

SOITEC SOLAR DEVELOPMENT DRAFT PEIR

[http://www.sdcountry.ca.gov/pds/
ceqa/Soitec-Solar-EIR.html](http://www.sdcountry.ca.gov/pds/ceqa/Soitec-Solar-EIR.html)

February 6, 2014

Boulevard Community Planning Group Meeting

Introductions

- Applicant
- EIR Consultant – Dudek
- County Staff

Meeting Format

- **County/Consultant Presentation
~25 minutes**
- **Question/Answer Period
~1.5 hours**
- **Show Courtesy to Speakers –
Hold Your Applause**

3

Draft PEIR Document

- **Prepared by Dudek**
- **Reviewed by County Staff**
- **Public Review Jan. 2, 2014 –
Feb. 17, 2014**
- **[http://www.sdcounty.ca.gov/pds/
ceqa/Soitec-Solar-EIR.html](http://www.sdcounty.ca.gov/pds/ceqa/Soitec-Solar-EIR.html)**

4

Project Processing

- Staff/Consultants review comments
- Staff/Consultants formulate responses
- Evaluate for Recirculation with County Counsel

6

Project Processing

- Counsel I-119 review
- Proceed to Hearing
 - PDS makes recommendation
 - PDS drafts Findings
 - Major Use Permit Findings
 - CEQA Findings
 - Overriding Considerations

6

Project Processing

- **Overriding Findings-CEQA §15093**
- **County must balance:**
 - Economic, legal, social, technological or other benefits against unavoidable environmental risks
 - If benefits outweigh the risks, adverse environmental effects may be considered “acceptable”

7

EIR Analysis – Aesthetics

Guideline	Impact	Mitigation
Scenic Vistas (2.1.3.1)	AE-LE-LW-1, AE-PP-1, AE-CUM-PP-1	M-AE-PP-1 Landscape Screening Significant and Unavoidable
Visual Character/ Quality (2.1.3.2)	AE-TDS-1, AE-TDS-2 (Gen-Tie), AE-R-1, AE-LE-LW-1, AE-PP-2, AE-CUM-PP-2	M-AE-PP-1 Landscape Screening Significant and Unavoidable

EIR Analysis – Aesthetics

Guideline	Impact	Mitigation
Light/Glare (2.1.3.3)	AE-TDS-3 (Residents) AE-TDS-4 (Motorists) AE-R-2 (Residents) AE-R-3 (Motorists) AE-LE-LW-3, AE-PP-3 (Residents + Motorists)	M-AE-PP-1 Landscape Screening Significant and Unavoidable

EIR Analysis – Air Quality

Guideline	Impact	Mitigation
Federal and State AA Quality Standards (2.2.3.2)	AQ-PP-1 Construction Emissions (NOx) AQ-PP-2 Construction Emissions (PM10)	M-AQ-PP-1 Tuned engines, Electric motors when feasible, Use EPA Tier 2 engines or greater Significant and Unavoidable No Feasible Mitigation Significant and Unavoidable
Cumulative Criteria Pollutants (2.2.4.1)	AQ-CUM-1 (NOx)	M-AQ-PP-1, M-AQ-LE-1, M-AQ-LW-1 - Limit Grading to 5 acres/day

EIR Analysis – Air Quality		
Guideline	Impact	Mitigation
Cumulative increase in Criteria Pollutants (2.2.4.1) Continued	AQ-CUM-1 (NOx)	<p>M-AQ-LE-2, M-AQ-LW-2 Require Site Specific Air Quality Technical Report</p> <p>Plus PDF-AQ-1 through PDF-AQ-3 (dust control and ridesharing)</p> <p>Cumulatively Considerable and Unavoidable</p>

EIR Analysis – Air Quality		
Guideline	Impact	Mitigation
Federal and State AA Quality Standards (2.2.3.2)	<p>AQ-LE-1, AQ-LW-1 (Fugitive Dust)</p> <p>AQ-LE-2, AQ-LW-2 (PM10 and NOx)</p> <p>AQ-LW-3, AQ-LW-3 (Operational Emissions)</p>	<p>M-AQ-LE-1, M-AQ-LW-1 Limit Grading to 5 acres/day</p> <p>M-AQ-LE-2, M-AQ-LW-2 Require Site Specific Air Quality Technical Report</p> <p>Less than Significant</p>

EIR Analysis – Biology		
Guideline	Impact	Mitigation
2.3.3.1 Candidate, Sensitive, or Special-Status Species	BI-TDS-1 through BI-TDS-17	M-BI-PP-1 (habitat preservation) M-BI-PP-2 (biological monitoring) M-BI-PP-3 (restrictions on construction vehicle speed limits)
	BI-R-1 through BI-R-17	M-BI-PP-4 (preparation of a biological monitoring report) M-BI-PP-5 (implementation of a Fugitive Dust Control Plan)
	BI-LE-1 through BI-LE-15	M-BI-PP-6 (biological review of landscape plans) M-BI-PP-7 (restrictions on operation and maintenance personnel activity) M-BI-PP-8 (implementation of a Fire Protection Plan) M-BI-PP-9 (regulated herbicide application)
	BI-LW-1 through BI-LW-15	M-BI-PP-10 (preconstruction surveys for nesting birds and setbacks) M-BI-PP-11 (monitoring excavated areas and soil piles) M-BI-PP-12 (minimize night lighting) M-BI-TDS-1 (conformance to Avian Power Line Interaction Committee (APLIC) standards)

EIR Analysis – Biology		
Guideline	Impact	Mitigation
2.3.3.2 Riparian Habitat or Sensitive Natural community	BI-TDS-18 through BI-TDS-22	M-BI-PP-1 (habitat preservation) M-BI-PP-2 (biological monitoring) M-BI-PP-3 (restrictions on construction vehicle speed limits)
	BI-R-18 through BI-R-27	M-BI-PP-4 (preparation of a biological monitoring report) M-BI-PP-5 (implementation of a Fugitive Dust Control Plan)
	BI-LE-16 through BI-LE-24	M-BI-PP-6 (biological review of landscape plans) M-BI-PP-7 (restrictions on operation and maintenance personnel activity) M-BI-PP-8 (implementation of a Fire Protection Plan) M-BI-PP-9 (regulated herbicide application)
	BI-LW-16 through BI-LW-24	M-BI-PP-13 (federal and state permits) M-BI-PP-14 (groundwater monitoring and mitigation plan) M-BI-R-1 (Revegetation Plan)

EIR Analysis – Biology		
Guideline	Impact	Mitigation
2.3.3.3 Jurisdictional Wetlands and Waterways	BI-R-27 BI-LE-25 BI-LW-25	M-BI-PP-1 (habitat preservation) M-BI-PP-13 (federal and state permits)

EIR Analysis – Biology		
Threshold	Impact	Mitigation
2.3.3.4 Wildlife Movement and Nursery Sites	BI-TDS-23 through BI-TDS-26 BI-R-28 through BI-R-31 BI-LE-26 through BI-LE-30 BI-LW-26 through BI-LW-30	M-BI-PP-1 (habitat preservation) M-BI-PP-2 (biological monitoring) M-BI-PP-3 (restrictions on construction vehicle speed limits) M-BI-PP-4 (preparation of a biological monitoring report) M-BI-PP-5 (implementation of a Fugitive Dust Control Plan) M-BI-PP-6 (biological review of landscape plans) M-BI-PP-7 (restrictions on operation and maintenance personnel activity) M-BI-PP-8 (implementation of a Fire Protection Plan) M-BI-LE-1, M-BI-LW-1 (A wildlife movement corridor along Walker Creek)

EIR Analysis – Biology

Guideline	Impact	Mitigation
2.3.3.5 Local Policies, Ordinances, and Adopted Plans	BI-TDS-27 BI-R-32 BI-LE-31 through BI-LE-33 BI-LW-31 through BI-LW-33	M-BI-PP-1 (habitat preservation) M-BI-PP-10 (preconstruction surveys for nesting birds and setbacks) M-BI-PP-13 (federal and state permits)

EIR Analysis – Land Use

Guideline	Impact	Mitigation/ PDFs
2.5.3.1 Physically Divide a Community	Less Than Significant Impact	PDF-TR-1 (preparation and implementation of a Traffic Control Plan), PDF-TR-2 (preparation of a construction notification plan) PDF-TR-3 (notification of property owners and provision of access) PDF-AQ-1 (implementation of dust control measures during construction activities) PDF-AQ-2 (worker ridesharing program)
2.5.3.2 Conflict with Plans, Policies and Regulations	LU-LE-1 LU-LW-1 LU-PP-1	Significant and Unavoidable

EIR Analysis – Groundwater

Water Resource Portfolio

- Tierra Del Sol onsite well
- Rugged onsite wells
- Pine Valley Mutual Water Company
- Jacumba Community Services District
- Padre Dam Municipal Water District

18

EIR Analysis – Groundwater

Tierra Del Sol

Guideline	Project Design Feature
Reduction of Groundwater in Storage/ Water Levels (3.1.5.3.4)	<p>Groundwater Monitoring and Mitigation Plan</p> <p>Onsite Water Demand: 18 acre-feet (construction) 6 acre-feet per year (ongoing)</p> <p>Ongoing Groundwater Monitoring</p> <p>10-Foot Construction Water Level Threshold</p>

EIR Analysis – Groundwater

Rugged

Guideline	Project Design Feature
Reduction of Groundwater in Storage/ Water Levels (3.1.5.3.4)	<p>Groundwater Monitoring and Mitigation Plan</p> <p>Onsite Water Demand: 44 acre-feet (construction) 8.7 acre-feet per year (ongoing)</p> <p>Ongoing Groundwater Monitoring</p> <p>10-Foot Construction Water Level Threshold</p>

21

EIR Analysis – Groundwater

Pine Valley and Jacumba

Guideline	Project Design Feature
Reduction of Groundwater in Storage/ Water Levels (3.1.5.3.4)	<p>Pine Valley Mutual Water Company: Maximum Water Demand: 16 acre-feet (for Rugged Solar site only) Groundwater Monitoring 10-Foot Construction Water Level Threshold</p> <p>Jacumba Community Services District: Maximum Water Demand: 48 acre-feet Groundwater Monitoring 5-Foot Construction Water Level Threshold</p>

22

EIR Analysis – Fire Safety

Guideline	Impact	Project Design Features
Wildfire Hazards (3.1.4.3.3)	None identified	Implement Fire Protection Plans PDF-HZ-2 – Prepare a Construction Fire Prevention Plan (p. 3.1.4-36)
Interference of Emergency Response (3.1.4.3.4)		PDF-HZ-3 – Prepare FPP (LE/LW) (p. 3.1.4-40) PDF-PS-1 – Contribute equipment and funds to local emergency response capabilities (p. 3.1.7-11) PDF-TR-1 through PDF-TR-3 – Traffic Control Plans, Construction Notification Plan, Alternative access, if required (p. 3.1.8-23, 24) Less than Significant

EIR Analysis – Traffic

Project Site	ADT Construction	ADT Operation
Rugged	160 over 12 months; could exceed 200 in first 9 months	40 (15 - 20 employees)
TDS	58 over 14 months; 163 during first 2 months	14 (6 - 7 employees)
LanEast and LanWest	Not yet defined but less than Rugged or TDS	18 (4 - 9 employees)

EIR Analysis – Traffic		
Guideline	Impact	Project Design Features
Roadway Segment Operations (3.1.8.3.2)	None identified	PDF-AQ-2 – Worker ridesharing (p.2.2-21)
Intersection Operation (3.1.8.3.3)	None identified	PDF-AQ-2, PDF-TR-1 through PDF-TR-3 – Traffic Control Plans, Construction Notification Plan, Alternative access, if required (p. 3.1.8-22, 23, and 24)
		Less than Significant

EIR Analysis – Traffic		
Guideline	Impact	Project Design Features
Traffic Hazards (3.1.8.3.4)	None identified	PDF-AQ-2, PDF-TR-1 through PDF-TR-3 – Traffic Control Plans, Construction Notification Plan, Alternative access, if required (p. 3.1.8-22, 23, and 24)
		Less than Significant
		Project will pay TIF

EIR Analysis – Traffic

Possible Permits	Department	Conditions
Construction	DPW - Private Development Construction Inspection (PDCI)	PDCI performs pre-construction photographic review of roadways
Encroachment		Applicant agrees to repair/restore County maintained roads
Excavation		Daily sweeping, Appropriate Stormwater BMPs
Traffic Control		May specify operational restrictions
Moving		PDCI responds to resident complaints

EIR Analysis – Alternatives

Alt. No.	Features	Reduced Impacts
1 – Reduced Proposed Project	500 foot setback from TDS Rd., remove trackers from east & west portions & south boundary of Rugged, 25% reduction in trackers all sites	Aesthetics, air quality, biology, cultural resources, noise
2 – Reduced TDS & Rugged, No LanEast and LanWest	LanEast and LanWest removed from consideration	Aesthetics (I-8 and Old Hwy 80) and air quality and land use.
3 – Reduced Proposed Project & underground gen-tie	Same as No. 1 plus no overhead gen-tie	Same as No. 1, no overhead gen-tie, no helicopter noise; add'l trenching/excavating may increase air, bio, cultural impacts

EIR Analysis – Alternatives

Alt. No.	Features	Reduced Impacts
4 – Reduced TDS and Rugged, No LanEast and LanWest, and underground Gen-Tie		Aesthetics (I-8 and Old Hwy 80), air quality, biology, cultural resources, noise, and land use, no overhead gen-tie, no helicopter noise
5 – Relocate TDS to Los Robles		Construction-phase air quality, No overhead gen-tie, no helicopter noise, possible reduced noise due to increased setbacks
6 – Relocate LanEast and LanWest to Los Robles		Aesthetic impacts to I-8 and land use

EIR Analysis – Alternatives

Alt. No.	Features	Reduced Impacts
7 – Relocate LanEast, LanWest, and TDS to Los Robles	3,821 trackers on Los Robles site	Short-term construction air quality and land use impacts No overhead gen-tie, no helicopter noise
8– Relocate LanEast, LanWest, and TDS to Los Robles & maximize Los Robles	1,006 additional trackers; 4,827 trackers on Los Robles site	Reduces aesthetic and land use impacts; Increases air quality, biology and cultural impacts, increases traffic and water demand
9 – No Project	Proposed Project would not be developed	All Proposed Project impacts avoided

SOITEC SOLAR DEVELOPMENT
DRAFT PEIR
 February 6, 2014
 Boulevard Community Planning Group Meeting
Questions/Comments

Robert.Hingtgen@sdcounty.ca.gov
 (858) 694-3712

31

EIR Analysis – Noise		
Guideline	Impact	Mitigation
Operational Noise (2.6.3.1)	N-TDS-1, N-R-1 (Equipment Noise - Inverters)	M-N-TDS-1, M-N-R-1 – Enclose inverters or locate ≥ 800 ft. from property line, Noise analysis prior to building permits, O&M (Rugged) ≥ 1,250 feet from property line
	N-TDS-2 – Gen-Tie Maintenance	M-N-TDS-2 – Use non-motorized eqpt w/in 4,500 feet NSLU, Maximum two truck simultaneous operation, Helicopter Noise Control Plan
		Less than Significant

EIR Analysis – Noise

Guideline	Impact	Mitigation
Operational Noise (2.6.3.1) Continued	N-LE-1, N-LW-1 (Operational Noise)	M-N-LE-1 – Site Specific Noise Technical Report
Construction Noise (2.6.3.2)	N-TDS-3 (Gen-Tie)	M-N-TDS-3 – Construction Management Plan – to achieve compliance with 8-hour 75 dB average requirement (36.409) Less than Significant

EIR Analysis – Noise

Guideline	Impact	Mitigation
Construction Noise (2.6.3.2) Continued	N-TDS-5 (Construction Helicopter Noise)	M-N-TDS-5 – Construction Helicopter Noise Control Plan Noticing within 1,600 feet, Limit use to 1 hour per 8 hour period within 400 feet, Limit use to 5 hours per 8 hour period within 600 feet, No use restriction 800 feet or greater Less than Significant

EIR Analysis – Noise		
Guideline	Impact	Mitigation
Construction Noise (2.6.3.2) Continued	N-LE-2, N-LW-2 (Construction Noise)	M-N-LE-1, M-LW-1 – Site Specific Noise Technical Report Less than Significant
	N-LE-3, N-LW-3 (Construction Vibrations)	
	N-LE-4, N-LW-4 (Pile Driver Vibrations)	

EIR Analysis – Noise		
Guideline	Impact	Mitigation
Construction Noise (2.6.3.2) Continued	N-TDS-4, N-TDS-6 (Blasting and Vibrations during construction of genetic line, and onsite)	M-N-TDS-4 – Blasting Plan (if blasting is required), Prohibit blasting within 430 feet of agricultural zoned parcels, Prohibit blasting within 1,700 feet of existing structures, Use of chemical fracturing, Scheduling, Noticing, Restrictions Less than Significant

EIR Analysis – Cultural		
Guideline	Impact	Mitigation
Historical and Archaeological Resources (2.3.4.1)	CR-TDS-1, CR-R-1, CR-LE-1, CR-LW-1 (Discovery of unknown Archaeo/Cultural Deposits)	M-CR-PP-1 – Implement a Grading Monitoring Program and Potential Data Recovery Program by a Project Archaeologist and Native American Grading Monitor with reporting to the County
	CR-TDS-2 (Indirect impacts to known Archaeo/Cultural deposits)	M-CR-PP-2 – Install construction fencing to protect sites in avoidance areas and un-impacted portions of sites outside of MUP boundaries
		Less than Significant

EIR Analysis – Cultural		
Guideline	Impact	Mitigation
Historical and Archaeological Resources (2.3.4.1) Continued	CR-LE-1, CR-LW-1 (Impacts to known Archaeo/Cultural deposits)	M-CR-PP-3 – Prepare and implement an Archaeo/Cultural Treatment Plan
		Less than Significant

