utilities and service systems has not changed since adoption of the General Plan in August 2011. Therefore, the regulatory framework applies equally to the Project areas addressed in this SEIR, and is therefore not repeated here.

2.14.3 Analysis of Project Effects and Cumulative Impacts

For the cumulative impact analyses, the geographic scope for each of the issues below would be the same as described and evaluated in the General Plan Update PEIR, and as updated in Section 1.9 of this SEIR (Cumulative Project Assessment Overview), including both incorporated and unincorporated areas that are within the service areas of various utility providers sometimes with overlapping jurisdictions.

2.14.3.1 Wastewater Treatment Requirements

This section describes potential direct and cumulative impacts associated with wastewater treatment requirements as pertains to the Project areas addressed in this SEIR.

Guidelines for the Determination of Significance

Based on Appendix G of the CEQA guidelines, the proposed Project would have a significant impact if it would exceed the wastewater treatment requirements of the RWQCB.

Analysis

The General Plan Update PEIR evaluated impacts from the adoption of the goals and policies of the 2011 General Plan countywide, including FCI lands. In addition, the General Plan Update PEIR evaluated buildout of the land use designations applied throughout the unincorporated area with the exception of former FCI lands. The General Plan Update PEIR determined that buildout under the 2011 General Plan would result in potentially significant direct and less than

significant cumulative impacts related to wastewater treatment requirements. The direct impacts would be reduced to below a level of significance through the implementation of a combination of federal, State and local regulations; existing County regulatory processes; the 2011 General Plan goals and policies; and specific mitigation measures/implementation programs identified in the General Plan Update PEIR.

Similar direct impacts would occur with future development of the Project areas addressed in this SEIR. Specifically, the demand for wastewater treatment capacity would potentially increase upon implementation of the 2011 General Plan land uses from new developments that require wastewater service, such as residential, commercial and industrial. An increase in wastewater demand would require the need for new or expanded facilities to be constructed in order to meet the demand of the new development. Although new facilities would be required to meet applicable wastewater treatment requirements, if the new demand for wastewater treatment services is greater than the capacity of existing treatment facilities, then a violation in wastewater treatment standards could occur. In addition, the proposed Project would increase land use densities within wastewater district service areas in a manner that would not be currently planned for, resulting in development of these land uses potentially exceeding wastewater treatment capacities; however, the potentially significant direct impacts on wastewater treatment services resulting from implementation of the proposed Project would be reduced to below a level of significance by the same regulations, implementation programs (2011 General Plan goals/policies) and mitigation measures from the General Plan Update PEIR and repeated in Section 2.14.4.1 (Mitigation for Wastewater Treatment Requirements) below. No additional measures would be required.

Such impacts could also be cumulative in nature as they would contribute to increases in demand for wastewater treatment capacity on a regional level, when combined with other development allowed under the 2011 General Plan. Most cumulative projects would be required to comply with some or all of the following regulations which would also reduce the potential for cumulative impacts: Federal Water Pollution Control Act, California Water Code, Porter-Cologne Water Quality Control Act, Water Conservation Projects Act, County Department of Environmental Health regulations, specific jurisdictional ordinances, and CEQA. Therefore, cumulative impacts associated with increases in demand for wastewater treatment capacity from cumulative projects would not be significant, and for these same reasons, the proposed Project, in combination with the identified cumulative projects, would not result in a significant cumulative impact with respect to this issue.

2.14.3.2 *New Water and Wastewater Treatment Facilities*

This section describes potential direct and cumulative impacts on existing water and wastewater treatment facilities, resulting in the need for expanded facilities as pertains to the Project areas addressed in this SEIR.

Guidelines for the Determination of Significance

Based on Appendix G of the CEQA guidelines, the proposed Project would have a significant impact if it would require or result in new water or wastewater treatment facilities or the expansion of existing facilities, the construction of which could cause significant environmental effects.

Analysis

The General Plan Update PEIR evaluated impacts from the adoption of the goals and policies of the 2011 General Plan countywide, including FCI lands. In addition, the General Plan Update PEIR evaluated buildout of the land use designations applied throughout the unincorporated area with the exception of former FCI lands. The General Plan PEIR determined that buildout under the 2011 General Plan would result in potentially significant direct and less than significant cumulative impacts related to the construction of new or expanded water or wastewater treatment facilities. The direct impacts would be reduced to below a level of significance through the implementation of a combination of federal, State and local regulations; existing County regulatory processes; the 2011 General Plan goals and policies; and specific mitigation measures/implementation programs identified in the General Plan Update PEIR.

Similar direct impacts would occur with future development of the Project areas addressed in this SEIR. Specifically, development of future land uses under the proposed Project would result in an increased need for water and wastewater treatment services and in the construction of new and expanded facilities to meet the increased demand. Additionally, new development in the backcountry areas that are not currently served would require the provision of new water and wastewater treatment facilities. The construction of new or expanded water and/or wastewater facilities to serve new development under the proposed Project would have the potential to cause secondary environmental effects to air quality, cultural resources, noise, hydrology or other environmental issues. Additionally, the construction of new septic systems to service development would require the installation of septic tanks and leach lines. The greater the dispersal of development, the greater potential for associated environmental impacts because more infrastructure would be required; however, these potentially significant direct impacts resulting from implementation of the proposed Project would be reduced to below a level of significance by the same regulations, implementation programs (2011 General Plan goals/policies) and mitigation measures from the General Plan Update PEIR and repeated in Section 2.14.4.2 (Mitigation for New/Expanded Water/Wastewater Treatment Facilities) below. No additional measures would be required.

Such impacts would also be cumulative in nature as they would contribute to construction of new or expanded water or wastewater treatment facilities on a regional level, when combined with other development allowed under the 2011 General Plan. Most cumulative projects would be required to comply with some or all of the following regulations which would also reduce the potential for cumulative impacts: Safe Drinking Water Act, Federal Water Pollution Control Act,

California Water Code, California Drinking Water Standards, Porter-Cologne Water Quality Control Act, Water Conservation Projects Act, County of San Diego Uniform Sewer Ordinance, County Code 68.101, County Fee Ordinances, and Board of Supervisors Policies. Therefore, cumulative impacts associated with the construction of new or expanded water or wastewater treatment facilities from cumulative projects would not be significant, and for these same reasons, the proposed Project, in combination with the identified cumulative projects, would not result in a significant cumulative impact with respect to this issue.

2.14.3.3 Sufficient Stormwater Drainage Facilities

This section describes potential direct and cumulative impacts on existing stormwater drainage facilities as pertains to the Project areas addressed in this SEIR.

Guidelines for the Determination of Significance

Based on Appendix G of the CEQA guidelines, the proposed Project would have a significant impact if it would result in new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.

Analysis

The General Plan Update PEIR evaluated impacts from the adoption of the goals and policies of the 2011 General Plan countywide, including FCI lands. In addition, the General Plan Update PEIR evaluated buildout of the land use designations applied throughout the unincorporated area with the exception of former FCI lands. The General Plan Update PEIR determined that buildout under the 2011 General Plan would result in potentially significant direct and less than significant cumulative impacts related to the construction of new or expanded stormwater drainage facilities. The direct impacts would be reduced to below a level of significance through the implementation of a combination of federal, State and local regulations; existing County regulatory processes; the 2011 General Plan goals and policies; and, specific mitigation measures/implementation programs identified in the General Plan Update PEIR.

Similar direct impacts would occur with future development of the Project areas addressed in this SEIR. Specifically, the proposed Project would increase the amount of impermeable surfaces from new development, thereby increasing the amount of stormwater runoff within the unincorporated County. An increase in the amount of impermeable surfaces throughout the Project area would potentially result in an excess of runoff that may exceed the capacity of existing stormwater drainage systems, requiring the construction of new or expanded facilities which could cause significant environmental effects; however, these potentially significant direct impacts resulting from implementation of the proposed Project would be reduced to below a level of significance by the same regulations, implementation programs (2011 General Plan goals/policies) and mitigation measures from the General Plan Update PEIR and repeated in Section 2.14.4.3 (Mitigation for New/Expanded Stormwater Drainage Facilities) below. No additional measures would be required.

Such impacts would also be cumulative in nature as they would contribute to construction of new or expanded storm water drainage facilities on a regional level, when combined with other development allowed under the 2011 General Plan. Most cumulative projects would be required to comply with some or all of the following regulations which would also reduce the potential for cumulative impacts: Federal Water Pollution Control Act, California Water Code, and Porter-Cologne Water Quality Control Act. Therefore, cumulative impacts associated with the construction of new or expanded storm water drainage facilities from cumulative projects would not be significant, and for these same reasons, the proposed Project, in combination with the identified cumulative projects, would not result in a significant cumulative impact with respect to this issue.

2.14.3.4 Adequate Water Supplies

This section describes potential direct and cumulative impacts on water supplies as pertains to the Project areas addressed in this SEIR.

Guidelines for the Determination of Significance

Based on Appendix G of the CEQA Guidelines, the proposed Project would have a significant impact if it would: 1) result in a demand for water that exceeds existing entitlements and resources, or necessitates new or expanded entitlements; or 2) 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 are granted).

Analysis

The General Plan Update PEIR evaluated impacts from the adoption of the goals and policies of the 2011 General Plan countywide, including FCI lands. In addition, the General Plan Update PEIR evaluated buildout of the land use designations applied throughout the unincorporated area with the exception of former FCI lands. The General Plan Update PEIR determined that buildout under the 2011 General Plan would result in potentially significant direct and cumulative impacts related to water supplies. These impacts would be reduced through the implementation of a combination of federal, State and local regulations; existing County regulatory processes; the adopted 2011 General Plan goals and policies; and, specific mitigation measures/implementation programs identified in the General Plan Update PEIR; however, even with these programs in place, the impacts would not be reduced to below a level of significance due to the uncertainties in obtaining additional water supplies and impacts associated with extraction, processing, and/or conveyance of additional water supplies, as evaluated in the General Plan Update PEIR.

Imported Water

Similar direct and cumulative impacts, as identified in the General Plan Update PEIR would occur with future development of the Project areas addressed in this SEIR. For example, any increase in population and housing units within a SDCWA member district's service area would result in an increase in the demand for potable water service. The proposed Project would result in increases in population and housing in areas that may not have been accounted for in the most current water planning documents. SANDAG and SDCWA will incorporate the new population and housing data in the next updates of the SDCWA UWMP and Regional Water Facilities Master Plan, but there may be uncertainties surrounding the implementation of future water supply projects, such as difficulty obtaining permits for desalination projects, unexpected water quality contamination of supply sources, erratic weather patterns associated with climate change, and competing demands for water supply.

The Alpine Community would experience the greatest amount of growth as a result of the proposed Project. Most of the central area of Alpine is serviced by Padre Dam Municipal Water District (PDMWD). Future development in the Alpine Community, as proposed by the land uses as part of the proposed Project would not be feasible without the expansion of PDMWD east to the East Willows interchange both north and south of Interstate 8. Additionally, the former FCI lands in this area would likely need to offset potable water demands to comply with the PDMWD's 2010 Urban Water Management Plan, since their allocation of imported water did not include this area. Another obstacle is that a Water Supply Assessment (WSA) would need to be prepared to determine the future availability of water supply to serve development (Atkins 2012).

Groundwater

Groundwater dependent water districts that serve the unincorporated County would experience growth in population and housing under the proposed Project, thereby increasing the demand for potable water service. This would potentially result in some groundwater dependent districts having inadequate water supply to serve the projected demand of the proposed Project. Some basins may experience substantial declines in groundwater storage due to buildout of the proposed Project. This could potentially result in inadequate groundwater supplies for these districts. More wells may need to be replaced as water levels drop below perforated levels. Water quality impacts would occur as decreased water levels would induce flow of high salinity, poor quality connate water found in deeper formational materials of the affected aquifer. This would eventually necessitate additional expensive treatment of groundwater to make the water suitable as a drinking water supply. The drawdown of groundwater supplies from increased water supply sources would result in impacts on ecosystems because groundwater withdrawals can significantly lower groundwater levels in an area and therefore cause a loss of flow in a surrounding river or other water body due to seepage through the riverbed. This reduced flow can affect plant and animal species in local water bodies in addition to the hydrology and water quality of the affected water body.

As previously discussed, the Alpine Community would experience the greatest amount of growth as a result of the proposed Project. Utilization of groundwater for future development would need to be done in compliance with the San Diego County Groundwater Ordinance (County Code Title 6 Division 7, Chapter 7, Section 67.701), which regulates ground water usage. However, local groundwater as the sole source of supply for this area would be quite limited from a physical availability standpoint. There are a total of 131 wells within the Project area. A comprehensive groundwater investigation including test wells would be needed to ascertain actual quantity and quality of water which could be developed from on-site wells. The facilities required to provide local groundwater to the contemplated development would include a system of bedrock wells pumping into a dedicated supply line to a storage reservoir. The reservoir containing operational, fire suppression, and emergency storage, would be placed at an elevation to provide adequate pressure to the development. A distribution system from the reservoir would be sized to meet peak demands and fire flows throughout. It is assumed that the internal storage and distribution systems would be similar regardless of the water source (Atkins 2012).

Such impacts would also be cumulative in nature as they would contribute to loss of water supplies on a regional level, when combined with other development allowed under the 2011 General Plan. The direct and cumulative impacts resulting from implementation of the proposed Project would be reduced by the same regulations, implementation programs (2011 General Plan goals/policies) and mitigation measures from the General Plan Update PEIR and repeated in Section 2.14.4.4 (Mitigation for Adequate Water Supplies) below; however, even with these programs in place, the impacts would not be reduced to below a level of significance due to the infeasibility of mitigation measures as discussed in Section 2.14.4.4 below. As such, implementation of the proposed Project would result in significant and unavoidable direct and cumulative impacts related to water supplies.

2.14.3.5 Adequate Wastewater Facilities

This section describes potential direct and cumulative impacts on wastewater facilities as pertains to the Project areas addressed in this SEIR.

Guidelines for the Determination of Significance

Based on Appendix G of the CEQA Guidelines, the proposed Project would have a significant impact if it would result in a determination by the wastewater provider which serves or may serve the Project area that it has inadequate capacity to service the proposed Project's projected demand in addition to the provider's existing commitments.

Analysis

The General Plan Update PEIR evaluated impacts from the adoption of the goals and policies of the 2011 General Plan countywide, including FCI lands. In addition, the General Plan Update PEIR evaluated buildout of the land use designations applied throughout the unincorporated area with the exception of former FCI lands. The General Plan Update PEIR determined that buildout

SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT

under the 2011 General Plan would result in potentially significant direct and less than significant cumulative impacts related to the demand on existing sewer systems due to increased flows from residential, commercial, and industrial land uses. The direct impacts would be reduced to below a level of significance through the implementation of a combination of federal, State and local regulations; existing County regulatory processes; the 2011 General Plan goals and policies; and specific mitigation measures/ implementation programs identified in the General Plan Update PEIR.

The wastewater districts that serve the unincorporated portions of the county, including the former FCI lands, include Lakeside Sanitation District, Alpine Sanitation District, and Spring Valley Sanitation District, which do not have adequate capacity to serve the projected population growth. The Alpine Community, which would experience the greatest amount of growth as a result of the proposed Project, would result in additional demand on existing sewer systems due to increased sewage flows from future residential, commercial and industrial land uses. The Alpine Sewer Service Area conveys its flows westerly to the County of San Diego Sanitation District's Lakeside Sewer Service Area, which conveys flows to the City of San Diego's Metropolitan Wastewater Department (Metro) system. The Metro system conveys flow to Point Loma for treatment and disposal. For future development on the former FCI lands in the Alpine Community, on-site treatment and disposal of wastewater is technically feasible but would face significant regulatory hurdles and require innovative and costly measures to meet water quality objectives. A Waste Discharge Permit (WDP) administered by the RWQCB in cooperation with the County DPW, would need to be secured for an on-site or local wastewater management project. The WDP application process is quite challenging, requiring extensive investigation and documentation, and includes public review.

Similar direct impacts as identified in the General Plan Update PEIR would occur with future development of the Project areas addressed in this SEIR. Some wastewater districts may have inadequate capacity to serve the projected demand in addition to their existing commitments. In addition, the proposed Project would designate land uses that would increase population and housing in areas where wastewater districts do not have adequate service systems in place to serve the projected growth of the community; however, these potentially significant direct impacts resulting from implementation of the proposed Project would be reduced to below a level of significance by the same regulations, implementation programs (2011 General Plan goals/policies) and mitigation measures from the General Plan Update PEIR and repeated in Section 2.14.4.5 (Mitigation for Adequate Wastewater Facilities) below. No additional measures would be required.

Such impacts would also be cumulative in nature as they would contribute to increases in demand for wastewater facilities on a regional level, when combined with other development allowed under the 2011 General Plan. Most cumulative projects would be required to comply with some or all of the following regulations which would also reduce the potential for cumulative impacts: Federal Water Pollution Control Act, Porter-Cologne Water Quality Control

Act, and County of San Diego Uniform Sewer Ordinance. Therefore, cumulative impacts associated with increased demand for wastewater facilities from cumulative projects would not be significant, and for these same reasons, the proposed Project, in combination with the identified cumulative projects, would not result in a significant cumulative impact with respect to this issue.

2.14.3.6 Sufficient Landfill Capacity

This section describes potential direct and cumulative impacts on available landfill capacity as pertains to the Project areas addressed in this SEIR.

Guidelines for the Determination of Significance

Based on Appendix G of the CEQA Guidelines, the 2011 General Plan would have a significant impact if it would be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs.

Analysis

The General Plan Update PEIR evaluated impacts from the adoption of the goals and policies of the 2011 General Plan countywide, including FCI lands. In addition, the General Plan Update PEIR evaluated buildout of the land use designations applied throughout the unincorporated area with the exception of former FCI lands. The General Plan Update PEIR determined that buildout under the 2011 General Plan would result in potentially significant direct and cumulative impacts related to landfill capacity. These impacts would be reduced through the implementation of a combination of federal, State and local regulations; existing County regulatory processes; the 2011 General Plan goals and policies; and, specific mitigation measures/implementation programs identified in the General Plan Update PEIR; however, even with these programs in place, the impacts would not be reduced to below a level of significance due to insufficient capacity of existing landfills, as evaluated in the General Plan Update PEIR. It should be noted that the 2005 San Diego County Integrated Waste Management Plan (IWMP) Siting Element (DPW 2005) determined that if all incorporated and unincorporated areas could achieve a waste recycling rate of 75 percent, there would be no need for additional landfills in the County.

Similar direct and cumulative impacts would occur with future development of the Project areas addressed in this SEIR. Implementation of the proposed Project would result in an increase in solid waste disposal needs from future residential, commercial, and industrial land uses that require solid waste disposal facilities. As evaluated in the General Plan Update PEIR, if the Gregory Canyon, Sycamore, or Campo Landfill projects or other solid waste capacity increasing project does not occur, the Siting Element estimates that the County will run out of physical landfill capacity in 2016; however, a Needs Assessment was recently prepared in association with an Environmental Impact Statement (EIS) for Gregory Canyon Landfill in December 2012 which indicates that the capacity of landfills within San Diego County would be reached by the

year 2024.² It is anticipated that the proposed Project would result in reduced solid waste disposal rates, as compared to that under the 2011 General Plan, due to the 2011 General Plan goals and policies that support additional recycling efforts and waste reduction measures. Regardless, additional landfill capacity would be required to accommodate future buildout of the 2011 General Plan, or diversion technologies would have to be implemented, such as recycling. Therefore, the existing regional landfills are projected to have insufficient capacity to accommodate future solid waste disposal needs from development of future land uses as designated by the proposed Project.

Such impacts would also be cumulative in nature as they would contribute to demands on insufficient landfill capacities on a regional level, when combined with other development allowed under the 2011 General Plan. Other cumulative projects in adjacent cities and counties and on tribal lands would increase solid waste disposal and management needs within the region. The existing regional landfills do not have the capacity to accommodate the solid waste disposal needs of the cumulative projects. Either new landfill facilities and/or recycling facilities would be needed to meet the anticipated disposal needs, and it is often difficult to find suitable sites for such facilities. As such, the cumulative projects would have a significant cumulative impact associated with insufficient capacity of landfill facilities. Therefore, the proposed Project, in combination with the identified cumulative projects, would result in a significant cumulative impact with respect to this issue.

The direct and cumulative impacts resulting from implementation of the proposed Project would be reduced by the same regulations, implementation programs (2011 General Plan goals/policies) and mitigation measures from the General Plan Update PEIR and repeated in Section 2.14.4.6 (Mitigation for Landfill Capacity) below; however, even with these programs in place, the impacts would not be reduced to below a level of significance due to the infeasibility of mitigation measures as discussed in Section 2.14.4.6 below. As such, implementation of the proposed Project would result in significant and unavoidable direct and cumulative impacts related to landfill capacity.

2.14.3.7 Solid Waste Regulations

This section describes potential direct and cumulative impacts related to compliance with solid waste regulations as pertains to the Project areas addressed in this SEIR.

Guidelines for the Determination of Significance

Based on Appendix G of the CEQA guidelines, the 2011 General Plan would have a significant impact if it would not comply with federal, State and local statutes and regulations related to solid waste.

² Draft Environmental Impact Statement – Gregory Canyon Landfill. San Diego County, California. Volume I. U.S. Army Corps of Engineers. December 2012. Online: http://www.pcrnet.com/GC/DEIS/Start_Menu.html. Accessed January 31, 2013.

Analysis

The General Plan Update PEIR evaluated impacts from the adoption of the goals and policies of the 2011 General Plan countywide, including FCI lands. In addition, the General Plan Update PEIR evaluated buildout of the land use designations applied throughout the unincorporated area with the exception of former FCI lands. Within 1,000 feet of the Project area there is one active landfill in the Ramona CPA; there are two transfer stations, one in the Descanso CPA and one in the Palomar Mountain CPA; and there is one solid waste burn site in the Descanso CPA. The General Plan Update PEIR determined that buildout under the 2011 General Plan would result in less than significant direct and cumulative impacts related to compliance with solid waste regulations due to the implementation of a combination of federal, State and local regulations; existing County regulatory processes; and, the 2011 General Plan goals and policies. Because the proposed Project is also required to comply with these same regulations and policies, future development of the Project areas addressed in this SEIR would also not result in significant direct and cumulative impacts related to solid waste regulations. Therefore, mitigation would not be required.

2.14.3.8 Energy

This section describes potential direct and cumulative impacts on energy supplies and facilities as pertains to the Project areas addressed in this SEIR.

Guidelines for the Determination of Significance

The 2011 General Plan would be considered to have a significant impact if it would require or result in the construction of new energy production and/or transmission facilities or expansion of existing facilities, the construction of which would cause significant environmental effects.

Analysis

The General Plan Update PEIR evaluated impacts from the adoption of the goals and policies of the 2011 General Plan countywide, including FCI lands. In addition, the General Plan Update PEIR evaluated buildout of the land use designations applied throughout the unincorporated area with the exception of former FCI lands. The General Plan Update PEIR determined that buildout under the 2011 General Plan would result in potentially significant direct and cumulative impacts related to construction of new or expanded energy facilities. These impacts would be reduced to below a level of significance through the implementation of a combination of federal, State and local regulations; existing County regulatory processes; the 2011 General Plan goals and policies; and specific mitigation measures/ implementation programs identified in the General Plan Update PEIR.

Similar direct and cumulative impacts would occur with future development of the Project areas addressed in this SEIR. Development of land uses as designated by the proposed Project would require energy for construction and operation, thereby increasing energy demand in the County.

The increase in energy demand would affect energy facilities located within the unincorporated County as well as energy facilities that serve unincorporated areas but are located outside the County. To accommodate the projected increase in energy demand, energy facilities would need to be constructed or expanded, which would have the potential to cause significant environmental effects.

Such impacts would also be cumulative in nature as they would contribute to demands on energy facilities on a regional level, when combined with other development allowed under the 2011 General Plan. Several energy projects have been identified in the General Plan Update PEIR and in Section 1.9.1.5 (Regional Energy and Utility Projects) of this SEIR that will be constructed within the region to meet future energy demands. These projects include new energy production facilities, transmission facilities, or expansion of existing facilities. Due to the large-scale nature of such projects, it is reasonably foreseeable that the construction of these facilities would cause significant environmental impacts, such as those associated with air quality, aesthetics, noise, or climate change. As such, they would have a significant cumulative impact related to construction of new or expanded energy facilities. Therefore, the proposed Project, in combination with cumulative projects, would result in a significant cumulative impact with respect to this issue.

These potentially significant direct and cumulative impacts resulting from implementation of the proposed Project would be reduced to below a level of significance by the same regulations, implementation programs (2011 General Plan goals/policies) and mitigation measures from the General Plan Update PEIR and repeated in Section 2.14.4.8 (Mitigation for New/Expanded Energy Facilities) below. No additional measures would be required.

2.14.4 Mitigation for Utilities and Service Systems

2.14.4.1 Wastewater Treatment Requirements

Direct impacts related to wastewater treatment requirements associated with the proposed Project would be reduced to below a level of significance with implementation of the same applicable 2011 General Plan policies and mitigation measures identified in the General Plan Update PEIR, and repeated below.

2011 General Plan Policies

Policy LU-9.4: Infrastructure Serving Villages and Community Cores. Prioritize infrastructure improvements and the provision of public facilities for Villages and community cores for the intensity of development allowed by the Land Use Map.

Policy LU-12.1: Concurrency of Infrastructure and Services with Development. Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing. In addition to utilities, roads, bicycle and pedestrian facilities, and education, police, and fire services, transit-

oriented infrastructure, such as bus stops, bus benches, turnouts, etc, should be provided, where appropriate.

Policy LU-12.2: Maintenance of Adequate Services. Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve an improved level of service (LOS) but do not achieve a LOS of D or better.

Policy LU-14.1: Wastewater Facility Plans. Coordinate with wastewater agencies and districts during the preparation or update of wastewater facility master plans and/or capital improvement plans to provide adequate capacity and assure consistency with the County's land use plans.

Policy LU-14.2: Wastewater Disposal. Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonably expected demands.

Policy LU-14.3: Wastewater Treatment Facilities. Require wastewater treatment facilities serving more than one private property owner to be operated and maintained by a public agency. Coordinate the planning and design of such facilities with the appropriate agency to be consistent with applicable sewer master plans.

Policy LU-14.4: Sewer Facilities. Prohibit sewer facilities that would induce unplanned growth. Require sewer systems to be planned, developed, and sized to serve the land use pattern and densities depicted on the Land Use Map. Sewer systems and services shall not be extended beyond either Village boundaries or extant Urban Limit Lines, whichever is more restrictive, except:

- When necessary for public health, safety, or welfare;
- When within existing sewer district boundaries;
- When necessary for a conservation subdivision adjacent to existing sewer facilities; or,
- Where specifically allowed in the Community Plan.

These policies prioritize infrastructure improvements and provision of public facilities in community cores and require concurrency of infrastructure and services with development as well as maintenance of adequate services with development. These policies also require adequate wastewater facility plans, disposal, treatment facilities, and sewer facilities. Adherence to these policies will reduce impacts associated with exceedance of RWQCB wastewater treatment requirements.

Mitigation Measures

- USS-1.1** Participate in interjurisdictional reviews to gather information on and review and provide comments on plans of incorporated jurisdictions and public agencies in the region.

- USS-1.2** Implement and revise as necessary Board Policy I-84 to ensure adequate availability of sewer /sanitation service for development projects that require it. Also revise Board Policy I-78 to include additional criteria and regulatory requirements restricting the location of small wastewater treatment facilities.

- USS-1.3** Ensure County planning staff participation in the review of wastewater facility long range and capital improvement plans.

USS-1.1 will help ensure that wastewater treatment needs are identified and planned to be proportionate to the provision of adequate facilities. USS-1.2 will help ensure that demand for wastewater treatment does not exceed capacity. USS-1.3 will ensure that the County is meeting RWQCB requirements and that infrastructure is being planned concurrent with development.

2.14.4.2 *New Water and Wastewater Treatment Facilities*

Direct impacts related to construction of new water and waste water treatment facilities associated with the proposed Project would be reduced to below a level of significance with implementation of the same applicable 2011 General Plan policies and mitigation measures identified in the General Plan Update PEIR, and repeated below.

2011 General Plan Policies

Policy LU-1.2: Leapfrog Development. Prohibit leapfrog development which is inconsistent with the Community Development Model. Leapfrog Development restrictions do not apply to new villages that are designed to be consistent with the Community Development Model, that provide necessary services and facilities, and that are designed to meet the LEED-Neighborhood Development Certification or an equivalent. For purposes of this policy, leapfrog development is defined as village densities located away from established Villages or outside established water and sewer service boundaries (see applicable community plan).

Policy LU-4.3: Relationship of Plans in Adjoining Jurisdictions. Consider the plans and projects of overlapping or neighboring agencies in the planning of unincorporated lands, and invite comments and coordination when appropriate.

Policy H-1.3: Housing near Public Services. Maximize housing in areas served by transportation networks, within close proximity to job centers, and where public services and infrastructure are available.

These policies prohibit leapfrog development that would require the construction of new infrastructure facilities, require consideration of the relationship of plans in adjoining

jurisdictions, and encourage housing near public infrastructure which would reduce the need for new infrastructure that could have significant effects on the environment. Adherence to these policies will reduce impacts associated with new or expanded water and/or wastewater treatment facilities.

Mitigation Measures

USS-2.1 Revise Board Policy I-63 to minimize leapfrog development and to establish specific criteria for GPAs proposing expansion of areas designated village regional category. This is intended to limit unexpected demands for new water and wastewater facilities.

USS-2.2 Perform CEQA review on privately initiated water and wastewater facilities and review and comment on water and wastewater projects undertaken by other public agencies to ensure that impacts are minimized and that projects are in conformance with County plans.

USS-2.3 Implement, and revise as necessary, the Green Building Program to encourage project designs that incorporate water conservation measures, thereby reducing the potential demand for new water purveyors with the buildout of General Plan.

USS-2.1 is intended to limit unexpected demands for new water and wastewater facilities. USS-2.2 will ensure that environmental effects associated with new or expanded facilities are adequately analyzed and mitigated. USS-2.3 will, in turn, minimize future environmental impacts that would result from new or expanded facilities.

2.14.4.3 Sufficient Stormwater Drainage Facilities

Direct impacts related to construction of stormwater drainage facilities associated with the proposed Project would be reduced to below a level of significance with implementation of the same applicable 2011 General Plan policies and mitigation measures as identified in the General Plan Update PEIR, and repeated below.

2011 General Plan Policies

Policy LU-6.5: Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County’s (Low Impact Development) LID Handbook.

Policy LU-6.9: Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.

Policy COS-4.3: Stormwater Filtration. Maximize stormwater filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces. This policy shall not apply in areas with high groundwater, where raising the water table could cause septic system failures, moisture damage to building slabs, and/or other problems.

These policies require sustainable stormwater management and development conformance with topography and require that stormwater filtration development utilize natural drainage patterns in order to reduce environmental impacts from the alteration of existing drainage patterns or construction of new drainage facilities. Adherence to these policies will reduce impacts associated with new or expanded stormwater drainage facilities.

Mitigation Measures

- USS-3.1** Amend the Subdivision Ordinance to add additional design requirements for subdivisions that encourage conservation oriented design. Also amend it to require new residential development to be integrated with existing neighborhoods by providing connected and continuous road, pathway/trail and recreation/open space networks. This will reduce scattered development footprints and increase pervious surfaces in site design, thereby minimizing the need for new stormwater drainage facilities.
- USS-3.2** Prepare Subdivision Design Guidelines that establish a process to identify significant resources on a project site, identify the best areas or development and create a conservation oriented design for both the project and open space areas.
- USS-3.3** Use the County Guidelines for Determining Significance for Surface Water Quality and Hydrology to identify adverse environmental effects on water quality.
- USS-3.4** Implement the LID handbook and establish LID standards for new development to minimize runoff and maximize infiltration.
- USS-3.5** Evaluate the environmental effects of all proposed stormwater drainage facilities and ensure that significant adverse effects are minimized and mitigated.

USS-3.1 will reduce scattered development footprints and increase pervious surfaces in site design, thereby minimizing the need for new stormwater drainage facilities. USS-3.2 will minimize the need for new or expanded stormwater facilities and will minimize impacts if such facilities are included in a project. USS-3.3 provides measures for reducing stormwater runoff. USS-3.4 requires the County to implement the LID handbook and establish LID standards for new development to minimize runoff and maximize infiltration. USS-3.5 requires the County to evaluate the environmental effects of all proposed stormwater drainage facilities and ensure that significant adverse effects are minimized and mitigated.

2.14.4.4 Adequate Water Supplies

Direct and cumulative impacts associated with inadequate water supplies to serve the proposed Project would be reduced, but not below a level of significance with implementation of the same applicable 2011 General Plan policies and mitigation measures as identified in the General Plan Update PEIR, and repeated below; additionally, the County determined that implementation of the additional measures listed below would be infeasible for the following reasons:

- Please refer to Section 2.7.4.2 of this SEIR for a discussion of additional mitigation measures that would reduce the direct and cumulative impacts associated with groundwater supplies and recharge resulting from the proposed Project to below a level of significance, and the reasons why the County determined them to be infeasible. Therefore, the infeasible mitigation measures identified in Section 2.7.4.2 of this SEIR would not be implemented and impacts associated with groundwater supply would remain significant and unavoidable.
- This measure would implement a countywide moratorium on building permits and development applications in any areas of the County that would have an inadequate imported water supply to serve future development until adequate supplies are procured. This would effectively result in no increase in the amount of imported water demand within the unincorporated County; however, this measure would conflict with the Project objective to support a reasonable share of projected regional population growth. Therefore, this mitigation measure would not be implemented and impacts associated with inadequate imported water supply would remain significant and unavoidable.

2011 General Plan Policies

The following policies would reduce impacts associated with water supply availability, although not to below a level of significance:

Policy LU-8.1: Density Relationship to Groundwater Sustainability. Require land use densities in groundwater dependent areas to be consistent with the long-term sustainability of groundwater supplies, except in the Borrego Valley.

Policy LU-8.2: Groundwater Resources. Require development to identify adequate groundwater resources in groundwater dependent areas, as follows:

- In areas dependent on currently identified groundwater overdrafted basins, prohibit new development from exacerbating overdraft conditions. Encourage programs to alleviate overdraft conditions in Borrego Valley.
- In areas without current overdraft groundwater conditions, evaluate new groundwater-dependent development to assure a sustainable long-term supply of groundwater is available that will not adversely impact existing groundwater users.

Policy LU-13.1: Adequacy of Water Supply. Coordinate water infrastructure planning with land use planning to maintain an acceptable availability of a high quality sustainable water supply. Ensure that new development includes both indoor and outdoor water conservation measures to reduce demand.

Policy LU-13.2: Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.

Policy COS-4.1: Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.

Policy COS-4.2: Drought-Efficient Landscaping. Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.

Policy COS-4.3: Stormwater Filtration. Maximize stormwater filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces. This policy shall not apply in areas with high groundwater, where raising the water table could cause septic system failures, moisture damage to building slabs, and/or other problems.

Policy COS-4.4: Groundwater Contamination. Require land uses with a high potential to contaminate groundwater to take appropriate measures to protect water supply sources.

Policy COS-5.2: Impervious Surfaces. Require development to minimize the use of directly connected impervious surfaces and to retain stormwater run-off caused from the development footprint at or near the site of generation.

Policy COS-5.5: Impacts of Development to Water Quality. Require development projects to avoid impacts to the water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources.

These policies require that densities and development in groundwater dependent areas be consistent with the long-term sustainability of groundwater supplies, apply water conservation measures, facilitate regional coordination with water districts, and preserve the quality of local water supply. Adherence to these policies will further reduce impacts associated with adequate water supplies from future development.

Mitigation Measures

The following mitigation measures would reduce impacts associated with water supply availability, although not to below a level of significance:

- USS-4.1** Review General Plan Amendments for consistency with the goals and policies of the General Plan. This shall include designating groundwater dependent areas with land use density/intensity that is consistent with the long-term sustainability of groundwater supplies; locating commercial, office, civic, and industrial development in villages, town centers or at transit nodes; and ensuring that adequate water supply is available for development projects that rely on imported water.
- USS-4.2** Implement, and revise as necessary, the County Green Building Program with incentives for development that is energy efficient and conserves resources, including both groundwater and imported water.
- USS-4.3** Implement Policy I-84 requiring discretionary projects obtain water district commitment that water services are available. Also Implement and revise as necessary Board Policy G-15 to conserve water at County facilities.
- USS-4.4** Implement the Groundwater Ordinance to balance groundwater resources with new development and implement and revise as necessary the Watershed Ordinance to encourage the removal of invasive species to restore natural drainage systems, thereby improving water quality and surface water filtration. Also revise the Ordinance Relating to Water Efficient for Landscaping to further water conservation through the use of recycled water.
- USS-4.5** Use the County Guidelines for Determining Significance for Groundwater Resources, Surface Water Quality, and Hydrology to identify and minimize adverse environmental effects on groundwater resources.
- USS-4.6** Establish a water credits program between the County and the Borrego Water District to encourage an equitable allocation of water resources.
- USS-4.7** Coordinate with the San Diego County Water Authority and other water agencies to coordinate land use planning with water supply planning and support continued implementation and enhancement of water conservation programs.

USS-4.1 will prevent future GPAs for development that would result in a demand for water exceeding available imported water or groundwater supplies. USS-4.2 can potentially reduce future demand on existing water supplies. USS-4.3 will prevent future discretionary projects in water district areas that require imported water supply in exceedance of existing availability. USS-4.3 will also reduce future demand on water supply in the County and serve as an example

to other land uses that rely on water supply. USS-4.4 will minimize drawdown of groundwater supply, allow for recharge of groundwater storage, and reduce future demand of imported water and groundwater. USS-4.5 will identify and minimize adverse environmental effects on groundwater resources. USS-4.6 will potentially allow for replacement of water intensive uses in Borrego with land uses that require less groundwater. USS-4.7 will reduce the potential for exceedance of water availability under the 2011 General Plan.

2.14.4.5 Adequate Wastewater Facilities

Direct impacts related to construction of new wastewater facilities associated with the proposed Project would be reduced to below a level of significance with implementation of the same applicable 2011 General Plan policies and mitigation measures identified in the General Plan Update PEIR, and repeated below.

2011 General Plan Policies

Implementation of the following policy would reduce direct and cumulative Project impacts associated with construction of new wastewater facilities to below a level of significance.

Policy LU-4.3: Relationship of Plans in Adjoining Jurisdictions. Consider the plans and projects of overlapping or neighboring agencies in the planning of unincorporated lands, and invite comments and coordination when appropriate.

This policy requires the County to consider the plans and projects of overlapping or neighboring agencies in the planning of unincorporated lands, and to invite comments and coordination when appropriate. Adherence to this policy will reduce impacts associated with wastewater facilities.

Mitigation Measures

Implementation of Mitigation Measures USS-1.1, USS-1.2, and USS-1.3 listed above would reduce direct and cumulative Project impacts with regard to construction of new wastewater facilities to below a level of significance.

USS-1.1 will help ensure that wastewater treatment needs are identified and planned to be proportionate to the provision of adequate facilities. USS-1.2 will help ensure that demand for wastewater treatment does not exceed capacity. USS-1.3 will ensure that the County is meeting RWQCB requirements and that infrastructure is being planned concurrent with development.

2.14.4.6 Sufficient Landfill Capacity

Direct and cumulative impacts associated with insufficient landfill capacity to serve the proposed Project would be reduced to below a level of significance with implementation of the same applicable 2011 General Plan policies and mitigation measures as identified in the General Plan Update PEIR, and repeated below; however, the County determined that implementation of the additional measures listed below would be infeasible for the following reasons:

SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT

- Require all proposed development to obtain written verification of sufficient landfill capacity for the next 20 years. This mitigation measure would prove infeasible because existing landfill facilities are not projected to have sufficient capacity to serve future demand. Therefore, this measure would conflict with the Project objective to support a reasonable share of projected regional population growth because new development would be unable to obtain verification of adequate landfill capacity for the next 20 years and, therefore, future growth in the unincorporated County would be prohibited.
- Require any proposed project that is expected to result in an increase in solid waste disposal demand to construct a solid waste disposal facility, concurrent with development, to meet the needs of the project. This mitigation measure would prove infeasible because it places the burden of development of new solid waste disposal facilities on the developer, would require permits from local and State agencies, and would have the potential result in environmental consequences from creating multiple solid waste facilities throughout the unincorporated County. This mitigation measure would result in significant environmental impacts associated with the construction of multiple solid waste facilities throughout various areas of the unincorporated County. Implementing multiple solid waste disposal sites would increase environmental degradation throughout the unincorporated County, which would contradict the Project objective to promote environmental stewardship that protects the range of natural resources and habitats that uniquely define the County's character and ecological importance.

Because the measures listed above have been found to be infeasible by the County and would not be implemented, impacts would be significant and unavoidable.

2011 General Plan Policies

The following policies would reduce impacts associated with insufficient landfill capacity, although not to below a level of significance:

Policy LU-12.1: Concurrency of Infrastructure and Services with Development.

Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing. In addition to utilities, roads, bicycle and pedestrian facilities, and education, police, and fire services, transit-oriented infrastructure, such as bus stops, bus benches, turnouts, etc., should be provided, where appropriate.

Policy LU-12.2: Maintenance of Adequate Services.

Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve an improved LOS but do not achieve a LOS of D or better.

Policy LU-16.1: Location of Waste Management Facilities. Site new solid waste management facilities identified in the San Diego County Integrated Waste Management Plan in a manner that minimizes environmental impacts, prevents groundwater degradation, and complies with applicable local land use policies.

Policy LU-16.2: Integrity of Waste Management Facilities. Avoid encroachment of incompatible land uses upon solid waste facilities in order to minimize or avoid potential conflicts.

Policy LU-16.3: New Waste Management Facilities. Encourage the establishment of additional recycling and resource recovery facilities in areas with Industrial land use designations or other appropriate areas based on the type of recycling.

Policy COS-17.1: Reduction of Solid Waste Materials. Reduce greenhouse gas emissions and future landfill capacity needs through reduction, reuse, or recycling of all types of solid waste that is generated. Divert solid waste from landfills in compliance with State law.

Policy COS-17.2: Construction and Demolition Waste. Require recycling, reduction and reuse of construction and demolition debris.

Policy COS-17.3: Landfill Waste Management. Require landfills to use waste management and disposal techniques and practices to meet all applicable environmental standards.

Policy COS-17.4: Composting. Encourage composting throughout the County and minimize the amount of organic materials disposed at landfills.

Policy COS-17.6: Recycling Containers. Require that all new land development projects include space for recycling containers.

Policy COS-17.7: Material Recovery Program. Improve the County's rate of recycling by expanding solid waste recycling programs for residential and non-residential uses.

Policy COS-17.8: Education. Continue programs to educate industry and the public regarding the need and methods for waste reduction, recycling, and reuse.

These policies require concurrency of infrastructure and services with development; require the maintenance of such services; encourage recycling facilities; and require landfill waste management, composting, methane recapture, and recycling. Adherence to these policies will further reduce impacts associated with insufficient landfill capacity from future development.

Mitigation Measures

The following mitigation measures would reduce impacts associated with sufficient landfill capacity, although not to below a level of significance:

USS-6.1 Participate in inter-jurisdictional reviews to gather information on and provide comments on plans of incorporated jurisdictions and public agencies in the region.

SIGNIFICANT ENVIRONMENTAL EFFECTS OF THE PROPOSED PROJECT

Also work with jurisdictions in the County to facilitate regulations to site recycling facilities.

USS-6.2 Review all plans for large scale projects and planned developments to insure there is space allocation for on-site storage to separate recyclable solid waste.

USS-6.3 Promote and enforce the Management of Solid Waste Ordinance requiring mandatory recycling. Evaluate the Zoning Ordinance and other County ordinances, codes and policies to allow the development of the most environmentally sound infrastructure for solid waste facilities including recycling, reuse and composting businesses. Also implement the Zoning Ordinance requirements for a Major Use Permit for new landfills to ensure the facilities are sited in accordance with the San Diego County IWMP.

USS-6.4 Promote the use of Board Policy B-67 requiring the County to purchase products containing recycled and recyclable materials.

USS-6.5 Regulate refuse hauling companies through County Franchise Hauler Agreement permits. Coordinate with solid waste facility operators to extend and/or expand existing landfill capacity by encouraging on-site materials diversion options. Also develop incentives to encourage pilot projects with unincorporated area landfills to use anaerobic digesters to process organic materials currently being landfilled.

USS-6.6 Permit and regulate solid waste operators and closed solid waste disposal sites to ensure compliance with California Code of Regulations and Titles 14 and 27.

USS-6.7 Maintain and monitor inactive solid waste disposal sites to ensure compliance with all applicable environmental regulations. Also establish additional compatible uses for inactive solid waste sites, where possible, that generate cost-saving revenue and provide desirable community resources.

USS-6.8 Conduct recycling and composting public education programs for residents, schools, and businesses. Develop programs to assist farmers, residents, and businesses to divert organic materials. Also encourage the County and private contractors and developers to practice deconstruction and recycling of construction, demolition and land clearing debris.

USS-6.1 will help the County and other jurisdictions to plan for solid waste disposal concurrent with need and to reduce solid waste production through increased recycling. USS-6.2 will increase participation in recycling and reduce solid waste output. USS-6.3 will help with the successful processing of new landfill projects, thereby increasing landfill capacity in the County.

USS-6.4 will reduce future demand on County landfills and serve as an example to other land uses that generate solid waste. USS-6.5 can promote alternative means of solid waste disposal and alleviate some demand on landfills. USS-6.6 will ensure that landfills meet current State standards. USS-6.7 ensures that landfills minimize their impacts and increase their value, thereby making solid waste facilities feasible and desirable operations in the County. USS-6.8 will reduce demand on solid waste facilities through alternative disposal options for the public.

2.14.4.7 Solid Waste Regulations

The proposed Project would not result in significant direct and cumulative impacts related to solid waste regulations because all future development in the unincorporated County is required to comply with solid waste regulations through the implementation of a combination of federal, State and local regulations; existing County regulatory processes; and, the 2011 General Plan goals and policies. Therefore, mitigation is not necessary. However, the following 2011 General Plan Policies are applicable to this issue: LU-12.1, LU-12.2, LU-16.1, LU-16.2, LU-16.3, COS-17.1 through COS-17.4, COS-17.7, and COS-17.8.

2.14.4.8 Energy

Direct and cumulative impacts related to energy and energy producing facilities associated with the proposed Project would be reduced to below a level of significance with implementation of the same applicable 2011 General Plan policies and mitigation measures identified in the General Plan Update PEIR, and repeated below.

2011 General Plan Policies

Policy COS-14.7: Alternative Energy Sources for Development Projects. Encourage development projects that use energy recovery, photovoltaic, and wind energy.

Policy COS-15.1: Design and Construction of New Buildings. Require that new buildings be designed and constructed in accordance with “green building” programs that incorporate techniques and materials that maximize energy efficiency, incorporate the use of sustainable resources and recycled materials, and reduce emissions of GHGs and toxic air contaminants.

Policy COS-15.2: Upgrade of Existing Buildings. Promote and, as appropriate, develop standards for the retrofit of existing buildings to incorporate architectural features, heating and cooling, water, energy, and other design elements that improve their environmental sustainability and reduce GHG.

Policy COS-15.3: Green Building Programs. Require all new County facilities and the renovation and expansion of existing County buildings to meet identified “green building” programs that demonstrate energy efficiency, energy conservation, and renewable technologies.

Policy COS-15.4: Title 24 Energy Standards. Require new development to reduce the energy impacts from new buildings by applying in accordance with or exceeding Title 24 energy standards as required by law.

Policy COS-15.5: Energy Efficiency Audits. Encourage energy conservation and efficiency in existing development through energy efficiency audits and adoption of energy saving measures resulting from the audits.

These policies encourage alternative energy sources, energy efficiency, green building programs, and energy recovery for development. Adherence to these policies will reduce impacts associated with new or expanded energy facilities.

Mitigation Measures

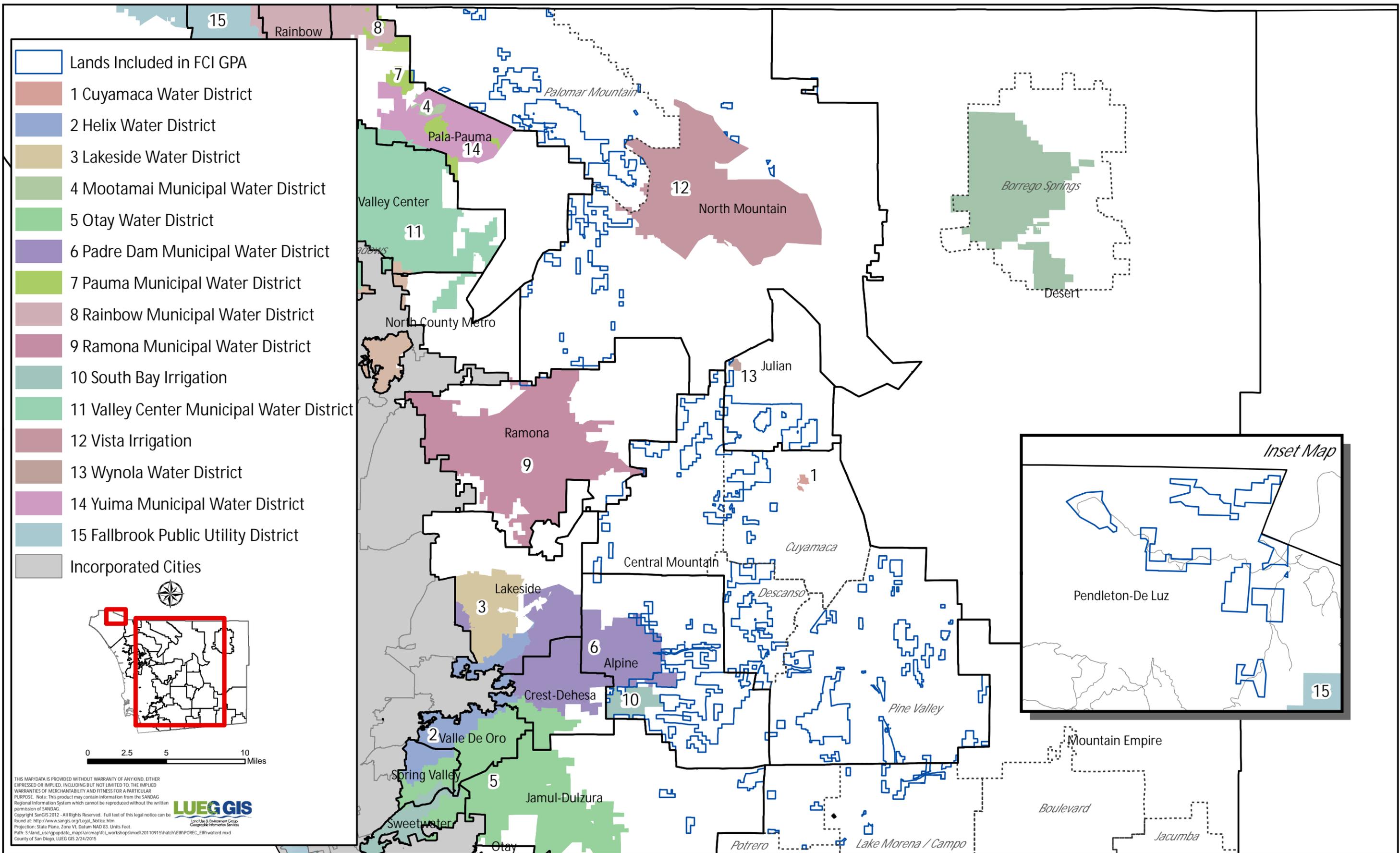
USS-8.1 Implement, and revise as necessary, the County Green Building Program through incentives for development that is energy efficient and conserves resources.

USS-8.2 Revise Board Policy F-50 to strengthen the County's commitment and requirement to implement resource-efficient design and operations for County funded renovation and new building projects. Also revise Board Policy G-15 to require County facilities to comply with Leadership in Energy and Environmental Design (LEED) standards or other Green Building rating systems.

USS-8.3 Revise Board Policy G-16 to require the County to:

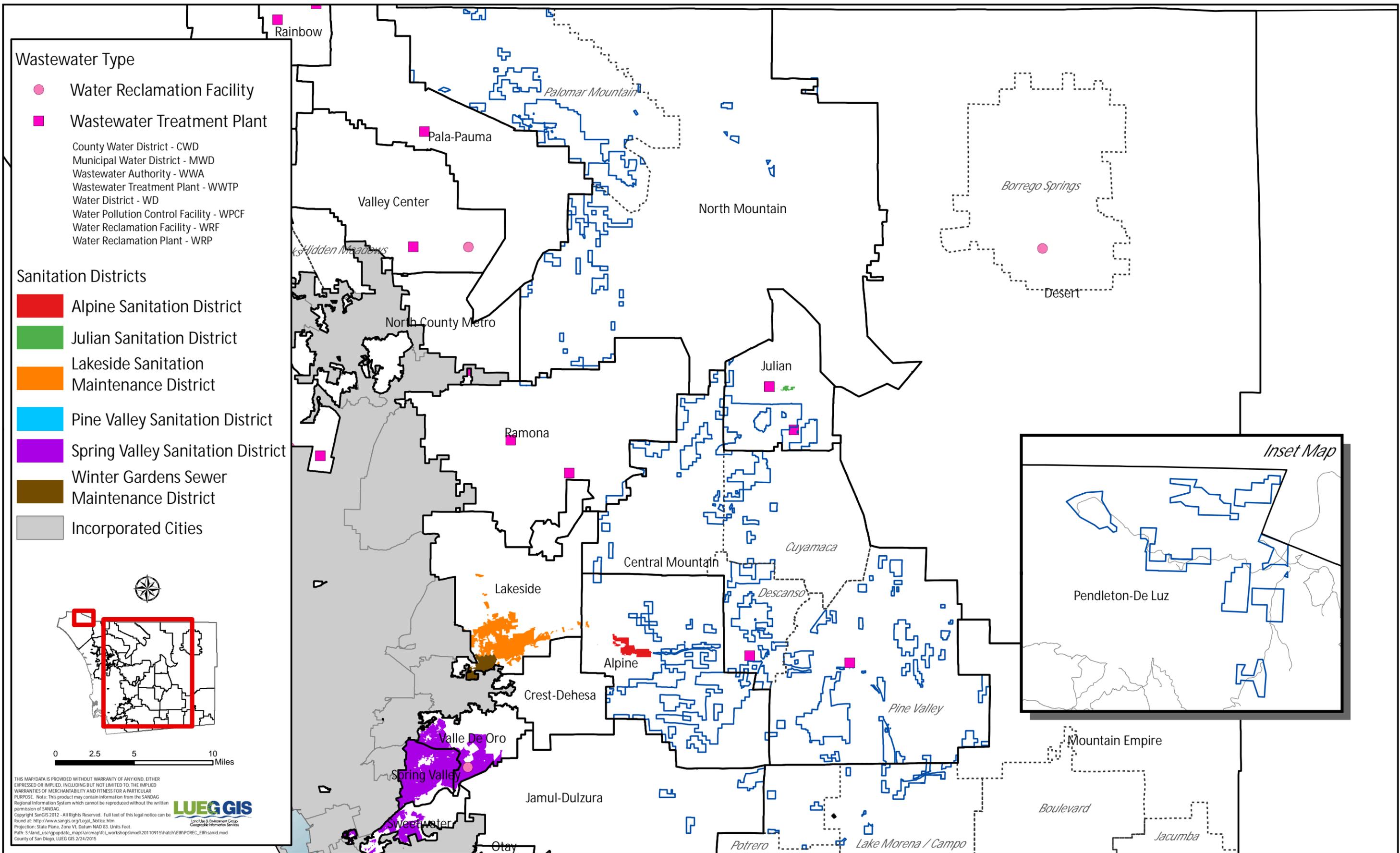
- Adhere to the same or higher standards it would require from the private sector when locating and designing facilities concerning environmental issues and sustainability
- Require government contractors to use low emission construction vehicles and equipment.

USS-8.1 will reduce the need for new or expanded energy facilities. USS-8.2 and USS-8.3 will reduce energy usage for government operations and further minimize the need for additional energy facilities.



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