## 2.5 Land Use and Planning

This section discusses and analyzes potential land use conflicts of the Proposed Project in relation to the physical division of an established community as well as existing applicable land use plans, policies, and regulations. The discussion of existing applicable land uses and land use policies and regulations is based on the County of San Diego (County) General Plan, Mountain Subregional Plan, and Boulevard Subregional Plan, as well as the following technical reports prepared for the Proposed Project:

- *Tierra del Sol Solar Farm General Plan Analysis Report* (Appendix 2.5-1); and
- *Rugged Solar Farm General Plan Analysis Report* (Appendix 2.5-2).

Information for the Proposed Project, including baseline information, was gathered from a review of the documents and technical reports listed above, as well as site visits, a review of aerial photographs, the *Final Environmental Impact Report/Environmental Impact Statement and Proposed Land Use Amendment for the Sunrise Powerlink Project* (CPUC and BLM 2008a); the *Recirculated Draft EIR/Supplemental EIS for the Sunrise Powerlink Project* (CPUC and BLM 2008b); and the *Final Environmental Impact Report/Environmental Impact Statement for East County Substation, Tule Wind, and Energia Sierra Juarez Gen-Tie Projects*, SCH No. 2009121079 (CPUC and BLM 2011). In addition to identifying baseline conditions, environmental documents for the above referenced projects were used to identify the location of sensitive land uses occurring in the area. Sensitive land uses are land uses that are particularly susceptible to construction and operational disturbances (such as noise and traffic) and include residences, schools, recreational facilities, and medical facilities.

The land use study area defined for this analysis includes lands that may be affected (directly and/or indirectly) by construction and operation of the Proposed Project. The study area includes the Boulevard Subregion (which includes the unincorporated communities of Boulevard, Tierra del Sol, and Bankhead Springs), as well as Campo tribal lands and public lands managed by the Bureau of Land Management (BLM). Private lands included in the study area consist of small-scale, rural residential development in and around the Boulevard Subregion, as well as land predominantly used for grazing. The study area also includes development plans for renewable energy projects on private, tribal, and public lands in the region.

Existing and proposed land use information was obtained from the Land Use Element of the County of San Diego General Plan (County of San Diego 2011a), General Plan maps for the community of Boulevard, and the Mountain Empire Subregional Plan (County of San Diego 2011b). In addition, as stated above, environmental site assessments (ESAs) prepared for the Proposed Project area were used as references in compiling this section.

Sensitive land uses within 1,000 feet of project components were identified using spatial project data (geographic information system (GIS)). Once the project data was mapped, parcel data provided by SanGIS was utilized to determine the parcels (and residences) most likely to be affected by the Proposed Project (those within 1,000 feet).

## 2.5.1 Existing Conditions

This section summarizes the existing land uses at each individual project site as well as on a regional level. The LanEast and LanWest components of the Proposed Project are being analyzed at a program level in this Program Environmental Impact Report (EIR) because sufficient project-level information has yet to be developed.

### *2.5.1.1 Regional Overview*

Existing Land Uses

The Proposed Project area is within the Mountain Empire Subregional Plan area in unincorporated San Diego County (see Figure 1-1, Regional Location Map). The Mountain Empire Subregional Plan area contains five subregional group areas. The Proposed Project site is located in the Boulevard Subregional Plan area. Regional access to the Proposed Project area is provided by Interstate 8 (I-8), which runs east and west through the Proposed Project area. Figure 2.5-1, Existing Land Uses, illustrates existing land uses in the surrounding area, which are further described as follows.

The surrounding Boulevard Subregional Plan area can be characterized as a predominantly rural landscape featuring large-lot ranches and single-family homes with a mixture of small-scale agriculture, recreational opportunities, and open space. The Boulevard community has been known as a rural area that primarily consists of single-family homes scattered amongst the mountainous landscape; however, recent developments have resulted in a variable physical setting that includes both rural and civic elements. Civic elements located south of I-8 as depicted in Figure 1-4, include infrastructure associated with the Sunrise Powerlink, which consists of a 500-kilovolt (kV) electric transmission line supported by 150-foot-tall steel lattice structures (4 are located on the Tierra del Sol site); several large, vertical, and metallic communication towers located at the White Star Communication Facility; the 60-foot-wide dirt Public Reserve along the U.S.–Mexico border; and the linear rust-colored U.S.–Mexico international border fence (located immediately south of the Tierra del Sol site).In addition, the Golden Acorn Casino and Travel Center is located south of I-8 near the Tecate Divide on reservation lands of the Campo Kumeyaay Nation, and the existing Boulevard Border Patrol Station and the adjacent Lux Motel are located south of the interstate near the Ribbonwood Road exit.

North of I-8, the setting consists of a mixture of large-lot rural residences and open space with mountainous terrain consisting of steep slopes, prominent ridgelines, and rock outcroppings within state park, tribal, and BLM lands. As depicted in Figures 1-5a and 1-5b, Project Environmental Setting – North of I-8, prominent land uses and landscape features that contribute to the physical setting north of I-8 within the vicinity of the Proposed Project include both scattered single-family residential development and the McCain Valley Conservation Camp, Sunrise Powerlink transmission towers, as well as open grassland and mature oaks. Other prominent man-made features in the area include the 25-wind turbine Kumeyaay Wind Farm located atop the Tecate Divide on Campo Kumeyaay Nation Reservation lands. In addition, several vertical components are present in the landscape, including meteorological (MET) towers that are approximately 200 feet in height and approximately ten 500 kV steel lattice electric transmission structures that are approximately 150 feet in height. The recently constructed 29,000-square-foot Boulevard Border Patrol Station also contributes to the built environment within the Proposed Project area. This facility includes a main station building for 250 Border Patrol agents; a vehicle and facility maintenance building; an equestrian compound with a stable and an arena; a 160-foot communications tower; a fueling station; and a 10-lane, 50-meter indoor firing range.

### Approved Land Uses

For purposes of this analysis, three projects that are currently approved are also considered as baseline land uses because these projects are anticipated to be fully constructed before any portion of the Proposed Project commences operation. These include the SDG&E East County (ECO) Substation Project, including a rebuild of the existing Boulevard Substation (Rebuilt Boulevard Substation), the ECO Transmission Line, the Tule Wind Project, and the Energia Sierra Juarez U.S. Transmission Line Project. Construction of the ECO Substation Project commenced in the first quarter of 2013 and is anticipated to come online November 2014. Construction of the Tule Wind Energy project (MUP 3300-09-019) will commence in April 2014 and be complete by November 2015 (the gen-tie alignment will be constructed by August 2015) (Iberdrola Renewables 2013). According to Sempra, construction of the ESJ U.S. Transmission Line Project is anticipated to commence in the fourth quarter of 2013. A description of these approved projects is provided below.

SDG&E's proposed ECO Substation Project would be located approximately 0.5 mile south of I-8, 4 miles east of the community of Jacumba. The proposed ECO Substation would include two separately fenced yards: a 500 kV yard and a 230/138 kV yard, which will occupy 32 acres and 26 acres, respectively. Electrical facilities proposed at the substation yards include 500, 230, and 138 kV air-insulated electrical buses, steel support structures, transformers, capacitors, reactors, circuit breakers, disconnect switches, communication equipment, control equipment, and protective relays.

Other facilities associated with the ECO Substation would include a new access road, drainage facilities, metering, supervisory control and data acquisition (SCADA), security, communications equipment, two single-story relay/control buildings, a single-story storage building, and a fire suppression system with associated hydrants and an approximately 120,000-gallon water tank (15 feet high and 30 feet wide). The 120,000-gallon water tank would provide water for fire suppression purposes and would also be used for landscape irrigation. Two stationary generators and a substation ground grid would also be installed.

The tallest structures in the substation would be the steel lattice tower/steel monopole associated with the proposed Energia Sierra Juarez U.S. Transmission Line Project along with the 500 kV line and transformer dead-end structures and new communication tower. The maximum height for the steel lattice tower and steel monopole associated with the Energia Sierra Juarez U.S. Transmission Line Project would be 150 and 170 feet, respectively. The maximum height for the 500 kV structures and communication tower would be approximately 135 feet.

The existing Boulevard Substation is located south of I-8 within the unincorporated community of Boulevard. Old Highway 80 is located just north of the site. The Rebuilt Boulevard Substation would be located immediately east of the existing substation on an 8.5-acre parcel owned by SDG&E. Eight existing structures (one residence, a barn, a garage, and five other smaller structures) currently located on the 8.5-acre parcel would be removed to rebuild the substation. The Rebuilt Boulevard Substation would include 138, 69, and 12 kV facilities to accommodate a proposed 138 kV transmission line as well as the potential for up to four gen-ties. In addition, the rebuilt substation would provide 12 kV service to the surrounding area via an existing 69 kV transmission line. In order to connect the existing 69 kV transmission line to the Rebuilt Boulevard Substation, two new direct embedded steel poles (approximately 85 feet tall) would be installed to the southwest of the Rebuilt Boulevard Substation site. Once the Rebuilt Boulevard Substation is constructed and energized, the existing substation would be dismantled and removed.

The proposed Tule Wind Project will be primarily located in the In-Ko-Pah Mountains near the McCain Valley, and will consist of 67 wind turbines capable of producing up to 186 megawatts (MW) of wind energy. In addition to wind turbines and associated generator step-up transformers, the Tule Wind Project would include a 34.5 kV overhead and underground collector cable system linking the wind turbines to the collector substation, a 5-acre collector substation site and a 5-acre operations and maintenance (O&M) building site, three permanent MET towers and one sonic detecting and ranging (SODAR) unit or one light detecting and ranging (LIDAR) unit, a 138 kV overhead transmission line running south from the collector substation to be interconnected with the Rebuilt Boulevard Substation, and 36.76 miles of newly constructed access roads and 23.44 miles of temporarily widened and improved existing access roads.

The Energia Sierra Juarez U.S. Transmission Line will have the capacity to import up to 1,250 MW of renewable energy generated in northern Baja California, Mexico to the existing Southwest Powerlink Transmission Line in southeastern San Diego County. The proposed route would interconnect with the proposed ECO Substation and would be constructed on three to five 150-foot lattice towers or 170-foot steel monopoles, extending south from the point of interconnection for less than 1 mile to the U.S.–Mexico international border.

#### Planned Land Uses

Planned land uses are those designated in long-range planning documents including resource management plans and the County General Plan, which are intended to guide the future development and growth patterns of a given jurisdiction. Table 2.5-1, General Plan Land Use Designations Applicable to the Proposed Project, summarizes the intention of General Plan land use designations occurring in the Proposed Project area. The land use designations are depicted on Figure 2.5-2, General Plan Land Use Designation Map.

#### Existing Zoning

The predominant zoning designation in the study area is S92 (General Rural), as well as a mixture of zoning classifications including (but not limited to) A70 (Limited Agricultural) and A72 (General Agricultural). Table 2.5-2, Zoning Designations Applicable to the Proposed Project, summarizes the intended, permitted, and conditionally permitted uses associated with the S92, A70, and A72 zones. The zoning designations are depicted on Figure 2.5-3, Project Zoning Map.

### *2.5.1.3 Tierra del Sol*

The approximately 420-acre Tierra del Sol site is located south of I-8 within private lands located adjacent to the U.S.–Mexico border in eastern San Diego County. As depicted in Figure 1-2, Tierra del Sol is situated south of Tierra del Sol Road and immediately north of the U.S.–Mexico border. The subject property is currently unoccupied and undeveloped. The land use category for the Tierra del Sol site is Rural Lands (RL) with a permitted density of 1 DU per 80 acres (RL-80). The area is zoned Agriculture (A70) and General Rural (S92). The site has been utilized for grazing and electric transmission infrastructure.

The topography of the subject property is characterized by a generally east-southeasterly sloping lot. The elevation of the subject property is between approximately 3,720 and 3,580 feet above mean sea level (Appendix 3.1.4-1). A site reconnaissance was conducted in January 2012, which consisted of walking the site, taking notes on observations, and taking photographs. Photographs are presented in Appendix B of the Phase I Environmental Site Assessment (Appendix 3.1.4-1). The majority of the subject property currently consists of undeveloped land. Several old and uninhabited structures (small, single-story) are located on the central western portion of the

subject property. A residence has been present on the subject property since 1923. Adjacent properties include private residences and the U.S.–Mexico border. A network of maintained, unpaved roads provides access to the majority of the subject property.

Existing land uses surrounding the project sites include single-family homes, ranch lands, tribal and private lands designated for renewable energy development, and lands designated rural by the County of San Diego General Plan. Development on lands surrounding the project site is relatively sparse and consists of scattered rural residences situated on large, chaparral-strewn lots bisected by narrow dirt roadways. Lands located east of the project site are crossed by parallel dirt roads providing access to existing electrical transmission structures and nearby residences. A relatively narrow drainage is also located east and northeast of the site and is visually discernible by the presence of mature oak trees. Land uses north of Tierra del Sol Road are primarily large lot rural residential uses featuring residential structures, access roads, fencing and natural lands. Tierra del Sol Road winds adjacent to the northern boundary of the project site and separates scattered rural residential development from the western boundary of the site.

The approximate 6-mile gen-tie line would traverse approximately 15 private parcels located between the proposed solar farm site in Tierra del Sol and the SDG&E Rebuilt Boulevard Substation in Boulevard. Applicable General Plan designations for properties traversed by the gen-tie include Rural Lands (RL-20), Rural Lands (RL-80), Village Residential (VR-15), and Village Residential (VR-4.3). Zoning designations applicable to properties traversed by the gen-tie line would be limited to the General Rural (S92). Land uses along the alignment generally include sparse, rural residential development, undeveloped, chaparral covered lands crossed by an informal network of branched dirt access roads, and cleared, pasture lands populated with small clusters of oak trees.

#### *2.5.1.4 Rugged*

The approximately 765-acre Rugged site is located north of I-8 to the east of Ribbonwood Road and primarily west of McCain Valley Road. More specifically, Rugged is located east of Ribbonwood Road and includes a property located adjacent to and east of McCain Valley Road. The land use category for the Rugged site is Rural Lands with a permitted density of 1 DU per 80 acres (RL-80). The area is zoned General Rural (S92) and General Agriculture (A72).

The Rugged site is located in a desert transition zone dominated by chaparral communities, big sagebrush scrub, montane buckwheat scrub, upper Sonoran subshrub scrub, alkali meadows and seeps, and oak woodlands. The site is characterized by gently sloping hillsides and shallow valleys, with rock outcrops and a few small hills scattered throughout. Much of the site is part of an active ranching operation (i.e., Rough Acres Ranch), and supports a series of ranch houses, stables, out buildings, roads, fencing, corrals, stock ponds, and other features typical of a horse and cattle ranch.

A portion of the Rugged site was just recently used as a staging area for construction of SDG&E's Sunrise Powerlink Project. The site is located at an elevation of approximately 3,500 to 3,670 feet above mean sea level (Appendix 3.1.4-2). The majority of the site is disturbed by extensive grazing activities, but also includes some vegetation of moderate to high value for wildlife species. Although the open area of the site is heavily grazed, a small field of herbaceous wildflower species was identified during the spring blooming period.

The Rugged site is discontinuous with the western and eastern portions of the site separated by the paved travel lanes of McCain Valley Road. The larger western portion of the project site is bordered on the west by large, rural residential lots supporting modest single and two-story structures, undeveloped rugged lands featuring chaparral and scrub vegetation and exposed tan soils. Undeveloped lands, occasional rural residential structures and gently rising, chaparral-covered topography characterizes the landscape setting to the south of the site and the McCain Valley Conservation Camp, a rural prison facility managed jointly by the California Department of Corrections and Rehabilitation and the California Department of Forestry and Fire Protection (CalFire), is located southeast of the project boundary between the Rugged site and McCain Valley Road. The prison facility consists of a cluster of approximately 15 buildings located in the southeastern corner of the property, water quality ponds, and generally undeveloped lands within the floodplain of McCain Valley creek. North of the site are slightly higher elevation and undeveloped lands supporting chaparral vegetation and an informal network of dirt trails routinely used by all-terrain vehicle and dirt bike enthusiasts. The discontinuous eastern portion of the project site is located adjacent to McCain Valley Road to the west, primarily undeveloped lands to the south and north and the rising terrain of the southern extent of the In-Ko-Pah Mountains to the east. Vegetation similarly consists of chaparral and subshrub communities and occasional rock outcrops also occur. Right-of-way (ROW) and transmission structures associated with the Sunrise Powerlink are located west adjacent to this portion of the project site.

#### *2.5.1.5 LanEast*

The LanEast site is approximately 233 acres located at the intersection of McCain Valley Road and Old Highway 80 in the unincorporated community of Boulevard, California, in southeastern San Diego County. The site is located between Old Highway 80 on the south and I-8 on the north and on both sides of McCain Valley Road. The LanEast site is designated Rural Lands, which has a permitted density of 1 DU per 80 acres (RL-80). Existing zoning is S92, General Rural, and the minimum required lot size is 8 acres.

The LanEast site is composed of upland vegetation communities consisting primarily of semi-desert chaparral, big sagebrush scrub, upper Sonoran subshrub scrub, and red shank chaparral. Other upland vegetation communities of lesser acreage are scrub oak chaparral, wildflower field, Englemann oak woodland, and granitic chamise chaparral. Wetland communities consist of alkali seep, freshwater seep, southern willow scrub, southern cottonwood–willow riparian forest,

and non-vegetated channel. Also on site is a ranch house and ranch buildings located adjacent to the east side of McCain Valley Road that would be removed for the LanEast solar farm. The property has been used for cattle grazing.

On the north side old Old Highway 80 and west of McCain Valley Road, the LanEast site surrounds an approximate 24,000-square-foot lot that contains a single-family residence which was formerly the Boulevard General Store. The California Department of Transportation (Caltrans) Boulevard highway maintenance station and a solid waste transfer station are located south of the southwestern corner of the LanEast site and south of Old Highway 80 (see Figure 2.5-6). The Rebuilt Boulevard Substation site is located east of Ozz Road and approximately 500 feet south of Old Highway 80 and approximately 2,100 feet southwest of the LanEast site. Four single-family residences, one of which contains an automobile dismantling and salvage business, abut the southeastern corner of the LanEast site. These residences are located on lots ranging from 0.26 acre to 0.82 acre. An approximate 150-acre ranch containing a residence, ranch buildings, and corrals is also located east adjacent to the site. Access to the LanEast site is provided by a private road easement from McCain Valley Road that is located within the LanEast site.

Approximately four single-family residences are located east of McCain Valley Road and south of Old Highway 80 in the vicinity of the LanEast site (general locations are identified as sensitive land uses on Figure 2.5-6). In addition, a property identified as the Sonshine Christian Fellowship containing a cluster of approximately 4 residences and other buildings on a 22.9-acre lot is located on a spur road off of Old Highway 80 (see Figure 2.5-6). East of the Sonshine Christian Fellowship site is a 6.2-acre property containing a large storage building and other structures.

#### *2.5.1.6 LanWest*

The LanWest solar farm site is approximately 55 acres and is located immediately adjacent to the south of I-8, to the north of Old Highway 80, and to the west of the LanEast site. The site is similar in character to the LanEast site in that it is located in a desert transition zone dominated by chaparral communities, subshrub communities, and wildflower fields. The site is characterized by gently sloping hillsides and shallow valleys, with rock outcrops and a few small hills scattered throughout the site. A small ephemeral drainage enters the site from the west and continues along the southern boundary along Old Highway 80.

The site is designated Rural Lands with a permitted density of 1 DU per 80 acres (RL-80). Existing zoning is General Rural (S92). The site is located at an elevation of approximately 3,300 feet above mean sea level. The site is located within San Diego County's draft East County Multiple Species Conservation Program Plan Area. The majority of the site is disturbed by extensive grazing activities, but also includes some vegetation of moderate to high value for

wildlife species. Although the open area of the site is heavily grazed, a small field dominated by herbaceous wildflower species was identified during the spring blooming period. See the previous LanEast description for more details regarding surrounding land uses.

## 2.5.2 Regulatory Setting

The County has numerous policies, programs, codes, and ordinances that regulate land use development. In order to simplify the volume and complexity of these regulations, this inventory focuses on applicable policies that affect land use designations and zoning. Policies and regulations that indirectly affect land use planning, such as traffic, water quality, and air quality regulations, are included in the other appropriate sections of this EIR. The following section presents a description of plans, policies, ordinances, and regulations applicable to the Proposed Project.

### Federal Regulations

There are no relevant federal policies concerning land use and planning that would be applicable to the Proposed Project.

### State Regulations

#### Williamson Act Contract and Agricultural Preserves

The California Land Conservation Act of 1965, also known as the Williamson Act, enables local governments to enter into contracts with private landowners for the purpose of restricting specific parcels of land to agricultural or related open space use (County of San Diego 2010a). The purpose of the Williamson Act contract is to preserve agricultural and open space lands by discouraging premature and unnecessary conversion to urban uses. During the past 25 years, few property owners have requested to enter into a Williamson Act contract within San Diego County. For example, between 1980 and 2005, only two contracts were executed in the County and 40 parcels currently under a Williamson Act contract are in the process of nonrenewal, as defined by the Williamson Act (County of San Diego 2011b).

California Government Code Section 51230 and the adoption of the Williamson Act authorized any county or city having a general plan to establish Agricultural Preserves and enter into contracts with property owners. An Agricultural Preserve is an area devoted to either agricultural use, open space use, recreational use, or any combination of such uses, and compatible uses which are designated by the County. Preserves are established by the Board of Supervisors for the purpose of defining the boundaries of those areas within which the County is willing to enter into contracts pursuant to the act. Within San Diego County, preserve lands are also rezoned to contain an “A” Special Area Designation to denote the presence of adopted Agricultural Preserve

(County of San Diego 2010a). There are currently 55,578 acres of Agricultural Preserves in the Mountain Empire Subregion (County of San Diego 2011b).

Necessary notifications regarding any proposal to establish, disestablish or alter the boundary of agricultural preserves are established in Government Code Sections 51232 and 51233. As stated in Section 51232, notice of the proposed agricultural preserve alteration or disestablishment and the date of the public hearing regarding the alteration/disestablishment shall be furnished by the board or council to the owner of the land and to each owner of land under contract and within 1 mile of the exterior boundary of the land to be removed from the preserve. Section 51233 requires that a county proposing to establish, disestablish, or alter the boundary of an agricultural preserve must provide written notice to the local agency formation commission and to every city within the county within 1 mile of the exterior boundaries of the preserve.

## Local Regulations

Planning documents reviewed for the Proposed Project include the County General Plan, Mountain Empire Subregional Plan, Boulevard Subregional Plan, and applicable County ordinances.

### County of San Diego General Plan

The 2011 County General Plan guides future growth in the unincorporated areas of the County and considers projected growth anticipated to occur within various communities. The following goals and policies from several General Plan elements were determined to be applicable to the Proposed Project.

#### Land Use Element

The Land Use Element provides a framework to accommodate future development in an efficient and sustainable manner that is compatible with the character of unincorporated communities and the protection of valuable and sensitive natural resources (County of San Diego 2011a). Currently, the County of San Diego is faced with both significant growth pressures and severe environmental constraints. While population continues to grow, the supply of land capable of supporting development continues to decrease. In accommodating this growth, the land use plan encourages the provision of diverse housing choices while protecting the established character of existing urban and rural neighborhoods. The Land Use Element provides a description of all land use designations applicable to land within the County and specifies the permitted uses on those land use designations.

The following policies of the Land Use Element are applicable to the Proposed Project:

- **Policy LU-2.8: Mitigation of Development Impacts.** Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment and/or are detrimental to human health and safety.
- **Policy LU-5.3: Rural Land Preservation.** Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi-Rural Land Use Designations.
- **Policy LU-5.5: Projects that Impede Non-Motorized Travel.** Ensure that development projects and road improvements do not impede bicycle and pedestrian access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative routes are implemented.
- **Policy LU-6.1: Environmental Sustainability.** Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.
- **Policy LU-6.5: Sustainable Stormwater Management.** Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.
- **Policy LU-6.6: Integration of Natural Features into Project Design.** Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.
- **Policy LU-6.9: Development Conformance with Topography.** Require development to conform to the natural topography to limit grading, incorporate and not significantly alter the dominant physical characteristics of a site, and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.
- **Policy LU-6.10: Protection from Hazards.** Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.
- **Policy LU-8.2: Groundwater Resources.** Require development to identify adequate groundwater resources in groundwater-dependent areas, as follows:
    - In areas dependent on currently identified groundwater overdrafted basins, prohibit new development from exacerbating overdraft conditions. Encourage programs to alleviate overdraft conditions in Borrego Valley.
    - In areas without current overdraft groundwater conditions, prohibit new groundwater dependent development where overdraft conditions are foreseeable.

- **Policy LU-8.3: Groundwater-Dependent Habitat.** Discourage development that would significantly draw down the groundwater table to the detriment of groundwater-dependent habitat.
- **Policy LU-10.2: Development—Environmental Resource Relationship.** Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features, and rural character, and avoid sensitive or intact environmental resources and hazard areas.
- **Policy LU-12.1: Concurrency of Infrastructure and Services with Development.** Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing.
- **Policy LU-12.2: Maintenance of Adequate Services.** Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve an improved Level of Service (LOS) but do not achieve a LOS of D or better.
- **Policy LU-13-2: Commitment of Water Supply.** Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.

**Mobility Element**

The Mobility Element provides a framework for a balanced, multi-modal transportation system for the movement of people and goods within the unincorporated areas of the County. The Mobility Element identifies the County road network so that future ROWs can be preserved for future motorized and non-motorized roadway purposes (County of San Diego 2011a).

The following policies from the Mobility Element are applicable to the Proposed Project:

- **Policy M-3.3: Multiple Ingress and Egress.** Require development to provide multiple ingress/egress routes in conformance with state law and local regulations.
- **Policy M-4.4: Accommodate Emergency Vehicles.** Design and construct public and private roads to allow for necessary access for appropriately-sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.
- **Policy M-10.7: Parking Area Design for Stormwater Runoff.** Require that parking areas be designed to reduce pollutant discharge and stormwater runoff through site design techniques such as permeable paving, landscaped infiltration areas, and

unpaved but reinforced overflow parking areas that increase infiltration. Require parking areas located within or adjacent to preserve areas to also include native landscaping and shielded lighting.

**Conservation and Open Space Element**

The primary focus of the Conservation and Open Space Element is to provide direction to future growth and development in the County with respect to conservation, management, and utilization of natural and cultural resources, protection and preservation of open space, and provision of park and recreation resources (County of San Diego 2011a).

The following policies of the Conservation and Open Space Element are applicable to the Proposed Project:

- **Policy COS-2.2: Habitat Protection through Site Design.** Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.
- **Policy COS-3.1: Wetland Protection.** Require development to preserve existing natural wetland areas and associated transitional riparian and upland buffers and retain opportunities for enhancement.
- **Policy COS-3.2: Minimize Impacts of Development.** Require development projects to:
  - Mitigate any unavoidable losses of wetlands, including its habitat functions and values; and
  - Protect wetlands, including vernal pools, from a variety of discharges and activities, such as dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing, and the introduction of invasive species.
- **Policy COS-4.1: Water Conservation.** Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources.
- **Policy COS-4.2: Drought-Efficient Landscaping.** Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.
- **Policy COS-5.2: Impervious Surfaces.** Require development to minimize the use of directly connected impervious surfaces and to retain stormwater run-off caused from the development footprint at or near the site of generation.
- **Policy COS-5.3: Downslope Protection.** Require development to be appropriately sited

and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources.

- **Policy COS-5.5: Impacts of Development to Water Quality.** Require development projects to avoid impacts to the water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources.
- **Policy COS-7.1: Archaeological Protection.** Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources.
- **Policy COS-7.3: Archeological Collections.** Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner.
- **Policy COS-9.1: Preservation.** Require the salvage and preservation of unique paleontological resources when exposed to the elements during excavation or grading activities or other development processes.
- **Policy COS-9.2: Impacts of Development.** Require development to minimize impacts to unique geological features from human related destruction, damage, or loss.
- **Policy COS-11.1: Protection of Scenic Resources.** Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.
- **Policy COS-11.3: Development Siting and Design.** Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following:
  - Creative site planning
  - Integration of natural features into the project
  - Appropriate scale, materials, and design to complement the surrounding natural landscape
  - Minimal disturbance of topography
  - Clustering of development so as to preserve a balance of open space vistas, natural features and community character
  - Creation of contiguous open space networks
- **Policy COS-13.1: Restrict Light and Glare.** Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.

- **Policy COS-14.7: Alternative Energy Sources for Development Projects.** Encourage development projects that use energy recovery, photovoltaic, and wind energy.
- **Policy COS-14.8: Minimize Air Pollution.** Minimize land use conflicts that expose people to significant amounts of air pollutants.
- **Policy COS-14.9: Significant Producers of Air Pollutants.** Require projects that generate potentially significant levels of air pollutants and/or GHGs [greenhouse gases] such as quarries, landfill operations, or large land development projects to incorporate renewable energy, and the best available control technologies and practices into the project design.
- **Policy COS-14.10: Low-Emission Construction Vehicles and Equipment.** Require County contractors and encourage other developers to use low-emission construction vehicles and equipment to improve air quality and reduce GHG emissions.
- **Policy COS-14.11: Native Vegetation.** Require development to minimize the vegetation management of native vegetation while ensuring sufficient clearing is provided for fire control.
- **Policy COS-15.6: Design and Construction Methods.** Require development design and construction methods to minimize impacts to air quality.
- **Policy COS-17.2: Construction and Demolition Waste.** Require recycling, reduction and reuse of construction and demolition debris.
- **Policy COS-18.1: Alternate Energy Systems Design.** Work with San Diego Gas and Electric and non-utility developers to facilitate the development of alternative energy systems that are located and designed to maintain the character of their setting.

**Safety Element**

The purpose of the Safety Element is to provide safety considerations that will help minimize the risk of personal injury, loss of life, property damage, and environmental damage associated with natural and man-made hazards within the County (County of San Diego 2011a).

The following policies of the Safety Element are applicable to the Proposed Project:

- **Policy S-3.1: Defensible Development.** Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.
- **Policy S-3.3: Minimize Flammable Vegetation.** Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas, or islands of flammable vegetation within a development.

- **Policy S-3.6: Fire Protection Measures.** Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire.
- **Policy S-3.7: Fire Resistant Construction.** Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire threat areas.
- **Policy S-6.1: Water Supply.** Ensure that water supply systems for development are adequate to combat structural and wildland fires.
- **Policy S-6.3: Funding Fire Protection Services.** Require development to contribute its fair share towards funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project.
- **Policy S-7.1: Development Location.** Locate development in areas where the risk to people or resources is minimized. In accordance with the California Department of Conservation Special Publication 42, require development be located a minimum of 50 feet from active or potentially active faults, unless an alternative setback distance is approved based on geologic analysis and feasible engineering design measures adequate to demonstrate that the fault rupture hazard would be avoided.
- **Policy S-9.2: Development in Floodplains.** Limit development in designated floodplains to decrease the potential for property damage and loss of life from flooding and to avoid the need for engineered channels, channel improvements, and other flood control facilities. Require development to conform to federal flood proofing standards and siting criteria to prevent flow obstruction.
- **Policy S-10.4: Stormwater Management.** Require development to incorporate low impact design, hydromodification management, and other measures to minimize stormwater impacts on drainage and flood control facilities.
- **Policy S-10.5: Development Site Improvements.** Require development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities.
- **Policy S-11.5: Development Adjacent to Agricultural Operations.** Require development adjacent to existing agricultural operations in Semi-Rural and Rural Lands to adequately buffer agricultural areas and ensure compliance with relevant safety codes where pesticides or other hazardous materials are used.

**Noise Element**

The Noise Element provides for the control and abatement of environmental noise to protect citizens from excessive exposure through establishing noise/land use compatibility standards (County of San Diego 2011a).

The following policies of the Safety Element are applicable to the Proposed Project:

- **Policy N-1.1: Noise Compatibility Guidelines.** Use the Noise Compatibility Guidelines (Table N-1) and the Noise Standards (Table N-2) as a guide in determining the acceptability of exterior and interior noise for proposed land uses.
- **Policy N-1.2: Noise Management Strategies.** Require the following strategies as higher priorities than construction of conventional noise barriers where noise abatement is necessary:
  - Avoid placement of noise sensitive uses within noisy areas
  - Increase setbacks between noise generators and noise sensitive uses
  - Orient buildings such that the noise sensitive portions of a project are shielded from noise sources
  - Use sound-attenuating architectural design and building features
  - Employ technologies when appropriate that reduce noise generation (i.e. alternative pavement materials on roadways).
- **Policy N-2.1: Development Impacts to Noise Sensitive Land Uses.** Require an acoustical study to identify inappropriate noise level where development may directly result in any existing or future noise sensitive land uses being subject to noise levels equal to or greater than 60 CNEL and require mitigation for sensitive uses in compliance with the noise standards listed in Table N-2.
- **Policy N-3.1: Groundborne Vibration.** Use the Federal Transit Administration and Federal Railroad Administration guidelines, where appropriate, to limit the extent of exposure that sensitive uses may have to groundborne vibration from trains, construction equipment, and other sources.
- **Policy N-4.1: Traffic Noise.** Require that projects proposing General Plan amendments that increase the average daily traffic beyond what is anticipated in this General Plan do not increase cumulative traffic noise to off-site noise sensitive land uses beyond acceptable levels.
- **Policy N-6.2: Recurring Intermittent Noise.** Minimize impacts from noise in areas where recurring intermittent noise may not exceed the noise standards listed in Table N-2, but can have other adverse effects.

- **Policy N-6.4: Hours of Construction.** Require development to limit the hours of operation as appropriate for non-emergency construction and maintenance, trash collection, and parking lot sweeper activity near noise sensitive land uses.

### County of San Diego Zoning Ordinance

The Zoning Ordinance regulates land uses in the unincorporated portions of the County of San Diego and specifies permitted uses on established land use zones. The Proposed Project would be located on and traverse a variety of zoning designations. The relevant zoning designations are discussed in Section 2.5.1.2. The Proposed Project is subject to the use and development regulations established for each applicable zoning designation.

Major Impact Services and Utilities (i.e., solar generation facilities) and Minor Impact Utilities (i.e., electrical distribution substations) are defined under Sections 1350 and 1355 of the County of San Diego Zoning Ordinance (2012). Upon issuance of either a Minor Use Permit or Major Use Permit (MUP), Minor Impact Utilities (utilities that are necessary to provide essential services such as electrical distribution substations) and Major Impact Services and Utilities (utilities and public services that have a substantial impact such as solar facilities) are permitted uses within each of the County designated zones. Minor Impact Utilities require a Minor Use Permit while Major Impact Services and Utilities require an MUP. Major impact services and utilities, however, may be conditionally permitted in any zone if it is determined that public interest supersedes the usual limitations placed on land use and transcends the usual restraints of zoning for reasons of necessary location and community-wide interest (County of San Diego 2012, Section 1350).

Section 6952(b) of the County Zoning Ordinance provides direction for the development of photovoltaic solar energy systems. According to the Zoning Ordinance, "A photovoltaic solar energy system for offsite use with a project area of 10 acres of more, or a combination of parcels with a combined area of 10 acres or more is a Major Impact Service and Utility in all zones and shall require a Major Use Permit permitted in accordance with the use permit procedure commencing at section 7350. All other types of solar energy systems of solar power plants including concentrating solar power plants, parabolic troughs, concentrating linear Fresnel reflectors, stirling solar dish, or a solar power tower are a Major Service and Utility in all zones and shall require approval of a Major Use Permit in accordance with section 7350 and the following requirements on any parcel of land" (County of San Diego 2011, Section 6952 (b)):

a. Setback. A system or plant shall meet all of the setback requirements of the zone.
b. Height. A system or plant of more than 200 feet in height is required to comply with Federal Aviation Administration safety height requirements.

c. Visual. The following measures shall be followed in order to minimize the visual impact of the project:

   i. Removal of existing vegetation shall be minimized.

   ii. Internal roads shall be graded for minimal size and disruption.

   iii. Any accessory buildings shall be painted or otherwise visually treated to blend with the surroundings.

   iv. A structure shall be non-reflective in all areas possible to blend with the surroundings.

d. Security. The operator shall provide a security in the form and amount determined by the Director to ensure removal of the Solar Energy System. The security shall be provided to the Department of Planning and Development Services (PDS) prior to building permit issuance. Once the Solar Energy System has been removed from the property pursuant to a demolition permit to the satisfaction of the Director, the security may be released to the operator of the Solar Energy System.

Solar Energy System, Offsite Use is defined by Ordinance No. 10072 (New Series) as "a solar energy conversion system consistent with the requirements of section 6952 for offsite energy use. The energy generated is predominately used offsite" (County of San Diego 2010b).

**County Board of Supervisors Policies**

The following County Board of Supervisors policies would be applicable to the Proposed Project:

- **Policy I-17: Right-of-Way Dedication and Public Improvement Requirements in Connection with Zone Reclassifications.** Where application is made pursuant to the Zoning Ordinance for reclassification of property, it is found that road improvements, drainage, sewage, fire protection, or other public facilities and improvements (including the land, easements and rights-of-way therefore) are necessary to the health, safety, and general welfare of the public and to make the property suitable for the increased intensity of use of the different uses permitted by the proposed zone classification, such improvements and facilities shall be required or provisions made therefore before property is reclassified.
- **Policy I-18: Right-of-Way Dedication and Public Improvement Requirements in Connection with Major and Minor Use Permits.** Where application is made pursuant to the Zoning Ordinance for a Major or Minor Use Permit and it is found that road improvements, drainage, sewage, fire protection, or other public facilities and improvements (including the land, easements and rights-of-way therefore) are necessary to insure that the establishment or maintenance of the requested use will not be materially detrimental to the public health, safety or welfare or to the property or improvements in the vicinity and zone in which the subject property is located, such use permit shall be issued

only upon conditions that provision be made for such improvements and facilities (including the land, easements and rights-of-way therefore).

- **Policy I-38: Agricultural Preserves.** Section 5, Contract Criteria (subsection d) states "all land in an agricultural preserve shall be used only for agricultural purposes for producing agricultural commodities, or for recreational or open space uses and uses compatible therewith. Any other uses which may have existed prior to the establishment of a preserve shall be treated as legal nonconforming uses as such uses are defined in the Zoning Ordinance, provided that any nonconforming use shall be eliminated from any land with respect to which a contract is executed, and such contract shall not be effective until such nonconforming use is eliminated."

  Section 10, Application to Remove Land from a Preserve, provides that "If an owner of land in an agricultural preserve that is or is not subject to a contract wishes to remove his/her land from the preserve he/she must file an application. The same procedures shall be followed from the removal of land from the preserve that is followed for the enlargement of a preserve and in compliance with all provisions specified in the Act. The filing fee for such application shall be computed the same as paragraph 9.b above. However, if the owner is also making application for the reclassification of land to a different zone category, the filing fee shall be waived in favor of the fee which is paid for the processing of the rezone application."

- **Policy I-60: Prohibition of Grading Until Annexation or Other Discretionary Actions are Completed**
  - A grading permit for any project requiring discretionary approvals shall not be issued until all discretionary permits or approvals that can be determined as necessary in light of the project detail shown on the plan or permit application or known or reasonably inferred by the County Official, including those by other governmental agencies, such as Special Districts, or the Coastal Commission have been obtained. Where the Board of Supervisors, the Planning Commission, Director of Planning and Land Use or Zoning Administrator approval is conditional on discretionary actions by other governmental agencies, the resolution should note which actions, if any, are prerequisite to the issuance of a grading permit.
  - PDS will inform the applicant after an initial review of a project application, of all County discretionary permits or approvals which will be necessary for the project and will ensure that the requirement for obtaining such permits or approvals is incorporated in any associated conditional approval. The applicant should be encouraged to seek relating County discretionary approvals by concurrent processing of appropriate applications.

- **Policy I-84: Project Facility Availability and Commitment for Public Sewer, Water, School and Fire Services**

  No building permit, nor permit for the grading of a site in preparation for construction, will be issued until evidence of permanent water and sewer facility commitment (where such facilities are required by the project) is submitted to the County.

  The Project Facility Availability forms request standard information on the ability of special districts and other facility providers to potentially provide facilities to serve a project. They also allow facility providers to recommend specific requirements that may be made conditions of project approval.

  **For Sewer and Water Facility Only**

  - Facility Availability (PFA Form): A Project Facility Availability form will be required at project intake. In order to be considered affirmative, a completed Project Facility Availability form shall contain a statement from the facility provider that it is reasonably expected that the facility provider will be able to give a commitment for facilities to serve the project at the time of need.

- **Policy I-92: Undergrounding of Utilities—Waiver Requests.** The purpose of undergrounding is to improve the appearance of communities by removing unsightly overhead wires and poles and to increase reliability of service by placing these lines underground where they are less subject to incurring damage. Sections 81.404(a)(7), 81.707(b)(3), and 51.312 of the County Code of Regulatory Ordinances require undergrounding of new and existing utility distribution facilities, including cable television lines, within the boundary or abutting half street of any new subdivision or centerline project. The developer is responsible for complying with these requirements.

  This requirement to underground utilities may be completely or partially waived only when it is deemed that undergrounding would be impossible or impractical. This policy is intended to provide guidelines for reviewing such waiver requests.

  1. Undergrounding may be waived if any of the following criteria are met:

     a. All other properties in the immediate area are completely "built out" to planned densities and uses and the established utility system for that area is overhead, OR

     b. Undergrounding would result in no reduction in the number of poles on or adjacent to the project, OR

     c. The cost of undergrounding is prohibitively high based on utility company estimates.

- **Policy I-111: U.S. Border Setback Policy.** Policy I-111 is applicable to discretionary permits for properties located within 150 feet from the International Border. Policy I-111 contains the following requirements:

  1. Upon the receipt of such above described application, the Department of Planning and Development Services shall notify the Department of Homeland Security (DHS) of such pending application and of the provisions of this policy.
  2. Such application shall not be deemed complete until one of the following occurs:
     a. A letter submitted from the DHS indicating they do not plan on entering into negotiations toward purchasing rights to the open space corridor located on the property subject to the application.
     b. Ninety [90] days has elapsed from the date of original submittal, and the DHS has not indicated to the Department that they are interested in opening negotiations regarding an open space corridor.
     c. A letter is submitted from DHS indicating that negotiations have been completed or attempts to purchase have been abandoned.
     d. One hundred eighty days [180] have elapsed from the date upon which the letter from the DHS indicating intent to negotiate was received by the Department of Planning and Development Services.

**Community Plans and Subregional Plans**

Community and subregional plans, adopted as integral parts of the County of San Diego General Plan, are policy plans specifically created to address the issues, characteristics, and visions of communities within the County. These communities each have a distinct physical setting with a unique history, culture, character, lifestyle, and identity. Community and subregional plans thus provide a framework for addressing the critical issues and concerns that are unique to a community and are not reflected in the broader policies of the General Plan. As part of the General Plan, the Boulevard Subregional Plan is consistent with all other parts of the County's General Plan.

***Mountain Empire Subregional Plan***

The Mountain Empire Subregional Plan (a supplement to the County General Plan) establishes goals and policies to guide development within the areas of Tecate, Potrero, Boulevard, Campo/Lake Morena, Jacumba, and the Mountain Empire Balance (including the community of Tierra del Sol) which together comprise the Mountain Empire Subregion of southeastern San Diego County. The goals and policies of the Subregional Plan are intended to be more specific than those of the County General Plan as they consider the distinct history, character, and identity of Mountain Empire communities. The Mountain Empire Subregional Plan contains nine

elements: community character, land use, housing, mobility, public facilities and services, conservation, recreation, energy conservation, and scenic highways. Each element contains goals and policies intended to responsibly direct the development of the subregion.

The following policies and recommendations of the Mountain Empire Subregional Plan are applicable to the Proposed Project:

- **Land Use Goal:** Provide a land use pattern consistent with the subregional population forecast.
  - **Policy and Recommendation 1:** The landforms of the Subregion are an important environmental resource that should be respected in new development. Hillside grading shall be minimized and designed to blend in with the existing natural contours.
  - **Policy and Recommendation 2:** Create a buffer area of one hundred and fifty (150) feet in width along the international boundary line inclusive of the existing sixty-foot (60') Public Reserve owned by the Federal Government.
  - **Policy and Recommendation 3:** Apply a ninety (90') foot setback within which no new permanent building may be built northerly of the existing sixty (60') foot Public Reserve line. Where such ninety (90') foot setback can be shown to adversely impact a property, owner may apply for a waiver from complying with the setback as provided for Section 7060 of the Zoning Ordinance.
  - **Policy and Recommendation 4:** Ensure that all development be planned in a manner that provides adequate public facilities prior to or concurrent with need.
- **Energy Conservation Goal:** Ensure the conservation of non-renewable energy resources is pursued in a way that is not detrimental to the rural lifestyle.
  - **Policy and Recommendation 8.1:** New development should utilize alternative energy technologies, especially active and passive solar energy systems.
- **Public Facilities and Services Goal:** Provide the facilities and level of service necessary to satisfy the needs of the subregion.
  - **Policy and Recommendation 5.4:** Uses proposed for the property adjacent to substations or transmission line rights-of-ways should be reviewed for possible impacts to the power facilities and vice versa.
- **Environmental Resources Goal:** Ensure that there is careful management of environmental resources in the area in order to prevent wasteful exploitation or degradation of those resources and to maintain them for future needs.
  - **Policy and Recommendation 1:** All development shall demonstrate a diligent effort to retain as many native oak trees as possible.

- **Policy and Recommendation 3:** Floodways should be maintained in their natural state unless findings can be made that a threat to public safety exists.
- **Policy and Recommendation 4:** The dark night sky is a significant resource for the Subregion and appropriate steps shall be taken to preserve it.
- **Policy and Recommendation 5:** Development shall not adversely affect the habitat of sensitive plant and wildlife species or those areas of significant scenic value.

***Boulevard Subregional Plan Area***

The Boulevard Subregional Plan area is a portion of the Mountain Empire Subregional Plan and includes approximately 55,350 acres containing the communities of Boulevard, Mazanita, Live Oak Springs, Tierra del Sol, Crestwood, Jewel Valley, McCain Valley, Miller Valley, and a portion of Bankhead Springs.

The following policies from the Boulevard Subregional Plan are applicable to the Proposed Project:

- **Policy LU 1.1.1** Prohibit higher density, clustered subdivisions, or industrial-scale projects or facilities that induce growth and detract from or degrade the limited groundwater resources, water and air quality, visual and natural resources, abundant wildlife, and historic rural character of the Boulevard area. Renewable energy projects, such as solar and wind projects, are not "industrial-scale projects or facilities" for purposes of this Subregional Plan.
- **Policy LU 1.1.2** Encourage development to protect the quality and quantity of ground and surface water resources, air quality, dark skies, visual resources, and low ambient noise levels, as well as retain and protect the existing natural and historic features characteristic of the community's landscape and natural environment.
- **Policy LU 1.1.3** Encourage development to respectfully incorporate existing topography and landforms, watersheds, riparian areas, oaks, and other native vegetation and wildlife, ridgelines, historic and cultural resources, views, and sustainability design factors.
- **Policy LU 1.1.6** Require landscaping in new development to emphasize the use of xeriscape design with native, drought-tolerant, and fire-resistant plants to conserve water resources and help prevent the spread of fire.
- **Policy LU-1.2.1** Encourage and promote local and on-site energy conservation, residential-scale renewable energy production, and zero waste recycling goals that will help reduce the need for large scale energy generation projects and facilities.
- **Policy LU 1.2.2** Require development, including regional infrastructure, and public facilities, to comply and maintain a rural bulk and scale in accordance with Boulevard's

community character. Renewable energy projects, such as wind and solar projects, are not "regional infrastructure or public facilities" for purposes of this policy.

- **Policy LU 3.1.1** Encourage development to preserve dark skies with reduced lighting and increased shielding requirements
- **Policy LU 3.2.1** Require development to minimize impacts to the native and riparian habitat.
- **Policy LU 3.3.1** Encourage the designation, protection, and long-term management of historic sites in the Boulevard area.
- **Policy LU 6.1.1** Require commercial, industrial development and large scale energy generation projects to mitigate adverse impacts to the rural community character, charm, quiet ambiance and life-style, or the natural resources, wildlife, and dark skies of Boulevard in accordance with the California Environmental Quality Act.
- **Policy LU 6.1.2** Encourage commercial, industrial development and large scale energy generation projects to create and maintain adequate buffers between residential areas and incompatible activities that create heavy traffic, noise, infrasonic vibrations, lighting, odors, dust and unsightly views and impacts to groundwater quality and quantity.
- **Policy LU 6.1.3** Encourage commercial, industrial development and large scale energy generation projects to provide buffers from public roads, adjacent and surrounding properties and residences, recreational areas, and trails.
- **Policy CM 8.1.1** Prohibit development and the exportation or sale of groundwater that would adversely impact the ground and surface water resources.
- **Policy CM 8.3.1** Require that the source and quality of water that is imported into the area via tanker trucks or other means, for use on major construction projects, will be verified and validated to avoid contamination of local surface and groundwater resources.
- **Policy CM 8.5.1** Prohibit development from altering natural drainage patterns.
- **Policy CM 8.6.1** Encourage the use of existing right-of-way when construction of new transmission lines is required, where technically and economically feasible. Additionally, encourage existing right-of-way over new right-of-way alignments for construction of new transmission lines when existing right-of-way is insufficient.
- **Policy CM 8.6.2** Encourage the use of solar and residential scale wind turbines.

### 2.5.3 Analysis of Project Effects and Determination as to Significance

The Proposed Project consists of four renewable energy solar farms in southeastern San Diego County. The following impact analysis has been separated into discussions for each of the four solar farms: Tierra del Sol, Rugged, LanEast, and LanWest, as well as a combined discussion of the

Proposed Project as a whole. For the purposes of this Program EIR, the Tierra del Sol and Rugged solar farms are analyzed at a project level, whereas the LanEast and LanWest solar farms are analyzed at a programmatic level as sufficient project-level data has not been developed at this time.

#### *2.5.3.1 Physically Divide a Community*

Guidelines for the Determination of Significance

The following significance guideline from Appendix G of the California Environmental Quality Act (CEQA) Guidelines applies to the direct and indirect impact analysis, as well as the cumulative impact analysis because the County does not have specific guidelines for determining significance relative to land use.

A significant impact would result if:

- The proposed project would physically divide an established community.

Analysis

For the purposes of this EIR, established communities are defined as established town centers or communities within the County's 23 planning areas. The Proposed Project area is within the Mountain Empire Subregional Plan area and the Boulevard Subregional Plan area. For purposes of this analysis, a construction-related (temporary) land use impact would occur if access to a use would temporarily be disrupted or if the nature, condition, or operation of a use would temporarily be altered during construction of the Proposed Project. An operational (permanent) land use impact would occur if a physical division between related land uses would result from the Proposed Project or if access to a use would permanently be disrupted or if the nature, condition, or operation of a use would permanently be altered as a result of the Proposed Project operation.

Tierra del Sol

**Construction**

As described in Section 2.5.1.3, the Tierra del Sol site is currently unoccupied and undeveloped. The site has been used for grazing and electric transmission infrastructure. Scattered, rural residential development is located on properties surrounding the site; however, the area exudes a primarily natural appearance. Land uses at or near proposed solar farm components of Tierra del Sol that could be temporarily disturbed by construction activities include several single-family residences; see Figure 2.5-1, Existing Land Uses, and Figure 2.5-4, Tierra del Sol - Sensitive Land Uses Within 1,000 Feet.

Construction of Tierra del Sol would consist of several phases including site preparation, development of staging areas and site access roads, tracker assembly and installation, construction of electrical transmission facilities, and construction of the dual circuit 138 kV Tierra del Sol gen-tie line. After site preparation, initial construction would include the development of the staging and assembly areas, and the grading of site access roads for initial tracker installation. Construction of the Tierra del Sol gen-tie line would take approximately 2 months to complete. Grading of the site would take approximately 3 months. Tracker installation would take approximately 7 months. The final punch list and cleanup phase would take approximately 1 month. Construction of the O&M building, substation, and underground electrical would overlap accordingly; see Table 1-8, Tierra del Sol Construction Schedule, in Chapter 1, Project Description. Overall, Tierra del Sol would have a construction period of approximately 14 months.

The Tierra del Sol gen-tie line would consist of an underground alignment leading northward from the on-site substation along the County ROW within Tierra del Sol Road for approximately 0.5 mile. The alignment would then be routed to the east via a 90-degree turn that would consist of an approximately 1-mile segment. A transition pole would be constructed at this location where the gen-tie line would transition from an underground alignment to an overhead alignment that would extend northward and end just east of Jewel Valley Road, where the gen-tie line would then transition back to an underground alignment and end at the interconnection point at the Rebuilt Boulevard Substation; see Figures 1-7a through 1-7d. Although gen-tie line structures would be present along the proposed alignment, movement between and around these structures would be possible, and structures would not block or impede access or movement through the area.

While development of the Tierra del Sol solar farm and the proposed Tierra del Sol gen-tie line would not physically divide an established community or displace residences or other land uses, the Tierra del Sol gen-tie line would traverse rural residential lands and residences adjacent to and in the vicinity of the gen-tie alignment and would be subject to potential indirect impacts to the quality, access, and functionality of surrounding residential land uses. The temporary influx of construction personnel, equipment, and vehicles, increased construction activity including vegetation removal and grading, and the generation of dust could potentially cause disruptions in the communities of Boulevard and Tierra del Sol, if not carefully managed and if residents are not informed of time and duration of activities. Residences in the surrounding area and located along the Tierra del Sol gen-tie line may be temporarily disrupted by the presence of heavy construction equipment on temporary and permanent access roads such as Tierra del Sol Road and Old Highway 80, the constant movement of materials and facility equipment to sites and return trips to construction staging areas, and the resulting noise and air quality disturbances.

While noise and traffic associated with construction activities may be considered a nuisance by adjacent landowners, construction of the project would not temporarily alter the nature, condition, or operation of a use. More specifically, project construction would not impair the ability of surrounding properties to support rural residential development and activities occurring at the project site and along the construction route would not substantially impair the operation of surrounding land uses. The potential for temporary conflicts between adjacent land uses and construction activities would be minimized with implementation of Project design feature (PDF) **PDF-TR-1** (preparation and implementation of a Traffic Control Plan), **PDF-TR-2** (preparation of a construction notification plan), and **PDF-TR-3** (notification of property owners and provision of access) (see Section 3.1.7, Transportation and Traffic). Implementation of **PDF-TR-1** would ensure the safe, timely movement of construction and residential traffic through the project area and **PDF-TR-2** and **PDF-TR-3** would ensure that local residents are aware of construction activities and that access for property owners and tenants along the construction route is maintained during construction activities. Additionally, **PDF AQ-1** and **PDF-AQ-2** (see Section 2.2) would reduce potential effects related to the generation of dust to less than significant, which would also help alleviate land use impacts relative to dust. Implementation of **PDF-TR-1** through **PDF-TR-3, PDF-AQ-1**, and **PDF-AQ-2** would ensure that impacts associated with temporary disruptions in the communities of Boulevard and Tierra del Sol due to the construction of Tierra del Sol remain **below a level of significance**.

### Operation

The Tierra del Sol solar farm components consist of trackers, inverter units, a direct current (DC) underground collection system, an overhead and underground collection system linking the trackers to the on-site project substation, an O&M building site, an on-site collector substation, and the Tierra del Sol gen-tie to provide a connection to the Rebuilt Boulevard Substation. The Tierra del Sol solar farm site would be fenced along the entire property boundary for security. Also, signage for electrical safety would be placed along the perimeter of the site, warning the public of the high voltage and the need to keep out. Signage would also be placed within the site where appropriate. While use of lighting as a preventive measure or permanent on-site security presence is not anticipated, use of remote-monitored cameras and alarm system(s), and for perimeter and safety lighting is proposed. However, such lighting would be used only on an as-needed basis for emergencies, protection against security breach, or unscheduled maintenance and troubleshooting (such as may occasionally be required). Security fencing installed on the project site is for safety purposes and would not physically divide an established community or alter the use, condition, or operation of a use; therefore, operation of the Tierra del Sol solar farm would result in a **less-than-significant impact**.

Upon completion of construction of the Tierra del Sol gen-tie line, any instances of temporary access restriction along the proposed route would be fully restored. The Tierra del Sol gen-tie line would not result in the removal of existing residences or structures along the proposed route. A portion of the gen-tie would travel underground in the County's existing ROW within Tierra del Sol road. The remaining portion of the proposed Tierra del Sol gen-tie line would travel through rural lands. Although gen-tie line structures would be present along the proposed alignment, movement between and around these structures would be possible, and structures would not block or impede access or movement through the area. The proposed Tierra del Sol gen-tie line would not physically displace residences or other land uses, and would not physically divide an established community or alter the use, condition, or operation of a use. Therefore, impacts would be **less than significant**.

### Rugged

#### Construction

As described in Section 2.5.1.3, much of the Rugged site is part of an active ranching operation and has been disturbed by extensive grazing activities. A portion of the Rugged site was recently used as a staging area to store equipment and supplies associated with construction of SDG&E's Sunrise Powerlink 500 kV high-voltage overhead power line. The site is bordered to the north and east by vacant land, and bordered to the northeast by Rough Acres Ranch. The McCain Valley Conservation Camp and vacant land is located to the south. To the west are scattered rural residential properties.

Land uses at or near the solar farm components of Rugged that could be temporarily disturbed by construction activities include single-family residences, McCain Valley Conservation Camp, Rough Acres Ranch, and the Border Patrol Station; see Figure 2.5-1, Existing Land Uses, and Figure 2.5-5, Rugged - Sensitive Land Uses Within 1,000 Feet. Construction of Rugged solar farm would consist of several phases including site preparation, development of staging areas and site access roads, tracker installation, and construction of electrical transmission facilities. After site preparation, initial project construction would include the development of the staging and assembly areas, and the grading of site access roads for initial tracker installation. Grading of the site would take approximately 2 months. Tracker installation would be broken down into four phases and would take a total of approximately 8 months. The final punch list and cleanup phase would take approximately 2 months. Construction of the O&M building, substation, and underground electrical would overlap accordingly; see Table 1-9, Rugged Construction Schedule. Overall, the Rugged solar facility would have a construction period of approximately 12 months.

The development of the Rugged solar farm would not physically divide an established community or displace residences or other land uses. However, the temporary influx of construction personnel, equipment, and vehicles, increased construction activity including vegetation removal and grading, and the generation of dust could potentially cause disruptions in the surrounding community of Boulevard, if not carefully managed and if residents are not informed of time and duration of activities. Residences in the surrounding area may be temporarily disrupted by the presence of heavy construction equipment on temporary and permanent access roads such as McCain Valley Road, the constant movement of materials and facility equipment to sites and return trips to construction staging areas, and the resulting noise and air quality disturbances.

Noise and traffic associated with construction activities may be considered a nuisance by adjacent landowners; however, construction of the project would not temporarily alter the nature, condition, or operation of a use. Project construction would not impair the ability of surrounding properties to support rural residential development, or other uses and activities occurring at the project site and along the construction route would not substantially impair the operation of surrounding land uses. The potential for temporary conflicts between adjacent land uses and construction activities would be minimized with implementation of **PDF-TR-1, PDF-TR-2**, and **PDF-TR-3**. Implementation of **PDF-TR-1** would ensure the safe, timely movement of construction and residential traffic through the project area and **PDF-TR-2** and **PDF-TR-3** would ensure that local residents are aware of construction activities and that access for property owners and tenants along the construction route is maintained during construction activities (see Section 3.1.7, Transportation and Traffic for full text of project design features). Additionally, **PDF AQ-1** and **PDF-AQ-2** (see Section 2.2) would reduce potential effects related to the generation of dust to less than significant, which would also help alleviate land use impacts relative to dust. Therefore, impacts would remain **below a level of significance**.

**Operation**

Similar to Tierra del Sol, the Rugged solar farm components consist of trackers, inverter units, a DC underground collection system, an overhead and underground collection system linking the trackers to the on-site substation, an O&M building site, and an on-site collector substation. The solar farm components would be located entirely on site and would not physically divide an established community. Upon completion of construction, any instances of temporary access restriction would be fully restored.

The Rugged solar farm would not physically divide an established community. The site would be fenced along the entire property boundary for security. Signage for electrical safety would be placed along the perimeter of the site, warning the public of the high voltage and the need to keep out. Signage would also be placed within the site where appropriate. During operations,

while no use of lighting as a preventive measure or permanent on-site security presence is anticipated, approval for installation of remote-monitored cameras and alarm system(s), and for perimeter and safety lighting is proposed, with such lighting to be used only on an as-needed basis for emergencies, protection against security breach, or unscheduled maintenance and troubleshooting (such as may occasionally be required). The security fencing to be placed on the project site is for safety purposes and will not physically divide an established community; therefore, operation of the Rugged solar farm would result in a **less-than-significant impact**.

### LanEast

The LanEast site is located along approximately 1.15 miles of Old Highway 80, with approximately 0.41 mile of frontage west of McCain Valley Road and approximately 0.74 mile of frontage east of McCain Valley Road. Community development in the area is centered at the intersection of Ribbonwood Road and Old Highway 80. This area of community development is approximately 1.5 miles to the west of the LanEast site and extends along approximately 0.7 mile of Ribbonwood Road south from I-8 and along approximately 1.2 miles of Old Highway 80. This area contains markets, restaurants, and feed and agricultural supply stores, as well as the Boulevard Fire Station, Sheriff Substation, post office, and Clover Flat Elementary School. It also contains some properties that are zoned to allow 6,000-square-foot lots (RR-6000) and mobile home parks at densities of 6 and 9 DU per acre (RMH-6 and RMH-9), as well as C36 General Commercial and C40 Rural Commercial zoning.

There is a small 24,000-square-foot lot featuring an existing single-family residence that was previously the Boulevard General Store adjacent to the project site. In addition and as discussed previously, a 150-acre ranch supporting one single-family residence and several ranch buildings are located east of the site, and four single-family residences (one of which operates an automobile dismantling and salvage business) are located southeast of the site (see Figure 2.5-6). In addition to the Caltrans Boulevard highway maintenance facility, approximately 14 single-family residences are located south of Old Highway 80 and west of McCain Valley Road near the project site. These properties are all zoned S92 General Rural and designated Rural Lands (RL-80) by the County General Plan. In addition to sensitive land uses, the Rebuilt Boulevard Substation site is also depicted on Figure 2.5-6. Specific components and details for LanEast are unknown at this time as site-specific engineering has not been completed. It is anticipated the LanEast solar farm would have similar components to those described above for Rugged and Tierra del Sol; however, the specific details of tracker configuration, substation configuration, and gen-tie configuration are not known at this time.

Similar to Tierra del Sol and Rugged, development of the LanEast solar farm would not physically divide an established community or displace residences or other land uses. Operation of the LanEast solar farm would not impact access to, or use of, adjacent properties. LanEast

would not create any obstacle to continued use of I-8. LanEast would also not create any obstacle to travel on Old Highway 80 for residential, commercial, and recreational use. However, the temporary influx of construction personnel, equipment, and vehicles, increased construction activity including vegetation removal and grading, and the generation of dust could potentially cause disruptions in the surrounding community of Boulevard, if not carefully managed and if residents are not informed of time and duration of activities. Residences in the surrounding area may be temporarily disrupted by the presence of heavy construction equipment on temporary and permanent access roads, the constant movement of materials and facility equipment to sites and return trips to construction staging areas, and the resulting noise and air quality disturbances; see Figure 2.5-6, LanEast - Sensitive Land Uses Within 1,000 Feet.

As listed in Table 1-10 of Chapter 1, Project Description, and previously described, **PDF TR-1** through **PDF TR-3** would ensure impacts associated with temporary disruptions in the communities of Boulevard due to the construction of LanEast would remain below a level of significance. Additionally, **PDF AQ-1** and **PDF-AQ-2** (see Section 2.2) would reduce potential effects related to the generation of dust to less than significant, which would also help alleviate land use impacts relative to dust. Therefore, impacts would remain **below a level of significance**.

### LanWest

The LanWest site is bound to the north by I-8, beyond which is predominately vacant land, to the west by vacant land and a residential property (40760 Old Highway 80), to the south by Old Highway 80, and to the east by the LanEast site described above. Adjacent uses to the south include a leased cabin/office (2170 McCain Valley Road), a residential property (41148 Old Highway Road), a Caltrans Maintenance Yard (40945 Old Highway 80), and a 12.47 kV switchyard.

The LanWest site is located in a desert transition zone dominated by chaparral communities, subshrub communities, and wildflower fields. A majority of the site is disturbed by extensive grazing activities. As previously described, the LanWest site's land use designation is Rural Lands with a permitted density of 1 DU per 80 acres (RL-80) and is zoned General Rural (S92).

Single-family residences are located south of the project site and Old Highway 80. These properties are all zoned S92 General Rural and designated Rural Lands (RL-80) by the County General Plan. Sensitive land uses are shown on Figure 2.5-7.

As with LanEast, the specific components for LanWest solar farm are unknown at this time because site-specific engineering has not been completed. It is anticipated the LanWest solar farm would have similar components to those described above for Rugged and Tierra del Sol; however, the specific details of tracker configuration, substation configuration, and gen-tie configuration are not known at this time.

Similar to Tierra del Sol and Rugged, the development of the LanWest solar farm would not physically divide an established community or displace residences or other land uses. Operation of the LanWest solar farm would not impact access to, or use of, adjacent properties. LanWest would not create any obstacle to continued use of I-8. LanWest would also not create any obstacle to travel on Old Highway 80 for residential, commercial, and recreational use. However, the temporary influx of construction personnel, equipment, and vehicles, increased construction activity including vegetation removal and grading, and the generation of dust could potentially cause disruptions in the surrounding community of Boulevard, if not carefully managed and if residents are not informed of time and duration of activities. Residences in the surrounding area may be temporarily disrupted by the presence of heavy construction equipment on temporary and permanent access roads, the constant movement of materials and facility equipment to sites and return trips to construction staging areas, and the resulting noise and air quality disturbances; see Figure 2.5-5, LanWest - Sensitive Land Uses Within 1,000 Feet.

As listed in Table 1-10 of Chapter 1, Project Description, and previously described, **PDF TR-1** through **PDF TR-3** would ensure impacts associated with temporary disruptions in the communities of Boulevard due to the construction of LanWest would remain below a level of significance. Additionally, **PDF AQ-1** and **PDF-AQ-2** (see Section 2.2) would reduce potential effects related to the generation of dust to less than significant, which would also help alleviate land use impacts relative to dust. Therefore, impacts would remain **below a level of significance**.

### Proposed Project

As described above, the Proposed Project would result in the temporary influx of construction personnel, equipment, and vehicles, increased construction activity including vegetation removal and grading, and the generation of dust, which could potentially cause disruptions in the surrounding community of Boulevard, if not carefully managed and if residents are not informed of time and duration of activities. Residences in the surrounding area may be temporarily disrupted by the presence of heavy construction equipment on temporary and permanent access roads, the constant movement of materials and facility equipment to sites and return trips to construction staging areas, and the resulting noise and air quality disturbances. However, with incorporation of **PDF-TR-1, PDF-AQ-2,** and **PDF TR-1** through **PDF TR-3,** impacts would remain **less than significant**.

Operation of the Proposed Project would not physically divide an established community. Solar farm sites would be fenced along property boundaries for security purposes and solar farm operations would not substantially disrupt the use of surrounding properties. Therefore, impacts would be less than significant.

### *2.5.3.2 Conflict with Plans, Policies, and Regulations*

Guidelines for the Determination of Significance

For the purposes of this EIR, Appendix G of the CEQA Guidelines applies to the direct and indirect impact analysis, as well as the cumulative impact analysis. A significant impact would result if:

- The proposed project directly conflicts with applicable land use plans, policies, or regulations of an agency with jurisdiction over the project (e.g., General Plan; Community or Subregional Plans; and the Zoning Ordinance), adopted for the purpose of avoiding or mitigating an environmental effect.

Analysis

Tierra del Sol

**Land Use Regulations**

As described above, the Tierra del Sol site is designated RL-80 and is zoned A70 and S92. Per the County of San Diego Zoning Ordinance, the proposed solar project can only be developed with approval of an MUP. The densities provided by the RL designations are the lowest in the unincorporated County and are intended to reflect and preserve the rural agricultural, environmentally constrained, and natural "backcountry" areas of the County (County of San Diego 2011a). Tierra del Sol would not be located within the Boulevard Rural Village Boundary where commercial and residential land uses are the principal land use designations, nor would it require urban levels of public services. The following provides a more detailed discussion regarding the Tierra del Sol's consistency with the land use designation and zoning.

As discussed in Section 3.1.1, Agricultural and Forestry Resources (see subsection 3.1.3.3.3), the Tierra del Sol site is not under a Williamson Act Contract; however, a portion of the Tierra del Sol site (the entirety of APN 658-090-31-00) is zoned A70 and contains an "A" designator which denotes inclusion of the parcel within an adopted County of San Diego agricultural preserve. Refer to Section 3.1.1, Agricultural and Forestry Resources, for information regarding the proposed disestablishment of the preserve covering APN 658-090-31-00.

The Tierra del Sol site itself is characterized by areas of dense chaparral (including granitic northern mixed chaparral, red shank chaparral, and scrub oak chaparral), occasional tall pine and Tecate Cypress trees, montane buckwheat and big sagebrush scrub, mapped areas of developed land, several rock outcrops, and an unimproved network of dirt access roads. The site is located in the Tierra del Sol community of the larger Boulevard Subregional Plan Area, which is generally characterized by a diversity of land uses consisting of ranching operations, single-

family homes, energy infrastructure, and telecommunications equipment. Undeveloped natural lands and the U.S.–Mexico international border also contribute to the existing character of the area. Outside of the rural village area of Boulevard (the rural village boundaries generally encompass land uses south of I-8 adjacent to Ribbonwood Road and land uses along Old Highway 80 between State Route 94 (SR-94) to the west and Manzanita Lane to the east), the character of the region is evolving and is influenced by an assortment of large-lot rural residences and undeveloped rural and tribal lands as well as by the visible and growing presence of public agency and energy infrastructure features. The topography of the area is generally gently rolling but also consists of higher elevation and prominent landforms (i.e., the Tecate Divide and Mt. Tule), as well as low-lying washes and creeks. Several prominent valleys (McCain Valley and Jewel Valley) are also located in the area and contribute to the undulation visible in the existing landscape setting. In addition to natural features, development also contributes elements to the existing landscape setting. For example, a new Border Patrol Station that will include an indoor firing range, emergency helipad, 160-foot communication tower, and photovoltaic panels and would be the base of operations for 250 Border Patrol agents and support staff, is currently under construction in the northern extent of the rural village area. The new station is scheduled for completion in late 2013. The White Star Communications Facility, MET towers, and the geometric form of electrical transmission structures, such as the 500 kV Sunrise Powerlink and the 500 kV Southwest Powerlink also contribute industrial qualities to the character of the area. Similarly, the 25-wind turbine Kumeyaay Wind Farm and the Golden Acorn Casino, both of which are located on Campo tribal lands approximately 6.5 miles north of the Tierra del Sol site, contribute tall, vertical forms to the regional character. Lastly, the approximately 10-foot-tall U.S.–Mexico border fence is located immediately south of the Tierra del Sol site.

Permitted land uses in the A70 and S92 zones are family residential; civic uses limited to essential services, fire protection services and law enforcement services; and agricultural uses. The County Zoning Ordinance categorizes Tierra del Sol solar farm as a “Civic Use Type” and more specifically as a “Major Impact Services and Utilities” land use. These designations are defined in Sections 1300 and 1350 as follows:

- **1300 General Description of Civic Use Types**

  Civic use types include the performance of utility, educational, recreational, cultural, medical, protective, government, and other uses which are strongly vested with public or social importance. They also include certain uses accessory to the above, as specified in Section 6150, Accessory Use Regulations.

- **1350 Major Impact Services and Utilities**

  The Major Impact Services and Utilities use type refers to public or private services and

utilities which have substantial impact. Such uses may be conditionally permitted in any zone when the public interest supersedes the usual limitations placed on land use and transcends the usual restraints of zoning for reasons of necessary location and community wide interest. Typical places or uses are schools, sanitary landfills, public and private airports, public park/playground/recreational areas (other than public passive park/recreational areas), hospitals, psychiatric facilities, cemeteries, nursing homes, detention and correction institutions, trade schools (with outdoor training facilities), security or paramilitary type training facilities, or field medical training uses.

Sections 2705 and 2926 of the Zoning Ordinance require that uses classified as Major Impact Services and Utilities obtain an MUP. If an MUP and associated findings are approved for the Tierra del Sol solar farm, then the project would be considered to be consistent with the RL land use designation, and A70 and S92 zones.

**Land Use Plans and Policies**

As demonstrated in Tables 2.5-3 and 2.5-4, the Tierra del Sol solar farm would be consistent with applicable County Board of Supervisors policies and County Ordinances. It should also be noted that the following County Ordinances are not applicable to the Tierra del Sol solar farm for reasons as stated below:

- **Subdivision Ordinance Section 81.404** states the following: "Install underground all new and existing utility distribution facilities, including cable television lines and other video service facilities, within the boundaries of any new subdivision or within any half road abutting a new subdivision." Furthermore, this section of the Subdivision Ordinance states, "This subsection shall not apply to the installation and maintenance of overhead electric transmission lines in excess of 34,500 volts (34.5 kV) and long distance and trunk communication facilities."

  The Tierra del Sol solar farm would include the development of a dual circuit 138 kV gen-tie line. The Tierra del Sol gen-tie line would be partially overhead and partially underground. This section of the Subdivision Ordinance would not apply to the Tierra del Sol project because the gen-tie transmission line would be in excess of 34.5 kV.

- **Centerline Ordinance Section 51.312** that states the following, "(a) A property owner subject to section 51.303 shall make arrangements with the serving utility companies for all existing utility distribution facilities, including cable television lines, to place the facilities underground along the frontage of the property. This section shall not apply to the installation and maintenance of overhead electric transmission lines in excess of 34,500 volts and long distance and trunk communications facilities."

  This section of the Centerline Ordinance Section would not apply to the Tierra del Sol

project because the Tierra del Sol gen-tie line would be in excess of 34.5 kV.

- **Underground Utility District Regulations Section 89.106.d**, States the following, "This division and any ordinance adopted pursuant to Section 89.103 hereof shall, unless otherwise provided in such ordinance, not apply to the following types of facilities: … (d) Poles, overhead wires and associated overhead structures used for the transmission of electric energy at nominal voltages in excess of 34,500 volts (34.5kV)."

  This section of the Centerline Ordinance Section would not apply to the Tierra del Sol project because the Tierra del Sol gen-tie line would be in excess of 34.5 kV.

As shown above in Table 2.5-3, the Tierra del Sol project would be consistent with applicable County Board of Supervisors' policies including I-17, I-18, I-38, I-60, I-84, I-92, and I-111. In addition and as shown in Table 2.5-4, the Tierra del Sol project would be consistent with applicable County Land Development Ordinances including those established for groundwater resources, resource protection (i.e., RPO), noise, and zoning.

The *Tierra del Sol Solar Farm General Plan Analysis Report* (Appendix 2.5-1) prepared by County staff includes a detailed consistency analysis concerning applicable County plans, including the County's General Plan, Mountain Empire Subregional Plan, and the Boulevard Subregional Plan. As shown in Appendix 2.5-1, the Tierra del Sol project would not conflict with applicable goals and policies found in the County General Plan. As stated in Section 1.1 of this EIR, project objective 7 calls for assisting the County in accomplishing its sustainable energy goals and policies, such as General Plan Goal COS-18, by encouraging the development of sustainable energy systems that reduce consumption of non-renewable resources and reduce GHG and other air pollutant emissions while minimizing impacts to natural resources and communities. Tierra del Sol meets this goal by proposing approximately 60 MW of in-basin solar energy for the San Diego region. As demonstrated throughout Chapter 2.0 of this EIR, Tierra del Sol includes several project design features and mitigation measures to ensure impacts to natural resources and communities are minimized to the greatest extent possible. Also, as detailed in Appendix 2.5-1, the Tierra del Sol solar farm project would not conflict with the applicable goals and policies of the Mountain Empire Subregional Plan.

Additionally, the Tierra del Sol project would be in conformance with the goals and policies of the Boulevard Subregional Plan as amended by the Wind Ordinance POD 10-007 General Plan Amendment (GPA 12-003), which was adopted by the Board of Supervisors on May 15, 2013. However, the EIR for the Wind Ordinance POD 10-007 has been challenged in court (*Protect Our Communities Foundation v. San Diego County Board of Supervisors*, 37-2013-00052926-CU-TT-CTL, San Diego Superior Court (Jun. 13, 2013)). If the EIR is found to be legally inadequate and the court void's the Board's approval of the Wind Ordinance, the Tierra del Sol solar farm would conflict with several applicable policies of the Boulevard Subregional Plan,

including policies LU-1.1.1, LU-1.1.2, LU-1.1.3, LU-1.3.1, LU-1.3.2, LU-6.1.1, LU-6.1.2, LU-6.1.3, LU-6.1.4, and CM-8.6.2 (see Section 2.5.2 for full text of identified policies). In an excess of caution, a General Plan Amendment is being processed for the Tierra del Sol project requesting an exception for the project from the policies listed above.

Therefore, the Tierra del Sol project would not result in a conflict with the Boulevard Subregional Plan, Mountain Empire Subregional Plan, or County of San Diego General Plan, and impacts would be **less than significant.**

## Rugged

### Land Use Regulations

As described above, the Rugged site is designated Rural Lands (RL-80) and zoned S92 and A72. Lands surrounding the site to the north and east include BLM lands, while vacant/undeveloped lands and rural residential lands (zoned S92 and A72) can be found on all sides of the site. An area owned by the California Department of Conservation is located between the two portions of the site bisected by McCain Valley Road. The densities provided by the RL designations are the lowest in the unincorporated County and are intended to reflect and preserve the rural agricultural, environmentally constrained, and natural "backcountry" areas of the County (County of San Diego 2011a). Rugged would not be located within the Boulevard Rural Village Boundary where commercial and residential land uses are the principal land use designations, nor would it require urban levels of public services. The following provides a more detailed discussion regarding Rugged's consistency with the land use designation and zoning.

As discussed in Section 3.1.1.3.3, the Rugged solar farm was determined to have no impacts regarding conflicts with zoning designations and lands under Williamson Act Contract.

The community surrounding the Rugged site is generally characterized by a diversity of land uses consisting of ranching operations, single-family homes, energy infrastructure, and telecommunications equipment. The character of the community is evolving and is influenced by an assortment of large lot rural residences as well as the growing presence of public agency and energy infrastructure features. These features include electrical transmission structures, such as the 500 kV Sunrise Powerlink, the Energia Sierra Juarez U.S. Transmission Line Project, and the Tule Wind Farm including a 138 kV and 69 kV transmission line. Much of the existing transmission lines and fencing are located along McCain Valley Road. The 138 kV and 69 kV transmission line associated with Tule Wind Farm passes through the Rugged site; see Figure 2.5-1. Currently, the Rugged site serves as a staging area for construction of the Sunrise Powerlink, and a 500 kV transmission line has been constructed through the middle of the visual corridor and occupies parts of the site.

Permitted land uses in the A72 and S92 zones are family residential, civic uses limited to essential services, fire protection and law enforcement services, and agricultural uses. The County Zoning Ordinance categorizes the Rugged solar farm as a "Civic Use Type" and more specifically as a "Major Impact Services and Utilities" land use. These designations are defined in Sections 1300 and 1350 and above. Sections 2725 and 2926 of the Zoning Ordinance require that uses classified as Major Impact Services and Utilities obtain an MUP. If an MUP and associated findings are approved for the Rugged solar farm, then the project would be considered to be consistent with the RL land use designation, and A72 and S92 zones.

**Land Use Plans and Policies**

As previously demonstrated in Tables 2.5-3 and 2.5-4, the Rugged solar farm, would be consistent with applicable County Board of Supervisors policies (including I-17, I-18, I-60 and I-84) and County Ordinances including those established for groundwater resources, resource protection (i.e., RPO), noise, and zoning. The Rugged solar farm site is not located within an agricultural preserve, does not include a new aboveground gen-tie, and would not be located within 150 feet of the international border, and therefore, Board of Supervisors policies I-38, I-92, and I-111 are not applicable to the Rugged solar farm project. Additionally, the *Rugged Solar Farm General Plan Analysis Report* (Appendix 2.5-2) prepared by County staff includes a detailed consistency analysis concerning applicable County plans, including the County's General Plan, the Mountain Empire Subregional Plan, and the Boulevard Subregional Plan. As detailed in Appendix 2.5-2, the Rugged solar farm project would not conflict with the applicable goals and policies found in the County General Plan and the Mountain Empire Subregional Plan. As stated in Section 1.1 of this EIR, project objective 7 calls for assisting the County in accomplishing its sustainable energy goals and policies, such as General Plan Goal COS-18, by encouraging the development of sustainable energy systems that reduce consumption of non-renewable resources and reduce GHG and other air pollutant emissions while minimizing impacts to natural resources and communities. Rugged meets this goal by proposing approximately 80 MW of in-basin solar energy for the San Diego region. As demonstrated throughout Chapter 2.0 of this EIR, Rugged includes several project design features and mitigation measures to ensure impacts to natural resources and communities are minimized to the greatest extent possible.

Additionally, the Rugged solar farm would be in conformance with the goals and policies of the Boulevard Subregional Plan as amended by the Wind Ordinance POD 10-007 General Plan Amendment (GPA 12-003), which was adopted by the Board of Supervisors on May 15, 2013. However, the EIR for the Wind Ordinance POD 10-007 has been challenged in court (*Protect Our Communities Foundation v. San Diego County Board of Supervisors*, 37-2013-00052926-CU-TT-CTL, San Diego Superior Court (Jun. 13, 2013)). If the EIR is found to be legally inadequate and the court void's the Board's approval of the Wind Ordinance, the Rugged solar

farm would conflict with several applicable policies of the Boulevard Subregional Plan, including policies LU-1.1.1, LU-1.1.2, LU-1.1.3, LU-1.3.1, LU-1.3.2, LU-6.1.1, LU-6.1.2, LU-6.1.3, LU-6.1.4, and CM-8.6.2 (see Section 2.5.2 for full text of identified policies). In an excess of caution, a General Plan Amendment is being processed for the Rugged solar farm requesting an exception for the project from the policies listed above.

Therefore, the Rugged solar farm would not result in a conflict with the Boulevard Subregional Plan, Mountain Empire Subregional Plan, or County of San Diego General Plan, and impacts would be **less than significant.**

## LanEast

### Land Use Regulations

As described above, the LanEast site is designated RL-80 and zoned S92. The densities provided by the RL designations are the lowest in the unincorporated County and are intended to reflect and preserve the rural agricultural, environmentally constrained, and natural "backcountry" areas of the County (County of San Diego 2011a). LanEast would not be located within the Boulevard Rural Village Boundary where commercial and residential land uses are the principal land use designations, nor would it require urban levels of public services. The following provides a more detailed discussion regarding the LanEast project's consistency with the land use designation and zoning.

Additionally, the community surrounding the LanEast site is generally characterized by a diversity of land uses consisting of ranching operations, single-family homes, energy infrastructure, and telecommunications equipment. The character of the community is evolving and is influenced by an assortment of large lot rural residences as well as the growing presence of public agency and energy infrastructure features. These features include electrical transmission structures, such as the 500 kV Sunrise Powerlink, the Energia Sierra Juarez U.S. Transmission Line Project, and the Tule Wind Farm including a 138 kV and 69 kV transmission line. Much of the existing transmission lines and fencing are located along McCain Valley Road.

The LanEast site itself consists of relatively flat to gently sloping land. The Boulevard area climate zone features hot summers and mild winters with minimal coastal marine influence, which is also beneficial for solar energy production. The LanEast site also has convenient access to the Rebuilt Boulevard Substation.

Permitted land uses in the S92 zone are family residential uses, civic uses limited to essential services, fire protection services, and law enforcement services, and agricultural uses. The County Zoning Ordinance categorizes LanEast solar farm as a "Civic Use Type" and more specifically as a "Major Impact Services and Utilities" land use. These designations are defined

in Sections 1300 and 1350 and above. Section 2926 of the Zoning Ordinance requires that uses classified as Major Impact Services and Utilities obtain an MUP. If an MUP and associated findings are approved for the LanEast solar farm, then the project would be considered to be consistent with the RL land use designation and S92 zone.

**Land Use Plans and Policies**

Although specific development plans have not been developed for the LanEast solar project at this time, it is anticipated that future development at the site would be consistent with applicable County Board of Supervisors policies and County Ordinances. For example, roadways necessary to to facilitate construction and operation of the LanEast solar farm site would be constructed to County standards (ensuring consistency with Board of Supervisor Policies I-17 and I-18) and the applicant would seek a grading permit for the proposed development (ensuring consistency with Policy I-60). In addition, it is anticipated that a site-specific FPP would be prepared for the solar farm development at the site, and FPP review and approval of County Fire Authority would be required. As stated below in Table 2.5-4, additional studies relative to water resources, wildlife, and noise (and the implementation of mitigation measures identified in studies) would be required to ensure development of the LanEast site would comply with the requirements of applicable County Land Development Ordinances. Upon approval of an MUP (which would be required to develop the site with solar farm facilities), the LanEast solar farm would be consistent with the Zoning Ordinance.

Due to similarities in technology and similar project locations, it is anticipated that the LanEast solar project would result in similar plan consistency impacts as discussed in Appendices 2.5-1 and 2.5-2 for the Tierra del Sol and Rugged solar farm sites for most policies. Prior to project approval, a consistency analysis between the LanEast solar farm development and applicable policies of the General Plan, Mountain Empire Subregional Plan, and Boulevard Subregional Plan would be required based on available information. The LanEast solar farm project is not anticipated to conflict with the applicable goals and policies found in the Mountain Empire Subregional Plan or Boulevard Subregional Plan. However, in the case that the EIR for the Wind Ordinance is found to be legally inadequate and the court void's the Board's approval of the Wind Ordinance, the LanEast solar farm would conflict with several applicable policies of the Boulevard Subregional Plan including policies LU 1.1.1, LU 1.1.2, LU 1.1.3, LU 1.3.1, LU 1.3.2, LU 6.1.1, LU 6.1.2, LU 6.1.3, LU 6.1.4, and CM 8.6.2.

The LanEast solar farm would be generally consistent with County General Plan policies. However, due to the proximity of the solar farm site to I-8, development of the site with solar facilities would conflict with County General Plan policies COS-11.1 (protection of scenic resources) and COS-11.3 (development siting and design). These policies require the protection of scenic highways, corridors, and scenic landscapes (COS-11.1) and the minimization of visual

impacts particularly in rural areas (COS-11.3), and therefore, aesthetics impacts associated with the LanEast project would be inconsistent with these policies (see Section 2.1, Aesthetics). Accordingly, the LanEast solar farm would conflict with County General Plan policies, and a **potentially significant impact (LU-LE-1)** would result**.**

### LanWest

**Land Use Regulations**

As described above, the LanWest site is designated RL-80 and zoned S92. The densities provided by the RL designations are the lowest in the unincorporated County and are intended to reflect and preserve the rural agricultural, environmentally constrained, and natural "backcountry" areas of the County (County of San Diego 2011a). LanWest would not be located within the Boulevard Rural Village Boundary where commercial and residential land uses are the principal land use designations, nor would it require urban levels of public services. The following provides a more detailed discussion regarding the LanWest project's consistency with the land use designation and zoning.

The community surrounding the LanWest site is generally characterized by a diversity of land uses consisting of ranching operations, single-family homes, energy infrastructure, and telecommunications equipment. The character of the community is evolving and is influenced by an assortment of large lot rural residences as well as the growing presence of public agency and energy infrastructure features. These features include electrical transmission structures, such as the 500 kV Sunrise Powerlink, the Energia Sierra Juarez U.S. Transmission Line Project, and the Tule Wind Farm including a 138 kV and 69 kV transmission line.

The LanWest site itself consists of relatively flat to gently sloping land. The Boulevard area climate zone features hot summers and mild winters with minimal coastal marine influence, which is also beneficial for solar energy production. The LanWest site also has convenient access to the Rebuilt Boulevard Substation.

Permitted land uses in the S92 zone are family residential uses, civic uses limited to essential services, fire protection services and law enforcement services, and agricultural uses. The County Zoning Ordinance categorizes LanWest solar farm as a "Civic Use Type" and more specifically as a "Major Impact Services and Utilities" land use. These designations are defined in Sections 1300 and 1350 and above. Section 2926 of the Zoning Ordinance requires that uses classified as Major Impact Services and Utilities obtain an MUP. If an MUP and associated findings are approved for the LanWest solar farm, then the project would be considered to be consistent with the RL land use designation and S92 zone.

**Land Use Plans and Policies**

Although specific development plans have not been developed for the LanWest solar project at this time, it is anticipated that future development at the site would be consistent with applicable County Board of Supervisors policies and County Ordinances. For example, roadways necessary to to facilitate construction and operation of the LanEast solar farm site would be constructed to County standards (ensuring consistency with Board of Supervisor Policies I-17 and I-18), and the applicant would seek a grading permit for the proposed development (ensuring consistency with Policy I-60). In addition, it is anticipated that a site-specific FPP would be prepared for the solar farm development at the site, and FPP review and approval of County Fire Authority would be required. As stated below in Table 2.5-4, additional studies relative to water resources, wildlife, and noise (and the implementation of mitigation measures identified in studies) would be required to ensure development of the LanEast site would comply with the requirements of applicable County Land Development Ordinances. Upon approval of an MUP (which would be required to develop the site with solar farm facilities), the LanEast solar farm would be consistent with the Zoning Ordinance.

Due to similarities in technology and similar project locations, it is anticipated that the LanWest solar project would result in similar plan consistency impacts as discussed in Appendices 2.5-1 and 2.5-2 for the Tierra del Sol and Rugged solar farm sites for most policies. Prior to project approval, a consistency analysis between the LanWest solar farm development and applicable policies of the General Plan, Mountain Empire Subregional Plan, and Boulevard Subregional Plan would be required based on available information. The LanWest solar farm project is not anticipated to conflict with the applicable goals and policies found in the Mountain Empire Subregional Plan or Boulevard Subregional Plan. However, in the case that the EIR for the Wind Ordinance is found to be legally inadequate and the court void's the Board's approval of the Wind Ordinance, the LanWest solar farm would conflict with several applicable policies of the Boulevard Subregional Plan including policies LU 1.1.1, LU 1.1.2, LU 1.1.3, LU 1.3.1, LU 1.3.2, LU 6.1.1, LU 6.1.2, LU 6.1.3, LU 6.1.4, and CM 8.6.2.

The LanWest solar farm would be generally consistent with County General Plan policies. However, due to the proximity of the solar farm site to I-8, development of the site with solar facilities would conflict with County General Plan policies COS-11.1 (protection of scenic resources) and COS-11.3 (development siting and design). These policies require the protection of scenic highways, corridors, and scenic landscapes (COS-11.1) and the minimization of visual impacts particularly in rural areas (COS-11.3), and therefore, aesthetics impacts associated with the LanWest project would be inconsistent with these policies (see Section 2.1, Aesthetics). Accordingly, the LanWest solar farm would conflict with County General Plan policies, and a **potentially significant impact (LU-LW-1)** would result**.**

Proposed Project

As demonstrated in Tables 2.5-3 and 2.5-4, the Tierra del Sol and Rugged solar farms would be consistent with applicable County Board of Supervisors policies and County Ordinances. Also, as discussed in Tables 2.5-3 and 2.5-4, it is anticipated that future development of the LanEast and LanWest sites would be consistent with County Board of Supervisors policies and County ordinances as well. As previously described, the Proposed Project would not conflict with applicable goals and policies of the Mountain Empire Subregional Plan or the Boulevard Subregional Plan. As stated above, development of the LanEast and LanWest solar farms would conflict with County General Plan policies COS-11.1 and COS-11.3 which require the protection of scenic resources and development siting and design which minimizes visual impacts. Therefore, because the LanEast and LanWest solar farms may conflict with applicable policies of the County General Plan, impacts would be **potentially significant (LU-PP-1).**

## 2.5.4 Cumulative Impact Analysis

While land use impacts tend to be localized in nature, and specific impacts are tied either directly or indirectly to the specific action, the Proposed Project may have the potential to work in concert with other past, present, or future projects to cause either unintended land use impacts such as reducing available open space or accommodating increased growth that may result in more intensive land uses. Therefore, the geographic scope of consideration is fairly large and, while not necessarily covering the entire spectrum of all projects in the cumulative project list, the impacts to land use tend towards larger policy areas as opposed to the more focused project-specific impacts.

### *2.5.4.1 Physically Divide a Community*

Cumulative projects would include the construction of new or widened roadways, airports, railroad tracks, open space areas, or other features that would individually have the potential to physically divide an established community. While impacts from road and other transportation improvements would generally be limited to an individual community, multiple projects in the same community occurring during the same time frame could combine to result in a cumulative effect to the division of that community.

As previously described in Section 2.5.3.1, the Proposed Project would not result in the division of an established community. Furthermore, implementation of **PDF-AQ-1**, **PDF-AQ-2**, and **PDF-TR-1** through **PDF-TR-3** would ensure that the Proposed Project would not result in significant impacts associated with temporary disruptions in the communities of Boulevard and Tierra del Sol. Therefore, the Proposed Project **would not contribute to a cumulatively considerable impact**.

### *2.5.4.2 Conflict with Land Use Plans, Policies, and Regulations*

Cumulative projects in the San Diego region would have the potential to result in a cumulative impact if they would, in combination, conflict with existing land use plans, policies, and regulations adopted for the purpose of avoiding or mitigating an environmental impact. Cumulative projects in the San Diego region would utilize regional planning documents such as the County General Plan, Regional Comprehensive Plan, and Regional Transportation Plan during planning, to the extent that they are applicable. Cumulative projects in these jurisdictions would be required to comply with the applicable land use plan or they would not be approved. Cumulative projects listed in Table 1-12, such as the Tule Wind Farm General Plan Amendment, McClintock Tentative Parcel Map, and Dart Tentative Parcel Map would require a General Plan amendment or tentative map or other approval in order to be consistent with the existing General Plan or they would not be approved. Additionally, projects on tribal lands would not be required to comply with state or local plans, policies, or regulations. However, they would be required to comply with applicable land use plans for these areas, to the extent that they exist.

As previously stated, the Tierra del Sol and Rugged solar farms would not conflict with applicable land use plans, policies or regulations. The LanEast and LanWest solar farms would not conflict with the Mountain Empire Subregional Plan or the Boulevard Subregional Plan. However, as discussed in Section 2.5.3.2 above, development of LanEast and LanWest may conflict with County General Plan policies COS-11.1 and COS-11.3 which require the protection of scenic resources and development siting and design which minimizes visual impacts. While the Proposed Project may result in a potentially significant impact (**LU-PP-1)**, projects are reviewed and analyzed on an individual basis for consistency with applicable plans. In addition, and as stated above, projects considered in the cumulative analysis would require a General Plan amendment or tentative map or other approval in order to be consistent with the existing General Plan or they would not be approved. Therefore, since compliance with applicable plans and policies is considered a prerequisite to project approval, the Proposed Project **would not contribute to a cumulatively considerable impact**.

## 2.5.5 Significance of Impacts Prior to Mitigation

The Proposed Project would not result in any land use impacts due to physical division of a community. The Tierra del Sol and Rugged solar farms do not conflict with land use plans, policies, and regulations. In the case that the EIR for the Wind Ordinance POD 10-007 General Plan Amendment (GPA 12-003) is found to be legally inadequate and the court's void the Board's approval of the Wind Ordinance, a General Plan amendment would be processed for the Proposed Project requesting an exception to the policies that would be in conflict. Nonetheless, development of the LanEast and LanWest sites would conflict with County General Plan policies COS-11.1 and COS-11.3, and these potentially policy conflicts are considered a **potentially significant impact (LU-PP-1)**.

### 2.5.6 Mitigation Measures

No mitigation measures are proposed.

### 2.5.7 Conclusion

Physically Divide a Community

With the implementation of **PDF-AQ-1**, **PDF-AQ-2,** and **PDF-TR-1** through **PDF-TR-3**, the Proposed Project would not result in direct or cumulative impacts associated with the division of an established community or significant temporary disruptions within the surrounding communities.

Conflict with Land Use Plans, Policies, and Regulations

The Tierra del Sol and Rugged solar farms would not result in direct or cumulative impacts associated with a conflict with land use plans, policies, and regulations. Future development of the LanEast and LanWest solar farm sites with solar farm facilities would be inconsistent with County General Plan policies COS-11.1 and COS-11.3, and therefore, are considered a **significant and unmitigable impact (LU-PP-1)**.

**Table 2.5-1**
**General Plan Land Use Designations Applicable to the Proposed Project**

| Land Use Designation | Intended Land Use |
|---|---|
| Rural Lands (RL)* | This designation is applied to large, open space, and very low-density privately and publicly owned lands that provide for agriculture, managed resource production, conservation, and recreation. |
| Semi-Rural (SR) | This designation is applied to areas that are appropriate for lower density residential neighborhoods, recreation areas, agricultural operations, and related commercial uses that support rural communities. |

*The Proposed Project is designated Rural Lands (RL-80) in which the maximum density for the project area is 1 dwelling unit (DU)/80 acres.

**Table 2.5-2**
**Zoning Designations Applicable to the Proposed Project**

| Zoning Classification | Permitted Uses |
|---|---|
| S92 (General Rural) | This zone is intended for residential and agricultural development and is typically applied to environmentally constrained lands (e.g., rugged terrain, watershed, groundwater dependent, susceptible to fire or erosion) . Permitted development in the S92 zone includes low-intensity recreational uses, residences on large parcels, and animal grazing. Minor and major impact utilities may be allowed with approval of a use permit. |
| A70 (Limited Agricultural) | This zone is intended to "Create and preserve areas intended primarily for agricultural crop production." In addition, a limited number of small farm animals may be kept and agricultural products raised on the premises may be processed. Minor and major impact utilities may be allowed with approval of a use permit. |

| Zoning Classification | Permitted Uses |
|---|---|
| A72 (General Agricultural) | This zone is intended to "create and preserve areas for the raising of crops and animals." In addition, supportive residential uses, and the processing of products produced on the premises are also permitted. Minor and major impact utilities may be allowed with approval of a use permit. |

Source: San Diego County Zoning Ordinance: Use Regulations (County of San Diego 2012).

## Table 2.5-3
## County Board of Supervisors Consistency Analysis

| County Board of Supervisors Land Development Section I | |
|---|---|
| *Policy* | *Project Consistency with Policy* |
| Policy I-17 Right-of-Way Dedication and Public Improvement Requirements in Connection with Zone reclassifications<br><br>Where application is made pursuant to the Zoning Ordinance for reclassification of property it is found that road improvements, drainage, sewage, fire protection, or other public facilities and improvements (including the land, easements and rights-of-way therefore) are necessary to the health, safety, and general welfare of the public and to make the property suitable for the increased intensity of use of the different uses permitted by the proposed zone classification, such improvements and facilities shall be required or provisions made therefore before property is reclassified. | Public drainage and sewage improvements would not be required for the proposed solar farm developments as these utilities are not generally available in the project area. The Proposed Project includes a development agreement to provide proportional funding for Community Services Area (135) for fire protection services. Improvements to roadways required to facilitate construction and operation of the Tierra del Sol and Rugged solar farms will be constructed pursuant to County standards for the intended use of the roadways. Similarly, any roadways required to facilitate construction and operation of the LanEast and LanWest solar farm sites would also be constructed to County standards. |
| Policy I-18 Right-of-Way Dedication and Public Improvement Requirements in Connection with Major and Minor Use Permits<br><br>Where application is made pursuant to The Zoning Ordinance for a Major or Minor Use Permit and it is found that road improvements, drainage, sewage, fire protection or other public facilities and improvements (including the land, easements and rights-of-way therefore) are necessary to insure that the establishment or maintenance of the requested use will not be materially detrimental to the public health, safety or welfare or to the property or improvements in the vicinity and zone in which the subject property is located such use permit shall be issued only upon conditions that provision be made for such improvements and facilities including the land, easements and rights-of-way therefore). | See analysis with regards to Policy I-17, above. |
| Policy I-38 Agricultural Preserves<br><br>Section 5, Contract Criteria (subsection d) states "all land in an agricultural preserve shall be used only for agricultural purposes for producing agricultural commodities, or for recreational or open space uses and uses compatible therewith. Any other uses which may have existed prior to the establishment of a preserve shall be treated as legal nonconforming uses as such uses are | The Proposed Project applicants are processing an Agricultural Preserve Disestablishment application with the County for the portion of the Tierra del Sol solar farm site located within agricultural preserve (AP 77-46).While a portion (APN 658-090-31-00) of the Tierra del Sol solar farm site is located within AP 77-46 and the preserve includes portions of an adjacent property that was previously under a Williamson Act contract, the property owner filed for nonrenewal in 1988. Section 3.1.1 of this EIR includes an analysis of the Proposed Project using the County's |

**Table 2.5-3**
**County Board of Supervisors Consistency Analysis**

| County Board of Supervisors Land Development Section I | |
|---|---|
| *Policy* | *Project Consistency with Policy* |
| defined in the Zoning Ordinance, provided that any nonconforming use shall be eliminated from any land with respect to which a contract is executed, and such contract shall not be effective until such nonconforming use is eliminated."<br><br>Section 10, Application to Remove Land from a Preserve provides that "If an owner of land in an agricultural preserve that is or is not subject to a contract wishes to remove his/her land from the preserve he/she must file an application. The same procedures shall be followed from the removal of land from the preserve that is followed for the enlargement of a preserve and in compliance with all provisions specified in the Act. The filing fee for such application shall be computed the same as paragraph 9.b above. However, if the owner is also making application for the reclassification of land to a different zone category, the filing fee shall be waived in favor of the fee which is paid for the processing of the rezone application." | Local Agricultural Resource Assessment (LARA) model to assess the relative value of agricultural resources. Based on the LARA model, it was determined that the portions of the Tierra del Sol site located within an agricultural preserve are not considered an important agricultural resource. Therefore, based on this analysis and with approval of the aforementioned Agricultural Preserve Disestablishment application, the Tierra del Sol solar farm project would be consistent with the provisions of Policy I-38.<br><br>The Rugged, LanEast, and LanWest solar farm sites are not located within an agricultural preserves and therefore, Policy I-38 is not applicable to these individual projects. |

**Table 2.5-3**
**County Board of Supervisors Consistency Analysis**

| County Board of Supervisors Land Development Section I | |
|---|---|
| *Policy* | *Project Consistency with Policy* |
| Policy I-60 Prohibition of Grading Until Annexation or Other Discretionary Actions are Completed<br><br>1. A grading permit for any project requiring discretionary approvals shall not be issued until all discretionary permits or approvals that can be determined as necessary in light of the project detail shown on the plan or permit application or known or reasonably inferred by the County Official, including those by other governmental agencies, such as Special Districts, or the Coastal Commission have been obtained. Where the Board of Supervisors, the Planning Commission, Director of Planning and Land Use or Zoning Administrator approval is conditional on discretionary actions by other governmental agencies, the resolution should note which actions, if any, are prerequisite to the issuance of a grading permit.<br><br>2. PDS will inform the applicant after an initial review of a project application, of all County discretionary permits or approvals which will be necessary for the project and will ensure that the requirement for obtaining such permits or approvals is incorporated in any associated conditional approval. The applicant should be encouraged to seek relating County discretionary approvals by concurrent processing of appropriate applications. | Grading would be performed at the proposed solar farm development sites and therefore, grading permits from the County of San Diego will be required. The applicants would also obtain all necessary and required discretionary permits and approvals |
| Policy I-84 Project Facility Availability and Commitment for Public Sewer, Water, School and Fire Services<br><br>c. No building permit, nor permit for the grading of a site in preparation for construction, will be issued until evidence of permanent water and sewer facility commitment (where such facilities are required by the project) is submitted to the County.<br><br>The Project Facility Availability forms request standard information on the ability of special districts and other facility providers to potentially provide facilities to serve a project. They also allow facility providers to recommend specific requirements that may be made conditions of project approval. | Implementation of the Proposed Project would necessitate the use of groundwater during construction and operation; refer to Appendices 3.1.5-5 and 3.1.5-6 for details regarding the use of on-site groundwater for Tierra del Sol and Rugged solar farms. Additional construction water demand would be supplied by the Jacumba Community Services District (JCSD), the Pine Valley Municipal Water Company (PVMWC), or Padre Dam Municipal Water District (PDMWD). A draft groundwater resources investigation report has been prepared for each the JCSD and PVMWC (see Dudek 2013a and Dudek 2013b). Because plans for the proposed LanEast and LanWest solar farms have not been fully developed to a project-level of detail, sufficient information necessary to provide a quantitative analysis of impacts to groundwater has not been developed. In the event the applicant were to pursue entitlements for these projects, they would be subject to the County Groundwater Ordinance as well as the County Guidelines for Determining Significance – Groundwater Resources, which would require a groundwater investigation if the projects choose to utilize on-site groundwater resources for use |

**Table 2.5-3**
**County Board of Supervisors Consistency Analysis**

| County Board of Supervisors Land Development Section I | |
|---|---|
| *Policy* | *Project Consistency with Policy* |
| For Sewer and Water Facility Only<br><br>1. Facility Availability (PFA Form)<br><br>A Project Facility Availability form will be required at project intake. In order to be considered affirmative, a completed Project Facility Availability form shall contain a statement from the facility provider that it is reasonably expected that the facility provider will be able to give a commitment for facilities to serve the project at the time of need. | during the construction phase of each of the projects and maintenance of performance standards that would ensure impacts would be less than significant.<br><br>During construction of the solar farms, water would be required for clearing and grading, application of water/soil binding agent, and concrete hydration. During operation, water would be required for washing of solar panels and reapplication of the water/soil binding agent applied to the soil to prevent erosion and reduce fugitive dust. Water would be provided from existing wells located on the Proposed Project site. Based on Appendices 3.1.5-5 and 3.1.5-6, groundwater resources are available but limited in the Proposed Project area. Groundwater will satisfy a portion of water demand needed during construction as well as the ongoing operational needs of the Proposed Project and as proposed the use of groundwater will not significantly impact existing resources. Nevertheless, the applicant has prepared a Groundwater Monitoring and Management Plan that outlines an extensive monitoring program as well as management actions to ensure no adverse impacts would occur with respect to well interference at neighboring property water wells during both construction and operation. The O&M buildings for the solar farm sites would be served by a private on-site septic system and groundwater well. Each system would include a septic field with approximately 300 feet of septic leach line, an equal size reserve area, and a 1,000-gallon septic tank. |
| Policy I-84 Project Facility Availability and Commitment for Public Sewer, Water, School and Fire Services<br><br>For Fire Protection and Emergency Services Facilities<br><br>Only:<br><br>For approval for all discretionary applications, sufficient fire protection and emergency service facilities must be available concurrent with need, and response times must be adequate, as detailed in the Public Facility Element of the General Plan. This information will be requested from the fire protection agency. | Project Facility Availability forms have been issued by the County Fire Authority. Fire service is reasonably expected in the project area and agencies/stations are anticipated have adequate facilities to serve the solar farm sites at the time of need.<br><br>Additionally, Fire Protection Plans (FPPs) prepared for the Tierra del Sol and Rugged solar farms have been reviewed and approved by the County Fire Authority. In the event the applicant were to pursue entitlements for the LanEast and LanWest solar farms, it is anticipated that FPPs would be prepared for these projects and would require approval of the County Fire Authority, The Tierra del Sol and Rugged FPPs are consistent with the *County of San Diego Report Format and Content Requirements, Wildland Fire and Fire Protection*. The San Diego Rural Fire Protection District (SDRFPD) would provide fire protection services to the Proposed Project sites and the SDRFPD and the applicant have executed a fire services agreement. |

**Table 2.5-3**
**County Board of Supervisors Consistency Analysis**

| County Board of Supervisors Land Development Section I | |
|---|---|
| *Policy* | *Project Consistency with Policy* |
| Policy I-92 Undergrounding of Utilities - Waiver Requests<br>This requirement to underground utilities may be completely or partially waived only when it is deemed that undergrounding would be impossible or impractical. This policy is intended to provide guidelines for reviewing such waiver requests.<br><br>2. Undergrounding may be waived if any of the following criteria are met:<br><br>a. All other properties in the immediate area are completely "built out" to planned densities and uses and the established utility system for that area is overhead, OR<br><br>b. Undergrounding would result in no reduction in the number of poles on or adjacent to the project, OR<br><br>c. The cost of undergrounding is prohibitively high based on utility company estimates. | The Proposed Project requests a waiver to this policy based on criteria (c) as undergrounding the entire Tierra del Sol gen-tie as part of the Proposed Project would be cost prohibitive. It should be noted that existing high voltage transmission lines are located in the viewshed of the aboveground segment of the proposed Tierra del Sol gen-tie and construction of the overhead gen-tie would reduce impacts relative to biology and cultural resources, as well as air quality. The Rugged solar farm project would utilize the approved Tule Wind gen-tie to deliver electricity to the approved Rebuilt Boulevard Substation and as proposed, a 12 kV overhead line would be installed along an existing electrical line corridor to deliver power generated at the LanWest site to the Rebuilt Boulevard Substation. A new gen-tie line would be required to connect the proposed collector substation at the LanEast site to the Rebuilt Boulevard Substation. It is anticipated that the new gen-tie would be constructed after the Tule Wind gen-tie is installed and operating.<br>Permits and waivers associated with the LanEast and LanWest solar farms would be obtained and requested during the future project-level analysis process. |
| Policy I-111 Land Use Policy for Discretionary Permits Adjacent to the International Border<br><br>It is the policy of the Board of Supervisors that for discretionary permits requested for properties located within 150 feet from the International Border, the following shall apply:<br><br>1. Upon the receipt of such above described application, the Department of Planning and Land Use shall notify the Department of Homeland Security (DHS) of such pending application and of the provisions of this policy.<br><br>2. Such application shall not be deemed complete until one of the following occurs:<br><br>a. A letter submitted from the DHS indicating they do not plan on entering into negotiations toward purchasing rights to the open space corridor located on the property subject to the application.<br><br>b. Ninety days has elapsed from the date of original submittal and the DHS has not indicated to the Department that they are interested in opening negotiations regarding an open space corridor.<br><br>c. A letter is submitted from DHS indicating that negotiations have been completed, or attempts to purchase have been abandoned. | The Tierra del Sol solar farm would be located within 150 feet of the international border. While development of the Tierra del Sol solar farm would alter the site and would affect the existing view corridor, multiple access-controlled gates for Border Patrol personnel would be incorporated into the design of the proposed facility to facilitate emergency law enforcement movement across the site. In addition, because DHS would be afforded access to the site via multiple gates, including two on the south side of the Tierra del Sol site and off the Public Reserve line patrolled by DHS agents, the applicant is requesting a waiver from this policy from the County. DHS has been notified of the project by the applicant and to date the agency has taken no action. See applicant request letter dated March 8, 2013 that provides justification for waiver request to the County.<br><br>The Rugged, LanEast, and LanWest solar farm sites are not located within 150 feet of the international border and therefore, Policy I-111 is not applicable to those individual projects. |

**Table 2.5-3**
**County Board of Supervisors Consistency Analysis**

| County Board of Supervisors Land Development Section I | |
|---|---|
| *Policy* | *Project Consistency with Policy* |
| d. One hundred eighty days have elapsed from the date upon which the letter from the DHS indicating intent to negotiate was received by the Department of Planning and Land Use. | |

**Table 2.5-4**
**Land Development Ordinances Consistency Analysis**

| Ordinance | Project Consistency with Ordinance |
|---|---|
| Groundwater Ordinance<br><br>The purpose of this Ordinance is to establish regulations for the protection, preservation, and maintenance of this resource. It is not the purpose of this ordinance to limit or restrict agricultural activities, but to ensure that development will not occur in groundwater-dependent areas of the County unless adequate groundwater supplies are available to serve both the existing uses within the affected groundwater basin and the proposed uses. | Implementation of the Proposed Project would necessitate the use of groundwater during construction and operation; refer to Appendices 3.1.5-5 and 3.1.5-6 for details regarding the Tierra del Sol and Rugged solar farms. Because plans for the proposed LanEast and LanWest solar farms have not been fully developed to a project-level of detail, sufficient information necessary to provide a quantitative analysis of impacts to groundwater has not been developed. In the event the applicant were to pursue entitlements for these projects, they would be subject to the County Groundwater Ordinance as well as the County Guidelines for Determining Significance – Groundwater Resources, which would require a groundwater investigation if the projects choose to utilize on-site groundwater resources for use during the construction phase of each of the projects and maintenance of performance standards that would ensure impacts would be less than significant.<br><br>During construction, water would be required for clearing and grading, application of water/soil binding agent, and concrete hydration. During operation, water would be required for washing of solar panels and reapplication of the water/soil binding agent applied to the soil to prevent erosion and reduce fugitive dust. Water would be provided from existing wells located on the Proposed Project site. Based on Appendices 3.1.5-5 and 3.1.5-6, adequate groundwater resources are available but limited in the Proposed Project area. Groundwater will satisfy a portion of water demand needed during construction and all of the ongoing operational needs of the Proposed Project. The use of groundwater as proposed will not significantly impact existing resources; nevertheless, the applicant has prepared a Groundwater Monitoring and Management Plan that outlines an extensive monitoring program as well as management actions to ensure no adverse impacts would occur with respect to well interference at neighboring property water wells during both construction and operation. Therefore, the Tierra del Sol and |

**Table 2.5-4**
**Land Development Ordinances Consistency Analysis**

| Ordinance | Project Consistency with Ordinance |
|---|---|
| | Rugged solar farms would be consistent with this ordinance. |
| Resource Protection Ordinance<br><br>The purpose of this ordinance is to protect sensitive lands (wetlands, floodplains, steep slopes, sensitive biological habitats, and prehistoric and historic sites) and prevent their degradation and loss by requiring a Resource Protection Study for certain discretionary projects. It is the intent of this ordinance to increase the preservation and protection of the County's unique topography, natural beauty, diversity, and natural resources and a high quality of life for current and future residents of the County of San Diego. | Project impacts to sensitive lands would be less than significant. As shown on the plot plans, open water areas on the Proposed Project site would be buffered and avoided during construction, and project impacts to sensitive upland and riparian habitat would be mitigated through off-site preservation. More specifically, there are approximately 398.9 acres of special-status upland vegetation communities and 39.4 acres of Resource Protection Ordinance (RPO) wetlands and wetland buffers on the Rugged site. Impacts to special-status upland vegetation communities and RPO wetlands and wetland buffers would be mitigated to less than significant upon implementation of M-BI-PP-1 (habitat preservation), M-BI-PP-13 (federal and state permits), and M-BI-R-1 wetland mitigation); refer to Section 2.3 of this EIR for details. While no wetlands or "waters of the United States" under the jurisdiction of the U.S. Army Corps of Engineers (ACOE), Regional Water Quality Control Board (RWQCB), California Department of Fish and Wildlife (CDFW), or County were identified on the Tierra del Sol solar farm site, three wetlands under the jurisdiction of the County was identified within the gen-tie alignment. During construction a buffer of 50 feet around the wetland would be installed and therefore, no impacts to these resources would occur. Approximately 406.2 acres of special-status upland vegetation communities occur on the Tierra del Sol site. Impacts to sensitive upland habitats would be mitigated to less than significant upon implementation of M-BI-PP-1 (habitat preservation).<br><br>The solar farm development sites are relatively flat and, based on surveys of Tierra del Sol and Rugged solar farm sites, none of the cultural resource sites located within the project boundaries are eligible for protection under the RPO; refer to Section 2.4 of this EIR. In addition, development of the Proposed Project sites would not include the development of steep slopes, defined as land with slopes of 25% or greater.<br><br>As stated in Section 3.1.5, the Tierra del Sol, Rugged, LanEast and LanWest solar farm sites are not located within a 100-year floodplain area or other special flood hazard area as shown on a Flood Insurance Rate Map (FIRM), a County Flood Plain Map, or County Alluvial Fan Map. Although the Rugged, LanEast, and LanWest sites are crossed by Tule and Walker creeks, which would be subject to 100-year flood-flows that have not been identified or characterized by the Federal Emergency Management Agency (FEMA) or the County, the impact would be less than significant. In accordance with Chapter 6 of the County Grading Ordinance, grading and development plans associated with each project must include hydrology and flood |

**Table 2.5-4**
**Land Development Ordinances Consistency Analysis**

| Ordinance | Project Consistency with Ordinance |
|---|---|
| | studies demonstrating that the project would not perform any action that impairs, impedes, or accelerates the flow of water in a watercourse in such a manner that adversely affects adjoining properties. In addition, the Proposed Project would not result in the development of permanent structures for human habitation or as a place of work within a floodway. |
| Noise Ordinance<br><br>The purpose of this ordinance is to regulate noise in the unincorporated area of the County to promote the public health, comfort and convenience of the County's inhabitants and its visitors. | As stated in Section 2.6, noise generated by standard construction equipment, pile drivers associated with the installation of tracker masts, and pre-drilling for mast emplacement at the Tierra del Sol and Rugged solar farm sites would comply with the County's noise criterion and would be less than significant. During construction of the Tierra del Sol gen-tie, blasting may be required, and the project applicant would then obtain a blasting permit from the County. Although blasting would not occur simultaneously with other construction activities, if blasting were to occur within 600 feet of the boundary of any occupied parcels zoned for residential use or within 430 feet of the boundary of any occupied parcels zoned for agricultural use, blasting noise could exceed the County's impulsive noise standard. Helicopter activities associated with gen-tie construction may also result in a significant noise impact due to exceedance of the County construction noise standard at nearby residences. In addition, noise generated during construction at the concrete batch plant on the Rugged site may potentially generate maximum noise levels of 96 A-weighted decibels (dBA) $L_{max}$ at 50 feet, and average noise levels of 92 dBA $L_{eq}$ at 50 feet, which may exceed the County Construction Noise Ordinance limit of 75 dB for an 8-hour period between 7 a.m. and 7 p.m.<br><br>Impacts associated with blasting activities would be reduced to less than significant upon implementation of M-N-TDS-3 (blasting plan), and impacts associated with helicopter activities would be reduced to less than significant upon implementation of M-N-TDS-4 (construction helicopter noise plan). Further, batch plant noise would be reduced to less than significant upon implementation of M-N-R-2 (batch plant setback).<br><br>During project operations, the operation of inverter stations at the Tierra del Sol site may expose residential properties to the east, north, and west of the project site to noise levels in excess of the County's 50-decibel (dB) Community Noise Equivalent Level (CNEL) land use compatibility limit. In addition, operational equipment noise from the Rugged Solar Farm would result in noise levels ranging from 55–58 dB CNEL at the property boundary of the four closest noise sensitive land uses to the project site which would be in excess of the County's 50 db CNEL compatibility limit. Potential impacts would be reduced to less than significant upon implementation of M-N-TDS-1 (enclose inverters in noise attenuating structures) and M-N-R-1 (enclose inverters in noise |

**Table 2.5-4**
**Land Development Ordinances Consistency Analysis**

| Ordinance | Project Consistency with Ordinance |
|---|---|
| | attenuating structures).<br><br>As stated in Section 2.6, standard equipment noise and noise generated by pile driving activities during construction of the LanEast and LanWest solar farm sites could potentially exceed County construction noise standards. In addition, the operation of inverter stations could generate noise in excess of the County's 50 dB CNEL land use compatibility limit. Implementation of M-N-LE-1 and M-N-LW-1 (site-specific noise technical reports) would reduce potential construction and operational noise impacts to a less-than-significant level. |
| Zoning Ordinance<br><br>The purpose of the Zoning Ordinance is to specify the range and combinations of uses necessary to meet requirements for residential and non-residential development within San Diego County as set forth in the policies and principles of the San Diego County General Plan. | Per the County Zoning Ordinance, solar projects are allowed on lands zoned Limited Agricultural (A70) and General Rural (S92); however, solar projects and other major impact services and utilities are subject to the issuance of an MUP pursuant to Section 2926.b and 1350.<br><br>In addition, a portion of the Tierra del Sol solar farm site would require a rezone to remove Special Area Designator "A" for certain portions of the project site and ensure compliance with Section 5100 of the Zoning Ordinance. Although the Tierra del Sol site is located on "Other Land" as determined by the San Diego County Important Farmland 2008 Map and agricultural operations do not currently occur on the site, the Special Designator "A" specifies that a portion of the Tierra del Sol site is located in a County-designated Agricultural Preserve. The Project applicant is processing an Agricultural Preserve Disestablishment application with the County in conjunction with the other project permit applications. The Rugged solar farm site is not located within agricultural preserve and therefore, a disestablishment application is not being processed for this project.<br><br>Upon approval of the MUP, Rezone and Agricultural Preserve Disestablishment applications, the Tierra del Sol and Rugged solar farms would be consistent with the Zoning Ordinance. Because sufficient project-level information has not yet been developed, applications for the LanEast and LanWest solar farms have not been submitted to the County at this time. |

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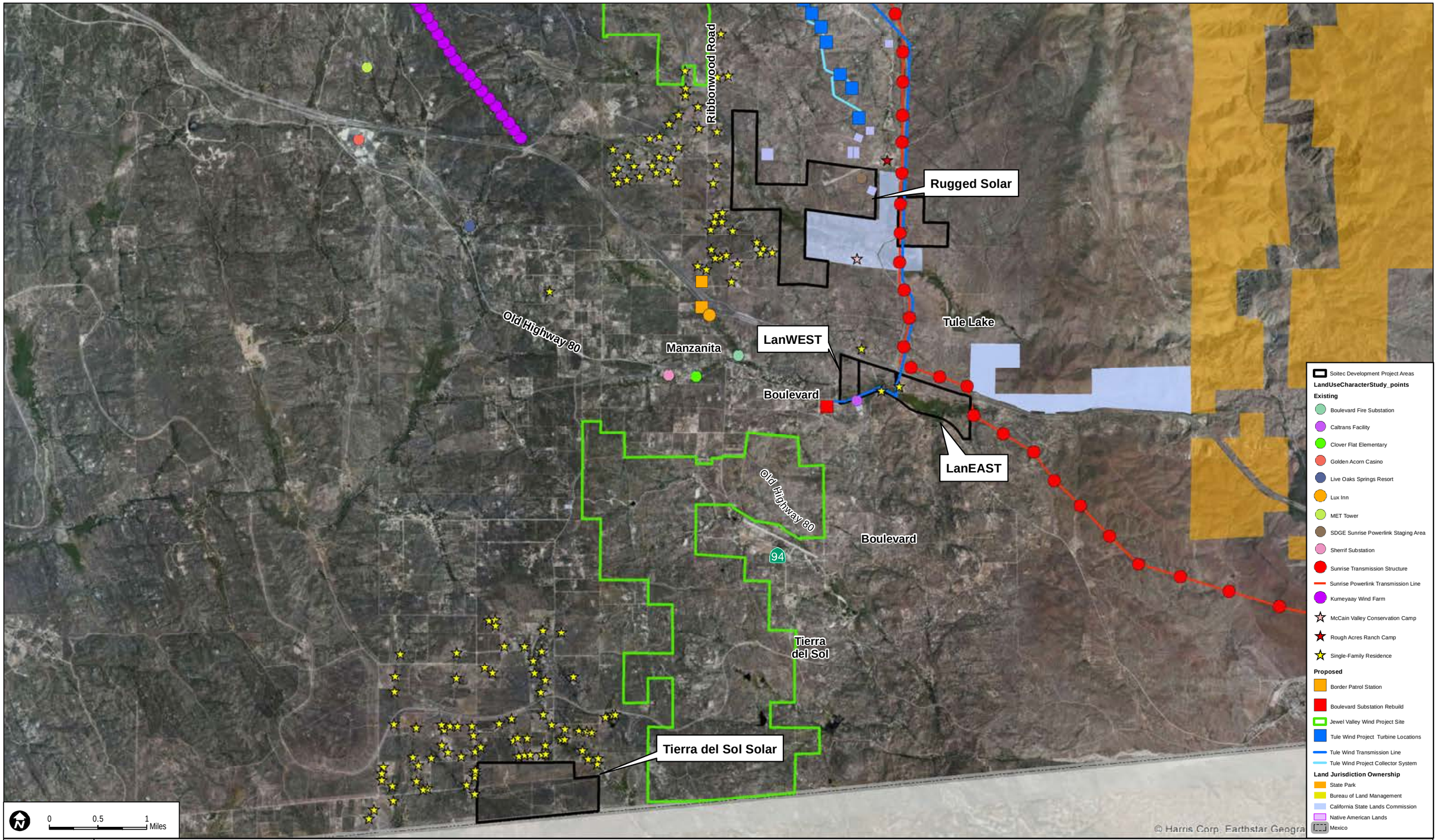


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SOURCE: San Diego County 2011; CPUC and BLM 2009; BLM 2010; SanGIS 2012; SANDAG 2012; Bing Maps

**FIGURE 2.5-1**

## Existing Land Uses

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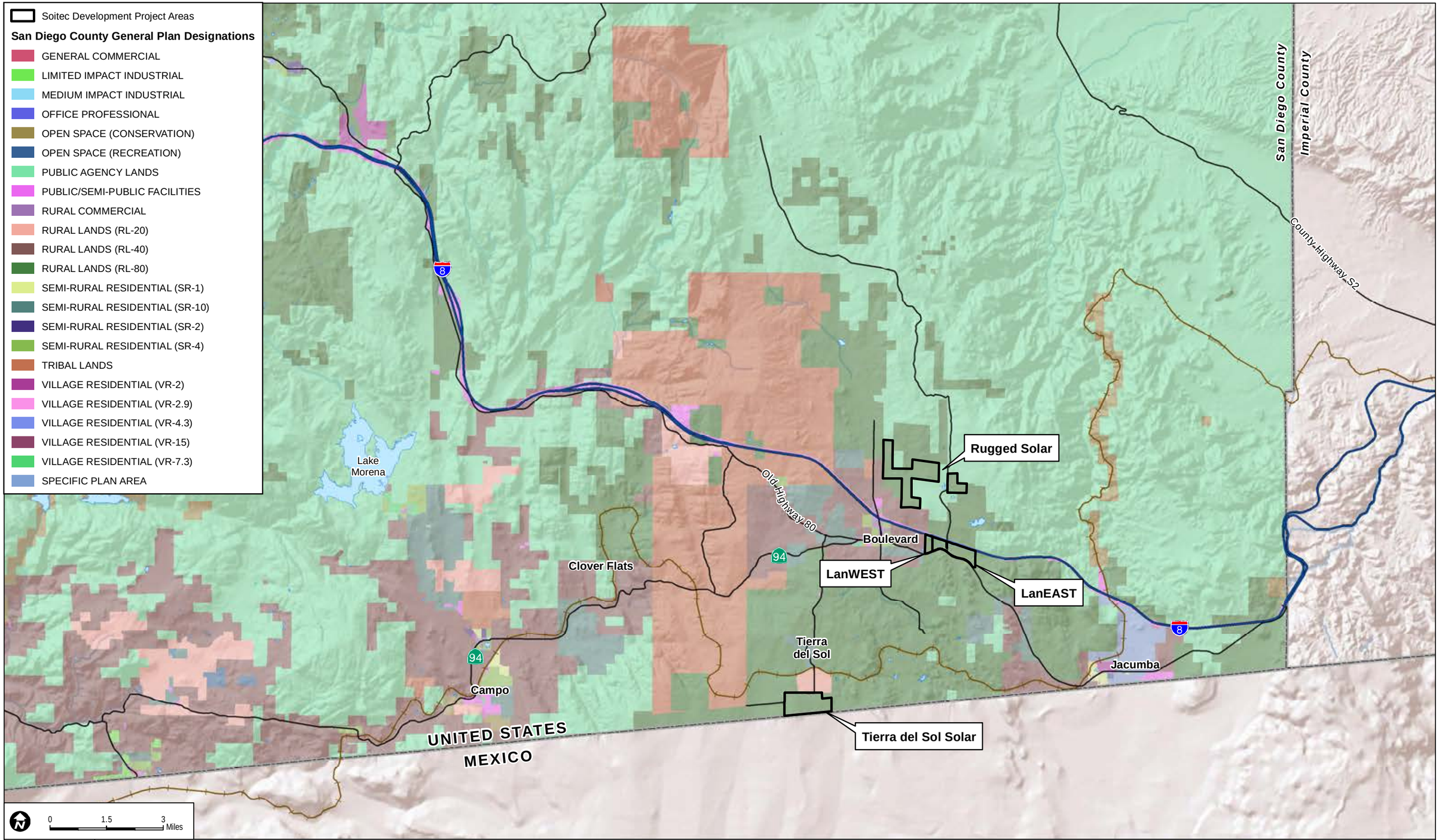
Soitec Development Project Areas

**San Diego County General Plan Designations**

- GENERAL COMMERCIAL
- LIMITED IMPACT INDUSTRIAL
- MEDIUM IMPACT INDUSTRIAL
- OFFICE PROFESSIONAL
- OPEN SPACE (CONSERVATION)
- OPEN SPACE (RECREATION)
- PUBLIC AGENCY LANDS
- PUBLIC/SEMI-PUBLIC FACILITIES
- RURAL COMMERCIAL
- RURAL LANDS (RL-20)
- RURAL LANDS (RL-40)
- RURAL LANDS (RL-80)
- SEMI-RURAL RESIDENTIAL (SR-1)
- SEMI-RURAL RESIDENTIAL (SR-10)
- SEMI-RURAL RESIDENTIAL (SR-2)
- SEMI-RURAL RESIDENTIAL (SR-4)
- TRIBAL LANDS
- VILLAGE RESIDENTIAL (VR-2)
- VILLAGE RESIDENTIAL (VR-2.9)
- VILLAGE RESIDENTIAL (VR-4.3)
- VILLAGE RESIDENTIAL (VR-15)
- VILLAGE RESIDENTIAL (VR-7.3)
- SPECIFIC PLAN AREA

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SOURCE: SanGIS 2012; SANDAG 2012

**FIGURE 2.5-2**

**General Plan Land Use Designation Map**

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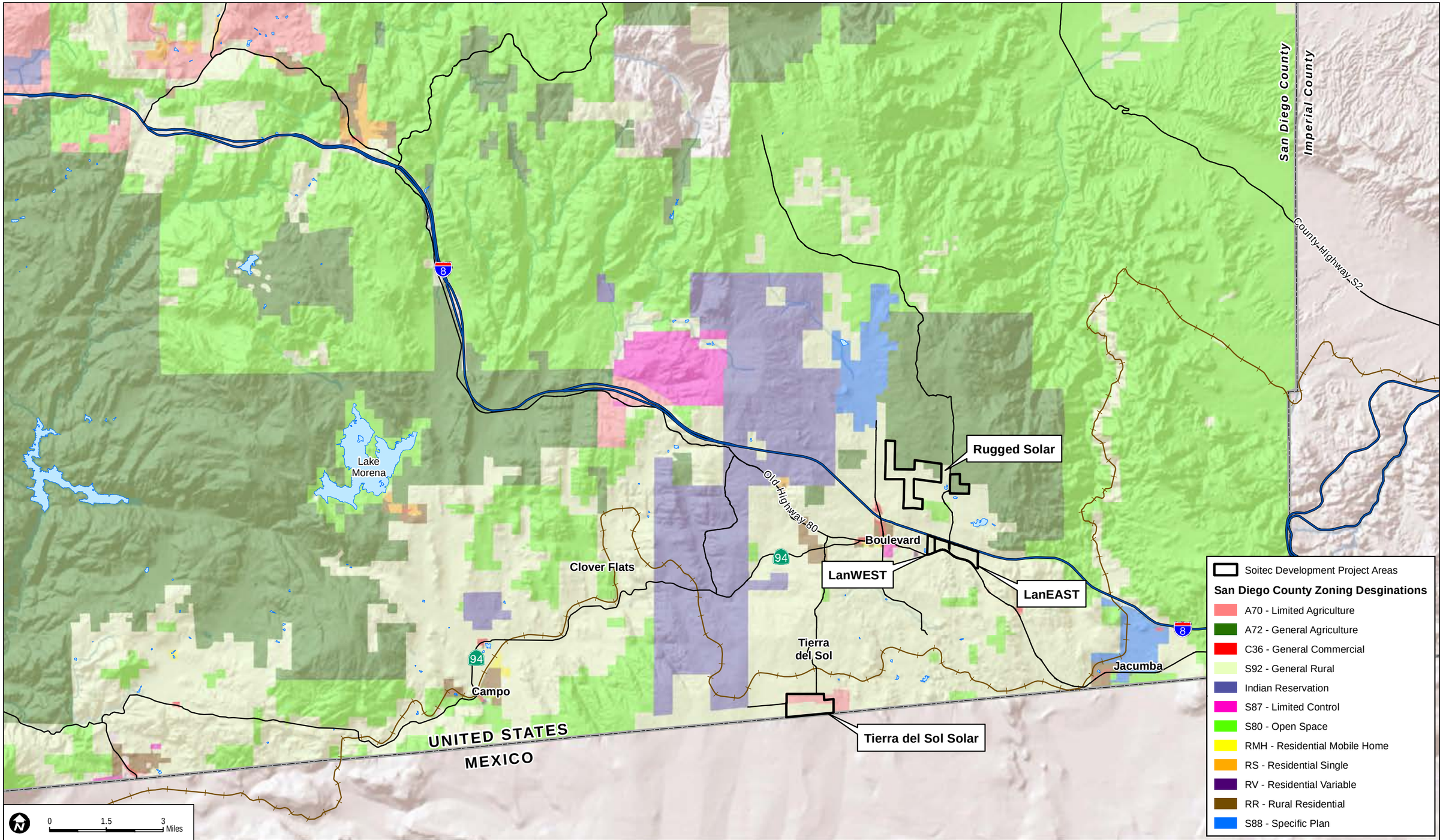


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SOURCE: SanGIS 2012; SANDAG 2012

**FIGURE 2.5-3**

**Project Zoning Map**

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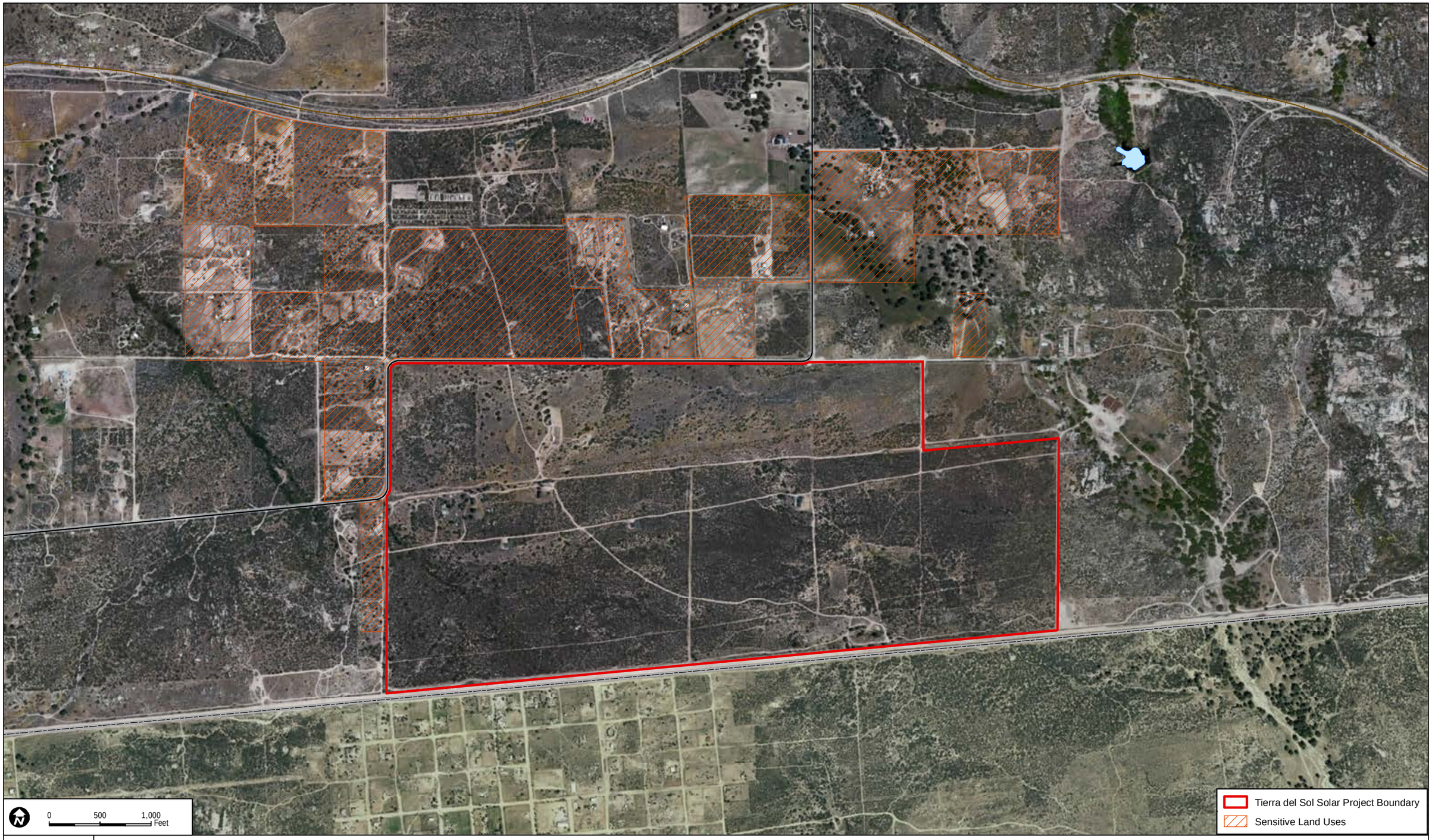


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SOURCE: SanGIS 2012; SANDAG 2012

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**FIGURE 2.5-4**

**Tierra del Sol Solar Sensitive Land Uses Within 1,000 feet**

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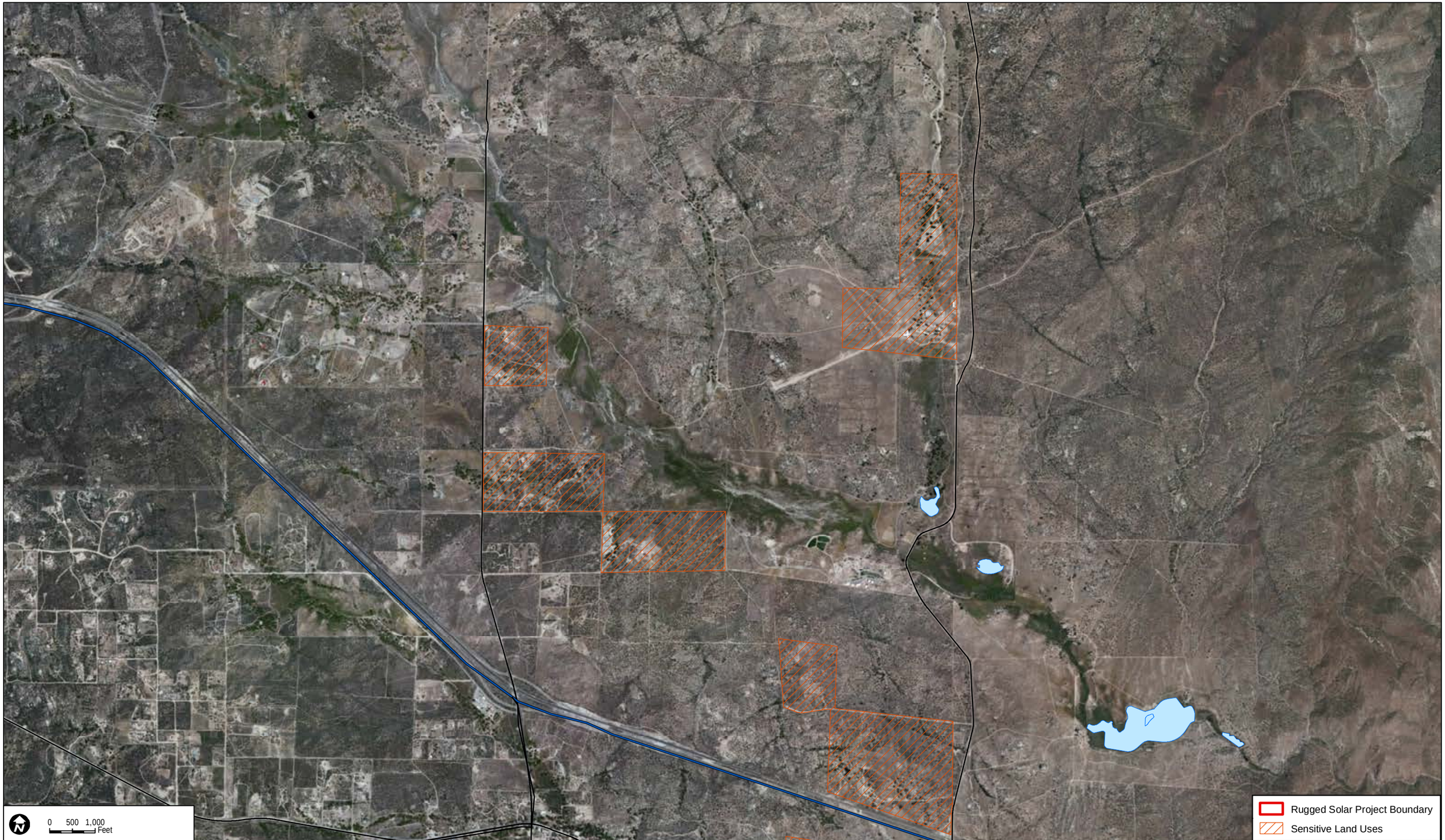


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SOURCE: SanGIS 2012; SANDAG 2012

**FIGURE 2.5-5**

**Rugged Solar Sensitive Land Uses Within 1,000 feet**

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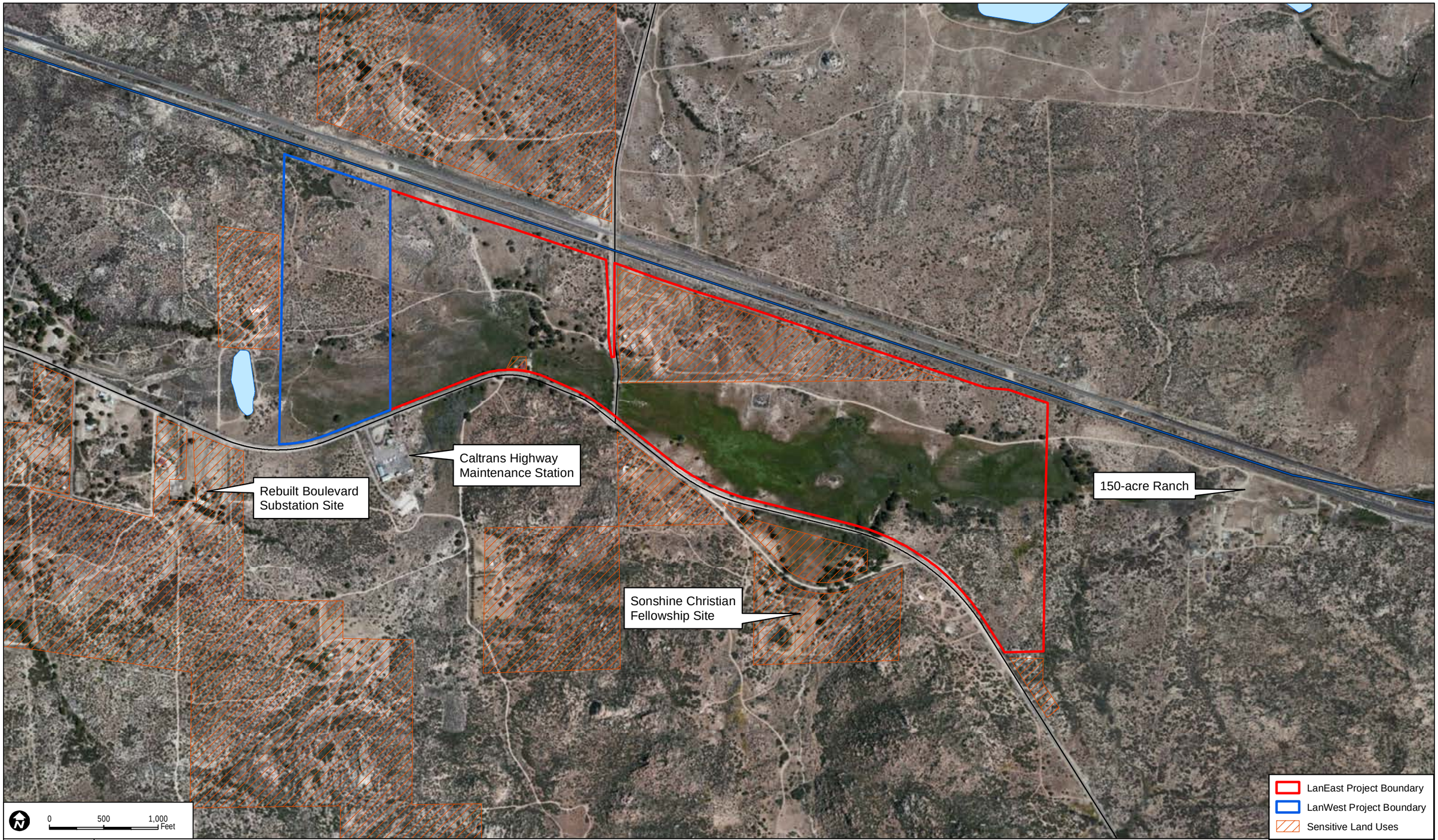


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SOURCE: SanGIS 2012; SANDAG 2012

**FIGURE 2.5-6**

**LanEAST Solar Sensitive Land Uses Within 1,000 feet**

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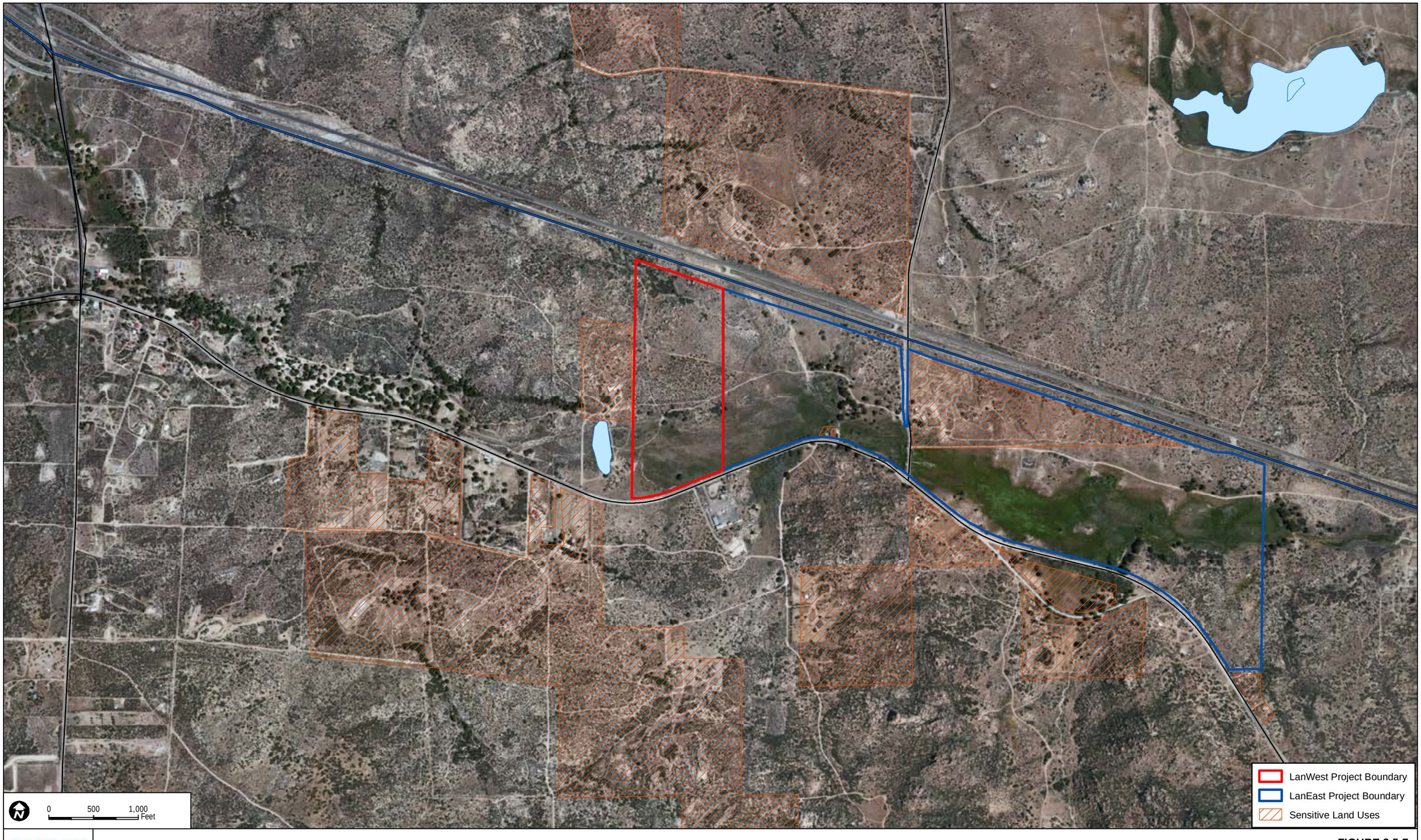


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SOURCE: SanGIS 2012; SANDAG 2012

**FIGURE 2.5-7**

**LanWEST Solar Sensitive Land Uses Within 1,000 feet**

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