



**ERIC GIBSON**  
DIRECTOR

## County of San Diego

### DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666  
INFORMATION (858) 694-2960  
TOLL FREE (800) 411-0017  
www.sdcounty.ca.gov/dplu

**October 30, 2008**

### **CEQA Initial Study - Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G Rev. 10/04)**

#### **FOR PURPOSES OF CONSIDERATION OF BOULDER CREEK WIRELESS TELECOMMUNICATIONS FACILITY**

1. Project Number/Environmental Log Number/Title:  
  
Boulder Creek Wireless Telecommunications Facility, P06-049,  
ER 06-15-009
2. Lead agency name and address:  
County of San Diego, Department of Planning and Land Use  
5201 Ruffin Road, Suite B,  
San Diego, CA 92123-1666
3.
  - a. Contact Kevin Johnston, Project Manager
  - b. Phone number: (858) 694-3084
  - c. E-mail: Kevin.Johnston@sdcounty.ca.gov
4. Project location:  
  
11190 Highway 79, Descanso, CA 91916, San Diego County (APN 407-051-01)  
Thomas Brothers Coordinates: Page 1216, Grid 5/E
5. Project Applicant name and address:  
  
Anne Wulftange  
5761 Copley Drive  
Suite 100  
San Diego, CA 92111
6. General Plan Designation  
Community Plan: Central Mountain  
Land Use Designation: 23 - National Forest & State Parks

Density: -- du/acre(s)

7. Zoning  
Use Regulation: S92  
Minimum Lot Size: 20 acres  
Special Area Regulation: S

8. Description of project:

The project is a Major Use Permit to construct and operate an unmanned wireless telecommunications facility. The project consists of 15 panel antennas, with 'sock' covers, mounted onto a proposed 35-foot tall faux monopine tree. Associated project elements include a pre-cast concrete equipment shelter (21'6"x12'x11'6"), an air conditioner unit, and two GPS antennas. The faux monopine tree and equipment shelter would be surrounded by six proposed 36" box live Coulter pine trees. In addition, native shrubs are proposed around the equipment shelter. To maintain the landscaping, the project proposes an irrigation system that would rely on two existing water tanks located approximately 60 feet away and served onsite by groundwater. Finally, approximately 1,188 feet of trenching would be conducted alongside an existing dirt access road to install power and telecommunication utility lines. Approximately two vehicle trips per month would be made for routine maintenance of the proposed facility. Access to the site would be provided by a dirt private access road connected to Highway 79 in Descanso.

The proposed project would be co-located with a proposed Verizon unmanned wireless telecommunications facility. Proposed as a separate project on the same site, P06-098, the Verizon facility would consist of a 40 foot faux monopine tree located approximately 30 feet to the north of the proposed faux monopine. In addition, a 22'x12' equipment shelter would be installed perpendicular to the proposed equipment shelter on its north façade to form a "T" shape.

The project is located on a 39.99 acre parcel currently used as a horse training facility. Existing onsite uses include a primary residence, a barn, several small utility sheds, horse corrals, two horse training tracks, and two water tanks. The site is subject to the General Plan Regional Category Environmentally Constrained Area (ECA), Land Use Designation 23 – National Forest & State Parks. Zoning for the site is S92 (General Rural), and includes an 'S' designator – Scenic Area. All existing uses would be retained and no uses would be removed as part of the project.

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

Lands surrounding the project site are characterized largely as vacant open space and low-density residential. Cuyamaca Rancho State Park is adjacent to

the site to the north. Additional vacant open space is located to the south and east of the site. Rural residential uses are found to the west of the project site. The topography of the project site and adjacent land is hilly with some slopes exceeding 25%. Highway 79 is in the project vicinity.

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

<b>Permit Type/Action</b>	<b>Agency</b>
Landscape Plans	County of San Diego
Major Use Permit	County of San Diego

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

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

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

\_\_\_\_\_  
Signature

Kevin Johnston  
\_\_\_\_\_  
Printed Name

October 30, 2008

\_\_\_\_\_  
Date

Land Use/Environmental Planner  
\_\_\_\_\_  
Title

## INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

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

## ENVIRONMENTAL REVIEW CHECKLIST

### I. AESTHETICS – Would the project:

- a) Have a substantial adverse effect on a scenic vista; substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway; or substantially degrade the existing visual character or quality of the site and its surroundings?

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

Discussion/Explanation:

**Less Than Significant With Mitigation Incorporated:** Scenic vistas are singular vantage points that offer unobstructed views of valued viewsheds, including areas designated as official scenic vistas along major highways or County designated visual resources. State scenic highways refer to those highways that are officially designated by the California Department of Transportation. Generally, the viewshed from a highway includes the land adjacent to and visible from the vehicular right-of-way and extends the distance of a motorist's line of vision, using a reasonable boundary when the view extends to the distant horizon. Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity and expectation of the viewers.

The proposed project site is located near Highway 79, which is a County-designated First Priority Scenic Route. The project site is also subject to the 'S' Designator – Scenic Area, which is applied to parcels in this area along Highway 79. Based on the "*Visual Analysis for Proposed Descanso Canyon Wireless Antenna Facility*" (the proposed facility is relying on this study, prepared for the co-located project – P06-098, Descanso) prepared by Development Design Services & Graphic Access, Inc. (November 5, 2007), the proposed project would be visible from such public vantage areas as Highway 79, including the East Mesa Parking area for Cuyamaca Rancho State Park (Park), and some trail locations within the Park. From the highway, a viewer would see the proposed project at the top of a knoll backed by a prominent ridgeline. Manmade elements, including overhead utilities, fire roads, and the two onsite water tanks would also be visible from this location. From certain Park trails, the project would be seen both against a natural background of ridgelines and prominent landforms and also as a silhouette against a background of sky.

Although the proposed project would be visible from a First Priority Scenic Route and other public vantage areas, the proposed project would not substantially degrade the existing visual character and quality of the project site and surroundings nor substantially degrade a scenic vista. The existing visual character and quality of the project site and surroundings can be characterized as vacant open space in the area of the project site with substantial mature vegetation (including pine trees), rock outcroppings, prominent ridgelines, and hills. In addition, rural residences are located in the area with an equestrian facility, and equestrian-themed fencing. As the proposed facility would be sited on top of a knoll, there is the potential for the telecommunication tower and equipment shelter to visually “stand out” as unnatural features on the landscape. However, a number of proposed design features would serve to shield these elements and blend them in with the surrounding environment. First, the project proposes to use a faux monopine tree that would be painted to mimic the color and texture of a natural tree. The appearance of the proposed panel antennas would be masked through the use of ‘sock’-type covers, in addition to faux branches and needles. They would be painted to match the colors of the tree. Additionally, the 35-foot tall faux tree would be surrounded by six proposed live Coulter pine trees and the future Verizon 40-foot faux monopine to visually integrate the faux tree in a “grove effect”. The live trees would have an additional positive visual effect by partially screening the two existing onsite water tanks when viewed from the southern portion of Highway 79.

The proposed equipment shelter would also be designed to conform to the surrounding environment. It would be given a gabled roof made of Spanish tile to match the roof of the existing on-site home. As such, the equipment shelter would resemble one of the other residential outbuildings on the property. In addition, the shelter would be painted in earth tones and be surrounded by native vegetation to provide visual screening. Combined, these elements would serve to integrate the facility with the surrounding environment and minimize its visual appearance. The diversity of visual elements including live trees, native vegetation and an architecturally-conforming outbuilding would be similar in form, color and texture to the rural residential uses seen in the surrounding area from Highway 79 and State Park trails. The proposed live screening trees, as well as other project elements including native landscaping and the architecturally-conforming equipment shelter, would provide context and a diversity of elements to minimize the visual appearance of the telecommunication facility. Therefore, the aesthetic impact is less than significant.

The project would not result in cumulative impacts to scenic resources within a scenic vista, a County priority scenic route, or a State Scenic Highway. One other wireless telecommunication facility would be located in the area, the proposed Verizon facility, P06-098 co-located with the proposed project, P06-049. The Verizon project would also employ stealth design features including a faux monopine tree, native landscaping, and an architecturally integrated equipment shelter. Though the facilities would be visible from a County designated Priority Scenic Route, the two facilities would appear consistent with the existing natural and manmade elements of the surrounding landscape. In addition, perceived changes in the visual environment would lessen over time as surrounding vegetation matures and provides additional screening and visual

context for the projects. Therefore, the potential direct and cumulative aesthetic impacts resulting from the proposed project would be less than significant.

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

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

Discussion/Explanation:

**No Impact:** The project does not propose outdoor lighting or building materials with highly reflective properties such as highly reflective glass or high-gloss surface colors. Therefore, the project would not create any new sources of light pollution that could contribute to skyglow, light trespass or glare, nor would the project adversely affect day or nighttime views.

**II. AGRICULTURAL RESOURCES** -- Would the project:

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?

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

Discussion/Explanation:

**No Impact:** The project site and the surrounding area do not contain any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency. Therefore, no Prime Farmland, Unique Farmland, Farmland of Statewide or Local Importance would be converted to a non-agricultural use.

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

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

Discussion/Explanation:

**No Impact:** The project site is not located in an agricultural zone. Additionally, the project site's land is not under a Williamson Act Contract. Therefore, the project does not conflict with existing zoning for agricultural use or a Williamson Act Contract.

**III. AIR QUALITY** -- Would the project conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violate any air quality standard or contribute substantially to an existing or projected air quality violation; expose sensitive receptors to substantial pollutant concentrations; or create objectionable odors affecting a substantial number of people?

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

**Less Than Significant Impact:** The project would not conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violate any air quality standard or contribute substantially to an existing or projected air quality violation because emissions from the construction phase of the project would be minimal and localized, resulting in PM<sub>10</sub> and VOC emissions below the screening-level criteria established by San Diego Air Pollution Control District (SDAPCD) Rule 20.2 and by the South Coast Air Quality Management District (SCAQMD) CEQA air quality handbook section 6.2 and 6.3. Emissions associated with the project include very limited emissions of PM<sub>10</sub>, NO<sub>x</sub> and VOCs from construction/grading activities and trips to and from the facility. The limited scale of construction and the limited vehicle trips (two per month) associated with the project would not constitute a significant air quality impact. Furthermore, any grading in excess of 200 cubic yards is subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures.

According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADT are below the Screening-Level Criteria established by SDAPCD Rule 20.2 and by the SCAQMD CEQA air quality handbook section 6.2 and 6.3 for VOCs and PM<sub>10</sub>. Also, the project does not include any elements that would cause objectionable odors. Finally, the project would not result in exposure of significant pollutant

concentrations to sensitive receptors because the project would not produce significant pollutant concentrations. Therefore, the impact to air quality is less than significant.

**IV. BIOLOGICAL RESOURCES** – Would the project:

- a) Have a substantial adverse effect, either directly or indirectly through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service; have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service; have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means; or interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

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

Discussion/Explanation:

**Less Than Significant with Mitigation Incorporated:** Biological resources on the project site were evaluated in a Biological Analysis Letter Report prepared by Vincent Scheidt for Eilar Associates, dated May 25, 2008. The project proposes construction of a wireless (MUP 06-049) telecommunication facility that would be co-located with a future Verizon wireless telecommunication facility (MUP 06-098). The shared site would be located along Route 79 in the Descanso area of unincorporated San Diego County. The project includes the construction of a monopine and equipment shelter. The future Verizon facility would add a monopine, equipment room, and power generator to the project site. The two projects would share a joint electrical and telecommunications trench. Landscaping with pine trees and native shrubs is proposed. The project is Fire Protection Policy FP-2 compliant and would therefore require no fire clearing. The site is located near a dirt access road and two existing water tanks in an urban/disturbed area.

Since the proposed project and future Verizon project would be located on the same site and would share the 1,188 foot long telecommunication trench, potential biological impacts resulting from both projects were evaluated concurrently. Combined, both projects would impact 0.66-acre of urban/disturbed habitat and 0.47-acre of Granitic Chamise Chaparral (GCC). The loss of 0.47-acre of GCC would be mitigated offsite at a 0.5:1 ratio in a County approved mitigation bank. The proposed project (MUP 06-049)

and Verizon (MUP 06-098) would have the option to satisfy this mitigation measure individually or jointly as long as a total of 0.24-acre credits of GCC are secured in a County approved mitigation bank.

Three sensitive animal species and no sensitive plant species were identified onsite. Red-shouldered hawk, Bell's Sage sparrow and San Diego Coast Horned Lizard were detected on the site and soaring overhead. No state or federally listed Rare, Threatened or Endangered species, critical, or highly sensitive populations of any species are anticipated on the property. Mitigation for impacts to GCC would provide habitat-based mitigation for impacts to species found onsite.

The project site would not impact wetlands, defined by Section 404 of the Clean Water Act through, discharging into, directly removing, filling, or hydrologically interrupting, any federally protected wetlands supported on the project site, nor would the project impede the movement of any native resident or migratory fish or wildlife species from using an established native resident or migratory wildlife corridor, or the use of native wildlife nursery sites. The project footprint is located next to two water tanks and an adjoining pad, and lacks unique features or biological resources. The proposed facility is a small-scale project that would not create a barrier to wildlife movement or impede the use of nursery sites. Therefore, the project would not result in significant impacts to any riparian habitat or sensitive natural community identified in the County of San Diego Multiple Species Conservation Program, County of San Diego Resource Protection Ordinance, Natural Community Conservation Plan, Fish and Game Code, Endangered Species Act, Clean Water Act, or any other local or regional plans, policies or regulations; to wetlands or waters of the U.S. as defined by Section 404 of the Clean Water Act; and would not impede the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.

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

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

Discussion/Explanation:

**Less Than Significant Impact:** While the proposed project and off-site improvements are located outside of the boundaries of the Multiple Species Conservation Program, the project site and locations of any off-site improvements do not contain habitats subject to the Habitat Loss Permit/Coastal Sage Scrub Ordinance. Therefore, conformance to the Habitat Loss Permit/Coastal Sage Scrub Ordinance findings is not

required. In addition, since the proposed project and any off-site improvements related to the proposed project are located outside of the boundaries of the Multiple Species Conservation Program, conformance with the Multiple Species Conservation Program and the Biological Mitigation Ordinance is not required. The site contains no wetland habitats as defined by the San Diego County Resource Protection Ordinance. The site does not have a substratum of predominately undrained hydric soils, the land does not support, even periodically, hydric plants, nor does the site have a substratum that is non-soil and is saturated with water or covered by water at some time during the growing season of each year. No sensitive habitat lands were identified on the site as determined by GIS mapping of the project site and a review of the biological analysis letter report (Eilar Associates, Inc, May 25, 2008). Therefore, it has been found that the proposed project complies with Section 86.604(f) of the Resource Protection Ordinance.

Therefore, the project would not result in significant impacts to any riparian habitat or sensitive natural community identified in the County of San Diego Resource Protection Ordinance, Natural Community Conservation Plan, Fish and Game Code, Endangered Species Act, Clean Water Act, or any other local or regional plans, policies or regulations.

**V. CULTURAL RESOURCES** – Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5; cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5; or disturb any human remains, including those interred outside of formal cemeteries?

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

Discussion/Explanation:

**No Impact:** Based on an analysis of records and a survey of the property by County of San Diego approved archaeologist, Mary Robbins-Wade on April 27, 2007, it has been determined that there are no impacts to historical resources or archaeological resources because they do not occur within the project site. In addition, the project would not disturb any human remains because the project site does not include a formal cemetery or any archaeological resources that might contain interred human remains. The results of the survey are provided in an archaeological survey report titled, "*Negative Cultural Resources Survey Report Descanso Verizon Wireless Case Number P 06-098 Nextel Sprint Case number 06-049*", dated May 2007, prepared by Mary Robbins-Wade with Affinis.

- b) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

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

Discussion/Explanation:

**Less Than Significant With Mitigation Incorporated: Unique Geologic Features** –

The site does not contain any unique geologic features that have been catalogued within the Conservation Element (Part X) of the County's General Plan or support any known geologic characteristics that have the potential to support unique geologic features. Additionally, based on a site visit by staff, no known unique geologic features were identified on the property or in the immediate vicinity.

Unique Paleontological Features – A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the project is located on geological formations that potentially contain unique paleontological resources. Excavating into undisturbed ground beneath the soil horizons may cause a significant impact if unique paleontological resources are encountered. Since an impact to paleontological resources does not typically occur until the resource is disturbed, monitoring during excavation is the essential measure to mitigate potentially significant impacts to unique paleontological resources to a level below significance.

The project has marginal potential for containing paleontological resources; therefore, a monitoring program implemented by the excavation/grading contractor would be required. Equipment operators and others involved in the excavation should watch for fossils during the normal course of their duties. In accordance with the Grading Ordinance, if a fossil or fossil assemblage of greater than twelve inches in any dimension is encountered during excavation, all excavation operations in the area where the fossil or fossil assemblage was found shall be suspended immediately, the County's Permit Compliance Coordinator shall be notified, and a Qualified Paleontologist shall be retained by the applicant to inspect the find to determine if it is significant. A Qualified Paleontologist is a person who has, to the satisfaction of the Planning and Land Use Director:

- A Ph.D. or M.S. or equivalent in paleontology or closely related field (e.g., sedimentary or stratigraphic geology, evolutionary biology, etc.);
- Demonstrated knowledge of southern California paleontology and geology; and
- Documented experience in professional paleontological procedures and techniques.

If the Qualified Paleontologist determines that the fossil or fossil assemblage is significant; a mitigation program involving salvage, cleaning, and curation of the fossil(s) and documentation shall be implemented. If no fossils or fossil assemblages of greater than 12 inches in any dimension are encountered during excavation, a "No Fossils Found" letter will be submitted to the County Department of Planning and Land Use identifying who conducted the monitoring and that no fossils were found. If one or more

fossils or fossil assemblages are found, the Qualified Paleontologist shall prepare a report documenting the mitigation program, including field and laboratory methodology, location and the geologic and stratigraphic setting, list(s) of collected fossils and their paleontological significance, descriptions of any analyses, conclusions, and references cited.

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

## **VI. GEOLOGY AND SOILS –**

Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?
  - ii. Strong seismic ground shaking?
  - iii. Seismic-related ground failure, including liquefaction?
  - iv. Landslides?
  - v. Result in substantial soil erosion or the loss of topsoil?
  - vi. Unstable geological conditions?

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

Discussion/Explanation:

**Less Than Significant Impact:** The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997. Fault-Rupture Hazards Zones in California and the Uniform Building Code (UBC) and the California Building Code (CBC) classifies all San Diego County with the highest seismic zone criteria, Zone 4. The site is not located within a landslide susceptibility area. Also, according to the Soil Survey for the San Diego Area, prepared

by the US Department of Agriculture, Soil Conservation and Forest Service dated December 1973, the soils on-site are identified as Acid igneous rock land, that have a soil erodibility rating of "severe" and are not considered expansive soils as defined within Table 18-I-B of the Uniform Building Code (1994).

The project would not expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death because the project is for an unmanned wireless telecommunication facility that would not involve habitable structures or significant construction of property. Also, to ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. The County Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit. Therefore, there will be no potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking as a result of this project. The project will not have significant adverse impacts related to expansive soils because the project is required to comply with the improvement requirements identified in the 1997 Uniform Building Code, Division III – Design Standard for Design of Slab-On-Ground Foundations to Resist the Effects of Expansive Soils and Compressible Soils, which ensure suitable structure safety in areas with expansive soils. The project will not result in unprotected erodible soils; will not alter existing drainage patterns; is not located in a floodplain, wetland, or significant drainage feature; and will not develop steep slopes.

Based on the above, there will be a less than significant impact from the exposure of people or structures to potential adverse effects from rupture of a known earthquake fault; strong seismic ground shaking; seismic-related ground failure, including liquefaction; or to substantial risks to life or property due to expansive soil. Also, the project will not result in substantial soil erosion or the loss of topsoil, nor will there be a potentially significant impact from the exposure of people or structures to unstable geologic conditions.

In addition, the project will not contribute to a cumulatively considerable impact because all the of past, present and future projects included on the list of projects that involve grading or land disturbance are required to follow the requirements of the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING); Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); and County Storm water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). Also, all the of past, present and future projects included on the list of projects that involve issuance of a building permit must conform to the Seismic Requirements as outlined within the California Building Code. The County Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit.

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

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

Discussion/Explanation:

**No Impact:** The project is an unmanned wireless telecommunication facility that does not include or require septic tanks or alternative wastewater disposal systems. No wastewater would be generated as a result of this project; therefore, there is no impact.

**VII. HAZARDS AND HAZARDOUS MATERIALS** -- Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; through the emission or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; or because the site is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5?

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

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project would include 20 Northstar lead acid batteries (NSB170FT), representing approximately 48.8 gallons of hazardous liquid. The batteries would be located within the proposed equipment shelter to support the radio cabinets. In addition, the proposed project includes a 30kV backup diesel-powered generator that would be housed in a CMU shed connected to the equipment shelter. However, the project would not result in a significant hazard to the public or environment because all storage, handling, transport, emission and disposal of hazardous substances would be in full compliance with local, State, and Federal regulations. California Government Code § 65850.2 requires that no final certificate of occupancy or its substantial equivalent be issued unless there is verification that the owner or authorized agent has met, or is meeting, the applicable requirements of the Health and Safety Code, Division 20, Chapter 6.95, Article 2, Section 25500-25520.

The San Diego County Department of Environmental Health Hazardous Materials Division (DEH HMD) is the Certified Unified Program Agency (CUPA) for San Diego County responsible for enforcing Chapter 6.95 of the Health and Safety Code. As the CUPA, the DEH HMD is required to regulate hazardous materials business plans, chemical inventory, hazardous waste and tiered permitting, underground storage tanks, and risk management plans. The Hazardous Materials Business Plan is required to contain basic information on the location, type, quantity and health risks of hazardous materials stored, used, or disposed of onsite. The plan also contains an emergency response plan which describes the procedures for mitigating a hazardous release, procedures and equipment for minimizing the potential damage of a hazardous materials release, and provisions for immediate notification of the HMD, the Office of Emergency Services, and other emergency response personnel such as the local Fire Agency having jurisdiction. Therefore, due to the strict requirements that regulate hazardous substances outlined above and the fact that all onsite hazardous materials storage will occur in compliance with local, State, and Federal regulation; the project would not result in any potentially significant impacts related to the routine transport, use, and disposal of hazardous substances.

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

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

Discussion/Explanation:

**No Impact:** The proposed project is not located within a Comprehensive Land Use Plan (CLUP) for airports, within two miles of a public airport, or within one mile of a private air strip. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project would not constitute a safety hazard for people residing or working in the project area.

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

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

Discussion/Explanation:

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

i. OPERATIONAL AREA EMERGENCY PLAN:

**Less Than Significant Impact:** The Operational Area Emergency Plan is a framework document that provides direction to local jurisdictions to develop specific operational area of San Diego County. It provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The project would not interfere with this plan because it would not prohibit subsequent plans from being established.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

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

iii. OIL SPILL CONTINGENCY ELEMENT

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

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

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

v. DAM EVACUATION PLAN

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

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

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

Discussion/Explanation:

**Less than Significant Impact:** The proposed project has demonstrated compliance with County Policy FP2, Fire Code Compliance for Cellular Facilities. The goal of the fire prevention standards in Policy FP2 are to make sure cellular sites are self protecting, with no fire agency emergency response anticipated, especially in major wildland incidents. This is accomplished primarily through construction with non-combustible exterior materials. Based on compliance with the County Policy FP2, Fire Code Compliance for Cellular Facilities, the project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires.

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

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

Discussion/Explanation:

**No Impact:** The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facilities or other similar uses. Moreover, the project is an unmanned telecommunication facility that would not include new residents or occupants that could be exposed to existing vector sources.

**VIII. HYDROLOGY AND WATER QUALITY** -- Would the project:

- a) Violate any water quality standards or waste discharge requirements?

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

Discussion/Explanation:

**Less Than Significant Impact:** The project proposes an unmanned wireless telecommunication facility, which requires completion of a Stormwater Management Plan (SWMP) for Minor Projects to demonstrate compliance with all requirements of the County of San Diego Watershed Protection Ordinance. The Stormwater Management Plan (SWMP), dated September 24, 2008 for the proposed project, was reviewed by the Department of Public Works and deemed complete. The project proposes minor grading, trenching and construction of the telecommunication facility and would be required to implement site design measures and/or source control Best Management Practices (BMPs) to prevent pollutants to the maximum extent practicable from entering storm water runoff and receiving waters. Implementation of BMPs such as fiber rolls and sandbag barriers, as detailed in the SWMP for this project, would enable the project to meet waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. 2001-01), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).

The proposed BMPs identified in the project's SWMP for minor projects are consistent with regional surface water and storm water planning and permitting processes that have been established to improve the overall water quality in County watersheds. As a result, the project would not contribute to a cumulative impact to an impaired water body, as listed by the Clean Water Act Section 303(d). Regional surface water and storm water permitting regulations for the County of San Diego, Incorporated Cities of San Diego County, and the San Diego Unified Port District include the following: Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); and, County Storm Water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). The stated purpose of these ordinances is to protect the health, safety and general welfare of County of San Diego residents; protect water resources and improve water quality; cause the use of management practices by the County and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the state; secure benefits from the use of storm water as a resource; and ensure the County is compliant with applicable state and federal laws. Ordinance No. 9424 (WPO) has discharge prohibitions and requirements that vary depending on the type of land use activity and location in the County. Ordinance No. 9426 is Appendix A of Ordinance No. 9424 (WPO) and sets out in more detail, by project category, what Dischargers must do to comply with the Ordinance and to obtain permits for projects and activities that are subject to the Ordinance. Collectively, these regulations establish standards for projects so that water quality is not degraded from headwaters to the deltas of each watershed in the County. Each project subject to WPO is required to prepare a Stormwater Management Plan that details a project's pollutant discharge contribution to a given watershed and proposes BMPs or design measures to mitigate impacts that may occur in the watershed. As the proposed project would be required to implement

the water quality protection measures contained in its Stormwater Management Plan, the impact would be less than significant.

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

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

Discussion/Explanation:

**Less Than Significant Impact:** The project is an unmanned wireless telecommunication facility that includes establishment of landscaping for screening purposes. Proposed landscaping would rely on groundwater for irrigation for a maximum of five years. The proposed landscaping is expected to become established within five years and to be able to survive without irrigation thereafter. Based on the limited scale of proposed landscaping and the temporary use of groundwater for irrigation, the project would not have a significant adverse impact on the availability or recharge of groundwater.

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

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

Discussion/Explanation:

**Less than Significant Impact:** The project is an unmanned telecommunication facility that, due to its small size (21'6"x12' equipment shelter and 35-foot tall faux monopine), limited disturbance area, and location away from streams and rivers, would not substantially alter the drainage pattern of the site or area, nor alter the course of a stream or river, to result in substantial erosion or siltation on- or off-site.

The project proposes minor grading and construction for the equipment shed and utility trenching. Existing natural topography and drainage courses on- and off-site would not be altered as a result of the project. Native landscaping would be planted and

maintained as part of the visual screening strategy for the project; therefore, the existing characteristics of the site that influence drainage would not be substantially altered and would not result in an increase in flooding. Furthermore, the project's Stormwater Management Plan requires implementation of Best Management Practices (BMPs) that would minimize erosion and sedimentation in onsite and downstream drainage swales. The Department of Public Works would ensure that the Stormwater Management Plan is implemented as proposed. Due to these factors, impacts associated with significantly increased erosion or sedimentation and altered drainage patterns of the site or area on- or off-site are less than significant. In addition, erosion and sedimentation would be controlled within the boundaries of the project; therefore, the project would not contribute to a cumulatively considerable impact. For further information on project impacts related to soil erosion, refer to VI., Geology and Soils, Question b.

d) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?

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

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project does not include nor require stormwater drainage systems. Furthermore, the project would not result in a significant increase in pervious surfaces that could contribute runoff water that would exceed the capacity of existing stormwater drainage systems. Refer to VIII Hydrology and Water Quality Questions a, b, c, for further information.

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

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

Discussion/Explanation:

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

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

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

Discussion/Explanation:

**No Impact:** 100-year flood hazard areas were not identified on the project site; therefore, no impact would occur.

g) Expose people or structures to a significant risk of loss, injury or death from flooding, including flooding as a result of the failure of a levee or dam; or from inundation by seiche, tsunami, or mudflow?

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

Discussion/Explanation:

**No Impact:** The project site lies outside any identified special flood hazard area including a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property. As the project site is not located along the shoreline of a lake or reservoir, nor within one mile from the coast, the site would not be at risk of inundation by seiche or tsunami.

Mudflow is a type of landslide. The project site is not located within a landslide susceptibility zone. In addition, the project does not propose land disturbance that would expose soils nor is it located downstream from exposed soils within a landslide susceptibility zone. Therefore, it is not anticipated that the project would expose people or property to inundation due to a mudflow.

**IX. LAND USE AND PLANNING** -- Would the project:

a) Physically divide an established community?

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

Discussion/Explanation:

**No Impact:** The project is an unmanned wireless telecommunication facility that does not propose the introduction of major roadways, water supply systems, or other major infrastructure that could significantly disrupt or divide an established community.

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

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

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project is subject to the Regional Land Use Element Policy Environmentally Constrained Area (ECA) and San Diego General Plan Land Use Designation (23) National Forest & State Parks. For private land-holdings designated (23) National Forest & State Parks, the Regional Land Use Element Policy ECA allows only those uses and densities permitted by the applicable community plan, County Zoning Ordinance, and Groundwater Policy. Because the proposed project is consistent with the Central Mountain Community Plan, County Zoning Ordinance and Groundwater Policy, the project is consistent with the General Plan.

The proposed project would be consistent with the Central Mountain Community Plan. The Plan promotes the preservation and integrity of the Cuyamaca Rancho State Park by minimizing the environmental impacts resulting from activities on adjacent properties. As shown in this Environmental Review Checklist, the proposed project would minimize potential environmental impacts by avoiding or mitigating them to a level below significant. Additionally, the Plan outlines policies for the development of Telecommunications Facilities. Such policies ask that Telecommunications Facilities minimize visual impacts from scenic roads, use well-established landscaping for screening, and co-locate their facilities with other providers. As described in I. Aesthetics, the project would employ camouflaging, architectural integration, and vegetative screening to reduce visual impacts to a level below significant. In the future, the project would be co-located with a Sprint/Nextel facility. As the proposed project meets the intent of these goals and policies, it has been found that the proposed project would be in conformance with the Central Mountain Community Plan.

The property is zoned S92 which permits wireless telecommunication facilities upon the issuance of a Major Use Permit pursuant to the San Diego County Zoning Ordinance Section 6980. Therefore, the proposed project is consistent with the County Zoning

Ordinance. Finally, the proposed project meets the requirements of Section 67.722B of the San Diego County Groundwater Ordinance. It has been determined that groundwater resources are adequate to meet the groundwater demands of the project and thus, the project would not adversely impact groundwater availability.

The property is also subject to the 'S' Designator – Scenic Area. The project will not interfere with or degrade the visual features that contribute to the scenic attractiveness, as viewed from Highway 79, Cuyamaca Rancho State Park, and other nearby viewpoints. Therefore, the project meets the requirements of the 'S' Designator.

Therefore, as the project is consistent with the San Diego County General Plan, County Zoning Ordinance, Central Mountain Community Plan, and County Groundwater Ordinance, the impact is less than significant.

**X. MINERAL RESOURCES** -- Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state or to a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

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

Discussion/Explanation:

**No Impact:** The project is a wireless telecommunication facility that would involve a limited area of construction. Due to its small size, any future use or availability of mineral resources would not be lost. Therefore, there is no impact to mineral resources.

**XI. NOISE** -- Would the project result in:

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

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

Discussion/Explanation:

**Less Than Significant Impact:** Noise-generating attributes of the proposed project include temporary noise associated with construction of the facility and long-term noise

associated with the Marvair AVP60 Compac II air conditioning unit. The proposed equipment shelter housing this air conditioning unit would be located approximately 265 feet from the nearest property line to the south. A noise-sensitive use, a single-family residence, is located approximately 490 feet away from to the southwest of the project site. The proposed project is subject to noise requirements contained in the County of San Diego General Plan Noise Element and County of San Diego Zoning Ordinance Section 36.404 and 36.410.

#### General Plan – Noise Element

The County of San Diego General Plan, Noise Element, Policy 4b addresses noise-sensitive areas. A proposed use that has the potential to expose noise-sensitive areas to noise in excess of a Community Noise Equivalent Level (CNEL) of 60 decibels (dB(A)) must have an acoustical study prepared. If the acoustical study finds that the proposed project would generate noise in excess of 60 dB(A) CNEL, modifications must be made to the project to reduce noise levels. Noise-sensitive areas include residences, hospitals, schools, libraries or similar facilities where quiet is an important attribute.

#### Noise Ordinance – Section 36.404

Section 36.404 of the Noise Ordinance prohibits the one-hour average sound level at the boundary of the property on which the sound is generated to exceed a pre-determined limit defined by the property's zone. The proposed project site is zoned S92. Adjacent properties are also zoned S92. The most stringent one-hour average sound limit for Zone S92 is 45 dB.

The proposed project would generate long-term noise through the use of two air conditioner units and a back-up generator. However, since the proposed facility would be located approximately 490 feet from the nearest noise-sensitive use, the project would not expose persons to or generate noise levels in excess of general plan or noise ordinance standards. Furthermore, the project would be required to implement permit conditions to demonstrate compliance with the standards in the County Noise Ordinance.

The proposed project would generate short-term noise associated with construction/grading activities. However, construction operations would occur during permitted hours of operation pursuant to Section 36.410. Also, due to the small scale of construction required, it is not anticipated that the project would operate construction equipment in excess of an average sound level of 75 dB between the hours of 7 AM and 7 PM. Therefore, the short-term construction impact to noise sensitive areas is less than significant.

Finally, noise impacts resulting from the proposed project, combined with the co-located Sprint/Nextel project would not be cumulatively significant. The project's conformance to the County of San Diego General Plan (Noise Element, Policy 4b) and County of San Diego Noise Ordinance (Section 36.404 and 36.410) ensures the project would not exceed noise standards for noise-sensitive areas, nor would it exceed noise level limits

at the property line or during construction. Therefore, the project would not contribute to a cumulatively considerable exposure of persons to noise levels in excess of standards established in the local general plan or noise ordinance.

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

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

Discussion/Explanation:

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

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

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

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

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

Discussion/Explanation:

**Less Than Significant Impact:** Studies completed by the Organization of Industry Standards (ISO 362; ISO 1996 1-3; ISO 3095; and ISO 3740-3747) state an increase of 10 dB is perceived as twice as loud and is perceived as a significant increase in the ambient noise level. The proposed project is for a wireless telecommunication facility that would not result in an increase in noise levels by 10 decibels due to the limited noise producing equipment included as part of the project and based on anticipated

compliance with County of San Diego General Plan and County of San Diego Noise Ordinance standards (refer to Question XI. a). Also, the project does not involve any uses that may create substantial temporary or periodic increases in ambient noise levels in the project vicinity including but not limited to extractive industry; outdoor commercial or industrial uses that involve crushing, cutting, drilling, grinding, or blasting of raw materials; truck depots, transfer stations or delivery areas; or outdoor sound systems.

The project would not result in cumulative noise impacts as determined through an analysis of past, present and future projects within the vicinity. It was determined that the project, in combination with the co-located Sprint/Nextel project, and in combination past, present and future projects, would not expose existing or planned noise sensitive areas to noise 10 dB CNEL over existing ambient noise levels. Refer to XVII. Mandatory Findings of Significance for a comprehensive list of the past, present and future projects considered within the proposed project vicinity.

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

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

Discussion/Explanation:

**No Impact:** The project is not located within an airport land use plan, or within two miles of a public airport, public use airport or private airstrip. Therefore, there is no impact.

**XII. POPULATION AND HOUSING** -- Would the project induce substantial population growth in an area, either directly or indirectly; displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere; or displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

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

Discussion/Explanation:

**No Impact:** The project is an unmanned wireless telecommunication facility that would have no effect on the availability of housing, nor displace housing or people.

Furthermore, the project does not propose new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multi-family use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, sewer or water annexations; or LAFCO annexation actions. Therefore, the project would not induce substantial population growth by proposing a physical or regulatory change that would remove a restriction to or encourage population growth.

### **XIII. PUBLIC SERVICES**

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

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

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

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project would not result in the need for significantly altered public services or facilities. Correspondence from the Department of Planning and Land Use, Building Division confirmed that the project would meet fire code access, water supply and fuel modification requirements, thereby exceeding FP-2 requirements. As such, the proposed project does not require a Service availability form from the Rural Fire Protection District.

Furthermore, as an unmanned telecommunication facility, the project does not require the construction of new or physically altered governmental facilities including fire protection facilities, sheriff facilities, schools, parks or other public service facilities in order to maintain acceptable service ratios, response times or other performance objectives. Therefore, the project would not have an adverse physical affect on the environment due to new or significantly altered public services or facilities.

**XIV. RECREATION** – Would the project:

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

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

Discussion/Explanation:

**No Impact:** The project does not propose any residential use, such as a residential subdivision, mobile home park, or construction of a single-family residence. Therefore, the project would not increase the use of existing neighborhood or regional parks or other recreational facilities in the vicinity.

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

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

Discussion/Explanation:

**No Impact:** The project does not include recreational facilities, and as discussed in XIV. a., would not result in the construction or expansion of recreational facilities. Therefore, there is no impact to recreation.

**XV. TRANSPORTATION/TRAFFIC** -- Would the project:

- a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

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

Discussion/Explanation:

**Less Than Significant Impact:** The proposed project would result in an additional two trips per month. The project was reviewed by DPW staff and was determined not to result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions for the following reasons: The proposed project generates two additional trips. Given the County's traffic thresholds (Table 1) 100 ADT on a road operating at LOS F and 200 ADT on a road operating at LOS E there would be no direct impacts to a road segment. Using SANDAG's estimate for AM and PM peak hour trips, the project would generate less than five peak hour trips and would not exceed the five additional trips to a critical move threshold - especially when the trips are distributed on the road network. Therefore, the project would not have a significant direct project impact on traffic volume, which is considered substantial in relation to existing traffic load and capacity of the street system. Also refer to the answer for XV. b. below.

- b) Exceed, either individually or cumulatively, a level of service standard established by the County congestion management agency and/or as identified by the County of San Diego Transportation Impact Fee Program for designated roads or highways?

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

Discussion/Explanation:

**Less Than Significant With Mitigation Incorporated:** The proposed project would result in an additional two trips per month. The project was reviewed by DPW staff and was determined not to exceed a level of service (LOS) standard at the direct project level for the following reasons: The proposed project generates two additional trips. Given the County's traffic thresholds (Table 1) 100 ADT on a road operating at LOS F and 200 ADT on a road operating at LOS E there would be no direct impacts to a road segment. Using SANDAG's estimate for AM and PM peak hour trips, the project would generate less than five peak hour trips and would not exceed the five additional trips to a critical move threshold - especially when the trips are distributed on the road network. Therefore, the project would not have a significant direct project-level impact on the LOS standards established by the County congestion management agency for designated roads or highways.

However, the County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. This program includes the adoption of a Transportation Impact Fee (TIF) program to fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. This program is based

on a summary of projections contained in an adopted planning document, as referenced in the State CEQA Guidelines Section 15130 (b)(1)(B), which evaluates regional or area wide conditions contributing to cumulative transportation impacts. Based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing circulation element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by other public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, state, and federal funding to improve freeways to projected level of service objectives in the RTP.

The proposed project generates two trips per month. These trips would be distributed on circulation element roadways in the unincorporated county that were analyzed by the TIF program, some of which currently or are projected to operate at inadequate levels of service. These project trips therefore contribute to a potential significant cumulative impact and mitigation is required. The potential growth represented by this project was included in the growth projections upon which the TIF program is based. Therefore, payment of the TIF, which is required at issuance of building permits, in combination with other components of the program described above, would mitigate potential cumulative traffic impacts to less than significant.

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

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

Discussion/Explanation:

**No Impact:** The proposed project is located outside of an Airport Master Plan Zone and is not adjacent to any public or private airports; therefore, the project will not result in a change in air traffic patterns.

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

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

Discussion/Explanation:

**No Impact:** The proposed project would not alter traffic patterns, roadway design, or place incompatible uses (e.g., farm equipment) on existing roadways.

e) Result in inadequate emergency access?

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

Discussion/Explanation:

**No Impact:** The proposed project would not result in inadequate emergency access. Correspondence from the Department of Planning and Land Use, Building Division confirmed that the project would meet fire code access and exceed FP-2 requirements. Additionally, public roads used to access the proposed project site are up to County standards. Therefore, the project has adequate emergency access.

f) Result in inadequate parking capacity?

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

Discussion/Explanation:

**No Impact:** The proposed telecommunication facility is unmanned, requiring two maintenance trips per month. There is adequate space to park a maintenance vehicle at the end of the proposed access road. As this space would meet the parking needs of the facility, the project would not result in an insufficient parking capacity on-site or off-site.

g) Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

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

Discussion/Explanation:

**No Impact:** The proposed project is an unmanned telecommunication facility. Its implementation would not result in construction of new road design features, nor

present any hazards or barriers for pedestrians or bicyclists. Therefore, the project would not conflict with policies regarding alternative transportation.

**XVI. UTILITIES AND SERVICE SYSTEMS** -- Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board or require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects

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

Discussion/Explanation:

**No Impact:** The project is an unmanned telecommunication facility that would not result in wastewater discharge to sanitary sewer or on-site wastewater systems (septic). Therefore, the project would not exceed any wastewater treatment requirements. Furthermore, the project does not include new or expanded water or wastewater treatment facilities or require the construction or expansion of water or wastewater treatment facilities. Therefore, the project would not require construction of new or expanded facilities, which could cause significant environmental effects.

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

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

Discussion/Explanation:

**No Impact:** The project does not involve the construction of new or expanded stormwater drainage facilities. As a result, significant environmental effects would not occur from the construction of new or expanded facilities.

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

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

Discussion/Explanation:

**Less Than Significant Impact:** The project is an unmanned wireless telecommunication facility that includes establishment of landscaping for screening purposes. The proposed landscaping would rely on onsite groundwater for irrigation for a maximum of five years. The proposed landscaping is expected to become established within five years and survive without irrigation thereafter. Therefore, based on the limited scale of proposed landscaping and the temporary nature of the proposed irrigation, the project would not result in the need for new or expanded water entitlements.

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

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

Discussion/Explanation:

**No Impact:** The proposed project is an unmanned wireless telecommunication facility that would not produce any wastewater; therefore, the project would not interfere with any wastewater treatment provider's service capacity.

- e) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs and comply with federal, state, and local statutes and regulations related to solid waste?

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

Discussion/Explanation:

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

**XVII. MANDATORY FINDINGS OF SIGNIFICANCE:**

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or

wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

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

Discussion/Explanation:

**Less Than Significant With Mitigation Incorporated:** Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the project's potential for significant cumulative effects. Resources that have been evaluated as significant that would be potentially impacted by the project include Biological Resources, and specifically, 0.47 acres of Granitic chamise chaparral. However, mitigation has been included that clearly reduces these effects to a level below significant. This mitigation includes the purchase of 0.24 acres of Granitic chamise chaparral habitat credit in a County-approved mitigation bank. The results of this initial study also demonstrated that cultural resources would be potentially impacted by the project, specifically paleontological resources. However, mitigation has been included that clearly reduces this potential impact to below a level of significance. This mitigation includes implementation of a grading monitoring and data recovery program. As a result of this evaluation, there is no substantial evidence that, after mitigation, significant effects associated with this project would result. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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

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

Discussion/Explanation:

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

PROJECT NAME	PERMIT/MAP NUMBER
Thousand Trails Oakzanita Activity Centre	MUP Mod/Dev 71-068-03
Brown Family Private Cemetery	MUP 02-024
Atlas Hotels Medium Wind Turbine	Admin Permit 08-018
Maggio Ranch @ Descanso	TM 5017
Descanso Wireless Telecommunication Facility	MUP 06-098

**Less Than Significant With Mitigation Incorporated:** Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVI of this form. In addition to project specific impacts, this evaluation considered the project’s potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were determined to be potentially significant cumulative effects related to aesthetics, and transportation and traffic. However, mitigation has been included that clearly reduces these cumulative effects to a level below significance. This mitigation includes payment of the TIF, which will be required prior to the issuance of building permits. The visual impact will be mitigated through the planting of 6 Coulter pine trees and 67 native shrubs, integrating the proposed monopines and equipment shelters into the existing landform and vegetation. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are cumulative effects associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

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

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

Discussion/Explanation:

**Less Than Significant With Mitigation Incorporated:** In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VII. Hazards and

Hazardous Materials, VIII. Hydrology and Water Quality, XI. Noise, XII. Population and Housing, and XV. Transportation and Traffic. As a result of this evaluation, there were determined to be potentially significant effects to human beings related to aesthetics, transportation, and traffic. However, mitigation has been included that clearly reduces these effects to below a level of significance. This mitigation includes payment of the TIF. As a result of this evaluation, there is no substantial evidence that, after mitigation, there are adverse effects to human beings associated with this project. Therefore, this project has been determined not to meet this Mandatory Finding of Significance.

## XVIII. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

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

### AESTHETICS

California Street and Highways Code [California Street and Highways Code, Section 260-283.  
(<http://www.leginfo.ca.gov>)

California Scenic Highway Program, California Streets and Highways Code, Section 260-283.  
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County of San Diego, Department of Planning and Land Use. The Zoning Ordinance of San Diego County. Sections 5200-5299; 5700-5799; 5900-5910, 6322-6326.  
([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

County of San Diego, Board Policy I-73: Hillside Development Policy. ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

County of San Diego, Board Policy I-104: Policy and Procedures for Preparation of Community Design Guidelines, Section 396.10 of the County Administrative Code and Section 5750 et seq. of the County Zoning Ordinance. ([www.co.san-diego.ca.us](http://www.co.san-diego.ca.us))

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County of San Diego Light Pollution Code, Title 5, Division 9 (Sections 59.101-59.115 of the County Code of Regulatory Ordinances) as added by Ordinance No 6900, effective January 18, 1985, and amended July 17, 1986 by Ordinance No. 7155. ([www.amlegal.com](http://www.amlegal.com))

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US Department of the Interior, Bureau of Land Management (BLM) modified Visual Management System.  
([www.blm.gov](http://www.blm.gov))

US Department of Transportation, Federal Highway Administration (FHWA) Visual Impact Assessment for Highway Projects.

US Department of Transportation, National Highway System Act of 1995 [Title III, Section 304. Design Criteria for the National Highway System.  
(<http://www.fhwa.dot.gov/legsregs/nhsdatoc.html>)

### AGRICULTURE RESOURCES

California Department of Conservation, Farmland Mapping and Monitoring Program, "A Guide to the Farmland Mapping and Monitoring Program," November 1994.  
([www.consrv.ca.gov](http://www.consrv.ca.gov))

California Department of Conservation, Office of Land Conversion, "California Agricultural Land Evaluation and Site Assessment Model Instruction Manual," 1997.  
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California Farmland Conservancy Program, 1996.  
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County of San Diego Air Pollution Control District's Rules  
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