



ERIC GIBSON
DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

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September 21, 2012

Tierra Del Sol Solar Farm LLC
Clark Crawford
4250 Executive Square, Suite 770
San Diego, CA 92037

RE: **PROJECT NAME:** Tierra Del Sol Solar Rezone and Major Use Permit; **CASE NUMBERS:** 3600-12-005 (REZ), 3300-12-010 (MUP), 3921-77-046-01 (AP DIS); **ENVIRONMENTAL LOG NO.:** 3910-12-21-004 (ER); **PROJECT ADDRESS:** Tierra Del Sol Road, Boulevard; **APN:** 658-090-31, 54, 44 and 658-120-02, 03; **KIVA PROJECT:** 11-0162790; **FIRST ITERATION REVIEW OF INITIAL STUDIES/INFORMATION**

Dear Mr. Crawford:

The Department of Planning and Land Use (DPLU) has completed the review of your Extended Initial Study/Information and determined it to be "incomplete" as defined by the California Environmental Quality Act (CEQA).

In addition to the CEQA determination, DPLU has reviewed the items submitted on August 22, 2012 and has determined that the application for a Rezone, Major Use Permit and Agricultural Preserve Disestablishment is complete pursuant to Section 65943 of the Government Code.

An update to the Project Issue Checklist detailing additional information or revisions that are required to make the document adequate and ready for either public review or hearing is included as an Attachment A. **This Checklist will be used to document all project issues that must be resolved, and revisions that must be completed, prior to public review under the California Environmental Quality Act (CEQA), or decision if no circulation of environmental documentation is required pursuant to CEQA.** In response to the Project Issues Checklist, the applicant is expected to include

a letter with every submittal made to the Department stating how each item number in the Checklist has been addressed.

GENERAL PLAN UPDATE

On August 3, 2011, the County Board of Supervisors (Board) adopted the General Plan Update (GP Update), a comprehensive update to the County's General Plan, which is the blueprint for where and how development occurs in the unincorporated area of the County of San Diego. Because your project is not considered to be a "pipelined project" pursuant to the County Pipeline Policy, as part of this review, your project was reviewed against the newly adopted General Plan. Comments regarding compliance, if any, will be provided later in this letter.

MAJOR PROJECT ISSUE(S)

The following project issue(s) were identified during the project scoping and are further discussed in the attachments to this letter. These issue(s) may require substantial redesign of the proposed project or, if not resolved, would result in a recommendation for project denial by DPLU. These issue(s) discussed below, were identified based upon information presently available to the County and are subject to change upon submittal of further information and studies:

1. **Offsite Impacts:**

The project site is over 6 miles from the Boulevard Substation which will be the point of interconnection for this project. The route of interconnection has not yet been formalized nor incorporated into the project design or technical studies. The applicant has acknowledged that the lack of this information with the project submittal will likely lead to additional processing costs as well as schedule delays. The next iteration submittal is required to detail the offsite route of connection to the Boulevard Substation and must address all offsite impacts. Each technical study must include analysis and appropriate mitigation for all offsite impacts. Please contact County staff to discuss the status of the offsite connection route and to request a special handling form to submit the next iteration technical studies without this information.

2. **Boulevard Community Plan Consistency:**

As noted in the Major Pre-application Letter dated January 12, 2011, the Boulevard Community Plan has several policies that prohibit the proposed project. These policies could be amended by the Board of Supervisors if the County's proposed Wind Ordinance regulations are adopted. However, at this time the proposed project does not comply with the following six Boulevard Community Plan issue statements and policies.

- a. **Issue LU 1.1** The ability to experience open spaces, extensive views to local and distant horizons, abundant wildlife and un-fragmented habitat, grazing livestock, and a sense of stepping back in time, is essential to preserving

Boulevard's rural and rustic quality of life and community character. Industrial scale structures (above two stories), facilities, and projects that are often built to provide services in urban areas, projects should not degrade and detract from the stunning visual resources, clutter free horizons, and the rural quality, character and atmosphere that attracts residents, visitors, and outdoor enthusiasts to Boulevard and the backcountry.

- b. **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.
- c. **Issue LU 1.3** Regional infrastructure, public facilities, and industrial scale energy generation and transmission projects are often proposed in rural and low-income areas. These large projects can degrade and fragment ranch lands, neighborhoods, highly valued visual resources, scenic viewsheds, ridgelines, and native habitat, including those on tribal, public and protected lands.
- d. **Policy 1.3.1** Encourage and promote local and on-site energy conservation, residential-scale renewable energy production, and zero waste recycling goals that will help eliminate the need for industrial scale projects and facilities.
- e. **Policy LU 1.3.2** Require development, including regional infrastructure, and public facilities, and industrial scale energy generation and transmission projects, to comply and maintain the rural bulk and scale in accordance with Boulevards community character.
- f. **Policy CM 8.6.2** Encourage the use of solar and residential scale wind turbines, while discouraging new energy corridors for new transmission lines and fuel pipelines in fire prone and groundwater dependant areas.

Consistent with other renewable energy projects in the area, County staff will require the Tierra Del Sol Solar project to underground its transmission lines, including 34.5 kV transmission line. Additionally, if the proposed project does not comply with the specific Boulevard Community Plan policies, the Department will recommend denial. The Department will allow you to continue processing the application at your own risk until such time that the General Plan Amendment for the Wind Ordinance is decided by the Board.

3. **Major Use Permit Findings:**

Based on Staffs' initial review of your proposal, Major Use Permit findings, (particularly in regards to bulk, scale and coverage), appear extremely difficult to make. In the Project Issue Checklist, please provide additional, quantitative information that accurately describes the scale, bulk,

coverage and intensity of the proposed CPV Panels in relation to existing uses in the area. If Major Use Permit findings cannot be made, the Department will recommend denial. The Department will allow you to continue processing the application until such time that the General Plan Amendment for the Wind Ordinance is decided by the Board.

4. **Groundwater Resources:**

- **Large Quantity Groundwater Use Proposed in Fractured Rock Aquifer:** The project is proposing to extract up to 80 acre-feet of water for construction use from on-site wells in an area that has nearby residential uses entirely dependent on groundwater resources. This amount of water extracted in a relatively short time frame may result in a significant impact to groundwater resources based on the County's general knowledge of limited groundwater resources available in fractured rock aquifers within San Diego County. DPLU staff pulled confidential well logs from neighboring permitted residential wells to get a general idea of local groundwater production rates. Well yields at the time of well construction were recorded between 3 and 20 gallons per minute, with a median well yield of 9.5 gallons per minute. This estimate is mostly based upon a one or two-hour air-lift test. A longer test would be required to obtain a more accurate value for long-term pumping capacity. The production rate indicated on a well log will often be substantially higher than the actual sustainable pumping capacity of a given well.
- **Potential Groundwater-Dependent Habitat:** Well B drilled for this project is located approximately 400 feet from an area regionally mapped as containing vegetation that could be groundwater dependent (open coast live oak woodland). Guideline 4.2.C from the Biological Guidelines for Determining Significance have the following threshold for determining a significant impact to riparian habitat or a sensitive natural community: "The project would draw down the groundwater table to the detriment of groundwater-dependent habitat, typically a drop of 3 feet or more from historical low groundwater levels." The requested biology report will be required to evaluate whether the vegetation community is groundwater dependent. Any vegetation found to be groundwater dependent will be required to be evaluated for potential groundwater impacts from proposed groundwater extraction. This could result in a severe curtailing of potential groundwater use from any wells near groundwater dependent habitat. This also may result in the requirement of identifying wells within other areas of the project site for adequate groundwater resources.

- **Any Offsite Groundwater Sources Must Be Evaluated:** If it is found that on-site groundwater resources cannot serve this project, additional water will be required from off-site source(s). It is likely that the offsite sources will be either from groundwater dependent water district(s), water company(ies), small water system(s), or individual well owner(s). Pursuant to CEQA, impacts to groundwater resources from using any of these sources must be evaluated now as part of this project. Therefore, please indicate any off-site source(s) of groundwater in which this project is considering. An appropriate evaluation of potential impacts to groundwater resources will be determined by DPLU based on the source(s) identified by the applicant.

County staff met with your project team on August 23, 2012 to discuss options for your environmental document. If you would like discuss any of the comments in this letter and the attached Project Issue Checklist, please contact your project manager to schedule the meeting.

ESTIMATE OF DISCRETIONARY PROCESSING TIME AND COSTS: Your original discretionary processing cost estimate was \$311,553. Based on your current point in progress, your project is currently on schedule and within the projected budget.

Please note that the estimated cost and hearing/decision date is based on certain assumptions detailed in the attached cost estimate and could be more or less than the estimate provided. If the cost and schedule assumptions prove to be incorrect, the estimate will be revised. Due to the applicants request to move forward with an incomplete design and analysis, there may be additional processing costs as well as schedule delays.

The estimate includes only the costs to get your present application(s) to hearing/decision. Should your application be approved, there will be additional processing costs in the future (e.g., Final Map processing costs, park fees, drainage fees, building permit fees). To obtain an estimate of future building permit and plan check fees, parks fees, and Traffic Impact Fees, see <http://www.sdcounty.ca.gov/dplu/bldgforms/index.html#fees>.

Please note that building permits are required to construct, enlarge, alter, repair, move, improve, remove, convert, or demolish a building or structure. Permits are also required for plumbing, electrical, and mechanical work. A permit must be obtained prior to construction and prior to occupancy. Failure to obtain a building permit is a violation of the County of San Diego Ordinances.

DEPARTMENT RECOMMENDATION

Comments and information in this letter, or lack thereof, should not be construed as the Department implying an overall recommendation or decision on your project. The Department of Planning and Land Use generally makes a final recommendation or decision to approve or deny a project when all planning analysis and environmental documentation is complete and, if applicable, Planning/Sponsor Group input is received.

RECORDATION OF PERMIT

Pursuant to the San Diego County Zoning Ordinance Section 7019, Permit Decisions for Administrative Permits, Density Bonus Permits, Site Plans, Use Permits, Variances, Reclamation Plans, or any modifications to these permits shall be recorded to provide constructive notice to all purchasers, transferees, or other successors to the interests of the owners named, of the rights and obligations created by this permit. The Recordation form, with Decision attached, will be provided immediately after the Decision determination for this project and must be signed, notarized and returned to DPLU at the initiation of the Condition Satisfaction Process, or as otherwise specified. Once received, DPLU staff shall have the document recorded at the County Recorder's Office.

SUBMITTAL REQUIREMENTS

Unless other agreements have been made with County staff, you must submit all of the following items concurrently and by the submittal date listed below in order to make adequate progress and to minimize the time and costs in the processing of your application. The submittal must be made to the DPLU Zoning Counter at 5201 Ruffin Road, Suite B, San Diego, CA 92123-1666. For fastest service when submitting information requested in this letter, arrive at the DPLU Zoning Counter between 8:00 a.m. and 10:00 a.m. Please note that all Public Counters at the DPLU Ruffin Road Annex are closed daily from 11:45 a.m. through 12:30 p.m. Expect longer wait times before and after the lunchtime closure.

The submittal must include the following items:

1. A copy of this letter.
2. **SUBMIT A LETTER ADDRESSING EACH ITEM IN THE PROJECT ISSUE CHECKLIST (Attachment A), BY REFERENCE NUMBER.** This letter is required to detail how every unresolved item has been addressed in the resubmittal package.
3. The following information and/or document(s) with the requested number of copies as specified. **The Project Number and Environmental Log Number must be clearly and visibly labeled on all submitted documents. All changes to the document(s) must be in strikeout/underline format.**

INFORMATION/DOCUMENT	# of Copies	CD or Flash Drive with Word and PDF Doc	LEAD REVIEW DEPT./SECTION (For Admin Purposes Only)
Project Issue Checklist Response Letter	9		Ashley Gungle (1), Dave Kahler (1), Air Quality Specialist (1), Cultural Resources Specialist (1), Hazards Specialist (1), DPLU Fire Marshal (1), Groundwater Geologist (1), Noise Specialist (1) DPW (1) Business Rule: Project Issue Checklist Response Letter
Special Handling Form – Mandatory for projects with Major Project Issue(s). Must be signed by DPLU Project Manager.	1		Business Rule: DPLU-341
Amended Project Description	4		Ashley Gungle (1), DPLU Fire Marshal (1), DEH (1), DPW (1) Business Rule: Project Description
Revised Plot Plan - Plans must be folded to 8-1/2 x 11 maximum with the lower right hand corner exposed - If multiple pages, sheets must be stapled together.	5		Ashley Gungle (1), Dave Kahler (1), DPLU Fire Marshal (1), DPW (1), Boulevard CPG (1) Business Rule: Plot Plan
Revised Preliminary Grading Plan (with Supporting Information)	5		Ashley Gungle (1), DPW (2), DEH (1), Boulevard CPG (1) Business Rule: Grading Plan
Revised Community Character & Land Use Consistency Analysis	2	1 PDF	Ashley Gungle (2) Business Rule: Land Use Analysis
Revised Resource Protection Study	2	1 PDF	Ashley Gungle (2) Business Rule: Resource-Protection-Study
Revised Visual Impact Analysis	2	1 PDF	Ashley Gungle (2) Business Rule: Visual-Impact-Report
Revised Air Quality Study	2	1 PDF	Ashley Gungle (1), Air Quality Specialist (1) Business Rule: Air Quality Report

INFORMATION/DOCUMENT	# of Copies	CD or Flash Drive with, Word and PDF Doc	LEAD REVIEW DEPT./SECTION (For Admin Purposes Only)
Revised Biological Resources Report	2	1 PDF	Ashley Gungle (2) Business Rule: Biological-Resource-Report
Revised Cultural Resources Evaluation	2	1 PDF	Ashley Gungle (1), Cultural Resources Specialist (1) Business Rule: Cultural-Resource-Report
Revised Limited Phase II Environmental Site Assessment	2	1 PDF	Ashley Gungle (1), Hazards Specialist (1) Business Rule: Hazardous Materials Environmental Site Assessment
Revised Fire Protection Plan	4	1 PDF	Ashley Gungle (1), DPW (1), Local Fire Protection District (1), DPLU Fire Marshal (1) Business Rule: Fire Protection Plan
Groundwater Investigation	2	1 PDF	Ashley Gungle (1), Groundwater Geologist (1) Business Rule: Groundwater Report
Revised Noise Analysis	2	1 PDF	Ashley Gungle (1), Noise Specialist (1) Business Rule: Acoustical/Noise Report
SDGE Confirmation Regarding Easements	1		Ashley Gungle (1) Business Rule: Misc Correspondence-External
The staff turnaround goal for review of the requested information/document is 21 days.			

*Please contact me in advance for a Special Handling Form if you wish to submit other documents not listed above.

RESUBMITTAL DUE DATE: In order to maintain adequate progress and be consistent with the Estimate of Discretionary Processing Time and Costs (attached), DPLU recommends that all of the information requested necessary for the Notice of Preparation (NOP) be submitted as outlined in the September 5, 2012 EIR Request Letter. Following public review of the NOP, County staff plans to meet with you on November 5, 2012. If you are unable to submit the requested information by the above date, please contact your DPLU Project Manager to submit a due date extension notification. Notification must be submitted in writing and be signed and dated by the project applicant. The notification must include a revised submittal date and a brief rationale for the extension.

The Department's goal is to help facilitate the efficient and timely processing of each application. If, however, a project becomes delayed due to excessive project inactivity or account deficit, Board Policy I-137 will apply; please refer to the Board Policy I-137 at [http://www.sdcounty.ca.gov/dplu/docs/Inactive Case Board Policy-11.3.09.pdf](http://www.sdcounty.ca.gov/dplu/docs/Inactive_Case_Board_Policy-11.3.09.pdf) and the FAQ sheet at <http://www.sdcounty.ca.gov/dplu/docs/907.pdf> for the Processing of Inactive and Deficit Projects.

PROJECT ISSUE RESOLUTION PROCESS: If you have disagreements with the requirements within this letter you may, after trying to resolve issues with project staff, have these issues referred to the Project Issue Resolution process to provide you with an opportunity to quickly and inexpensively have issues considered by senior County management. Issues considered under this procedure can include disagreements with staff interpretations of codes or ordinances, requests for additional information or studies, or disagreements regarding project related processing requirements. This process does not replace any other appeal mechanisms such as those for CEQA determinations or administrative appeals. Please contact me to learn more about this process, the limitations, or to request an application form.

If you have any questions or need additional information, please contact me at (858) 495-5375 or at ashley.gungle@sdcounty.ca.gov.

Sincerely,



Ashley Gungle, Project Manager
Project Planning Division

Attachments:

Attachment A	Project Issue Checklist
Attachment B	Estimate of Discretionary Processing Time and Costs
Attachment C	Draft Noise Conditions
Attachment D	Draft Cultural Conditions

cc: AECOM, Dale Gauthier, 440 Stevens Avenue, Suite 250, Solana Beach, CA 92075

email cc:

Ed Sinsay, Team Leader, Department of Public Works
Maryanne Vancio, Department of Parks and Recreation
Jarrett Ramaiya, Planning Manager, Department of Planning and Land Use

Boulevard Community Planning Group, Donna Tisdale,
donnatisdale@hughes.net

Patrick.BROWN@soitec.com

dhochart@dudek.com

Visual, msweesy@dudek.com

Biology, bortega@dudek.com

Air Quality, ddeckman@dudek.com

Noise, mkomula@dudek.com

Fire, mhuff@dudek.com

Cultural, mhale@dudek.com

ATTACHMENT A
PROJECT ISSUE CHECKLIST

The Project Issue Checklist that follows details the specific changes and comments that are required to proceed with your project application. This checklist will be used throughout the process to track requests for information and satisfaction of project requirements.

Please note that the resubmittal of requested information must be accompanied by a separate letter addressing each item in the Project Issue Checklist. The letter must explain in detail how the comment was addressed and where (e.g. in what documents, where on the map/plot plan, etc.). County staff will use this letter to verify whether each comment in the checklist has been adequately addressed. If you have any questions about any of the comments in the checklist, please contact your project manager.

ATTACHMENT A
PROJECT ISSUE CHECKLIST

PROJECT NAME: Tierra Del Sol Solar				
DPLU (Department of Planning and Land Use) Planning and CEQA Comments				
Project Number(s): REZ 12-005, P12-010				
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified
1 - 1	Major Project Issue	Offsite Impacts: The project site is over 6 miles from the Boulevard Substation which will be the point of interconnection for this project. The route of interconnection has not yet been formalized nor incorporated into the project design or technical studies. The applicant has acknowledged that the lack of this information with the project submittal will likely lead to additional processing costs as well as schedule delays. The next iteration submittal is required to detail the offsite route of connection to the Boulevard Substation and must address all offsite impacts. Each technical study must include analysis and appropriate mitigation for all offsite impacts. Please contact County staff to discuss the status of the offsite connection route and to request a special handling form to submit the next iteration technical studies without this information.		7/16/2012 9/21/2012
				Date Resolved

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Project Number(s): REZ 12-005, P12-010				
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified Date Resolved
1 - 2	Major Project Issue	Boulevard Community Plan Consistency: As noted in the Major Pre-application Letter dated January 12, 2011, the Boulevard Community Plan has several policies that prohibit the proposed project. These policies could be amended by the Board of Supervisors if the County's proposed Wind Ordinance regulations are adopted. However, at this time the proposed project does not comply with the following six Boulevard Community Plan issue statements and policies: a. Issue LU 1.1 The ability to experience open spaces, extensive views to local and distant horizons, abundant wildlife and unfragmented habitat, grazing livestock, and a sense of stepping back in time, is essential to preserving Boulevard's rural and rustic quality of life and community character. Industrial scale structures (above two stories), facilities, and projects that are often built to provide services in urban areas, projects should not degrade and detract from the stunning visual resources, clutter free horizons, and the rural quality, character and atmosphere that attracts residents, visitors, and outdoor enthusiasts to Boulevard and the backcountry. b. 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.		7/16/2012 9/21/2012

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		c. Issue LU 1.3 Regional infrastructure, public facilities, and industrial scale energy generation and transmission projects are often proposed in rural and low-income areas. These large projects can degrade and fragment ranch lands, neighborhoods, highly valued visual resources, scenic viewsheds, ridgelines, and native habitat, including those on tribal, public and protected lands. d. Policy 1.3.1 Encourage and promote local and on-site energy conservation, residential-scale renewable energy production, and zero waste recycling goals that will help eliminate the need for industrial scale projects and facilities. e. Policy LU 1.3.2 Require development, including regional infrastructure, and public facilities, and industrial scale energy generation and transmission projects, to comply and maintain the rural bulk and scale in accordance with Boulevards community character. f. Policy CM 8.6.2 Encourage the use of solar and residential scale wind turbines, while discouraging new energy corridors for new transmission lines and fuel pipelines in fire prone and groundwater dependant areas. Consistent with other renewable energy projects in the area, County staff will require the Tierra Del Sol Solar project to underground its transmission lines, including 34.5 kV transmission line. Additionally, if the proposed project does not comply with the specific Boulevard Community Plan policies, the Department will recommend denial. The Department will allow you to continue processing the application at your own risk until such time that the General Plan Amendment for the Wind Ordinance is decided by the Board.		7/16/2012 9/21/2012			

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Project Number(s): REZ 12-005, P12-010				
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified
1 - 3	Major Project Issue	Major Use Permit Findings: Based on Staffs' initial review of your proposal, Major Use Permit findings, (particularly in regards to bulk, scale and coverage), appear extremely difficult to make. In the Project Issue Checklist, please provide additional, quantitative information that accurately describes the scale, bulk, coverage and intensity of the proposed CPV Panels in relation to existing uses in the area. If Major Use Permit findings cannot be made, the Department will recommend denial. The Department will allow you to continue processing the application until such time that the General Plan Amendment for the Wind Ordinance is decided by the Board.		7/16/2012 9/21/2012
1 - 4	Major Project Issue	Large Quantity Groundwater Use Proposed in Fractured Rock Aquifer: The project is proposing to extract up to 80 acre-feet of water for construction use from on-site wells in an area that has nearby residential uses entirely dependent on groundwater resources. This amount of water extracted in a relatively short time frame may result in a significant impact to groundwater resources based on the County's general knowledge of limited groundwater resources available in fractured rock aquifers within San Diego County. DPLU staff pulled confidential well logs from neighboring permitted residential wells to get a general idea of local groundwater production rates. Well yields at the time of well construction were recorded between 3 and 20 gallons per minute, with a median well yield of 9.5 gallons per minute. This estimate is mostly based upon a one or two-hour air-lift test. A longer test would be required to obtain a more accurate value for long-term pumping capacity. The production rate indicated on a well log will often be substantially higher than the actual sustainable pumping capacity of a given well. 9/21/2012- Pending Groundwater Investigation.		7/16/2012 9/21/2012

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DPLU (Department of Planning and Land Use) Planning and CEQA Comments							
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved		
1 - 5	Major Project Issue	Potential Groundwater-Dependent Habitat: Well B drilled for this project is located approximately 400 feet from an area regionally mapped as containing vegetation that could be groundwater dependent (open coast live oak woodland). Guideline 4.2.C from the Biological Guidelines for Determining Significance have the following threshold for determining a significant impact to riparian habitat or a sensitive natural community: "The project would draw down the groundwater table to the detriment of groundwater-dependent habitat, typically a drop of 3 feet or more from historical low groundwater levels." The requested biology report will be required to evaluate whether the vegetation community is groundwater dependent. Any vegetation found to be groundwater dependent will be required to be evaluated for potential groundwater impacts from proposed groundwater extraction. This could result in a severe curtailing of potential groundwater use from any wells near groundwater dependent habitat. This also may result in the requirement of identifying wells within other areas of the project site for adequate groundwater resources. 9/21/2012- Pending Groundwater Investigation.		7/16/2012 9/21/2012			
1 - 6	Major Project Issue	Any Offsite Groundwater Sources Must Be Evaluated: If it is found that on-site groundwater resources cannot serve this project, additional water will be required from off-site source(s). It is likely that the offsite sources will be either from groundwater dependent water district(s), water company(ies), small water system(s), or individual well owner(s). Pursuant to CEQA, impacts to groundwater resources from using any of these sources must be evaluated now as part of this project. Therefore, please indicate any off-site source(s) of groundwater in which this project is considering. An appropriate evaluation of potential impacts to groundwater resources will be determined by DPLU based on the source(s) identified by the applicant. 9/21/2012- Pending Groundwater Investigation.		7/16/2012 9/21/2012			

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PROJECT NAME: Tierra Del Sol Solar **Project Number(s): REZ 12-005, P12-010**

DPLU (Department of Planning and Land Use) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
2 - 1	Project Description	There are several good objectives identified in Section 1.1 of this report. However, elsewhere in the report it should be made clear how the objectives will be evaluated. Please provide additional information explaining how the following objectives will be measured and/or evaluated: Reduce GHG associated with conventional generation of electricity; Support the local economy through creation of short-term and long-term high skill jobs; Provide a new energy supply to help meet San Diego County's planned growth and future generation needs; Enhance local and state economy by using equipment that is largely manufactured in SD County. 9/21/2012- The objectives were removed from the project description and it was noted that this information will be provided in the EIR. Additional comments will be provided on the EIR.		7/16/12	9/21/2012
2 - 2	Project Description	Section 1.3 Project Location. The revised project description must include the information on the offsite parcels included in the gen-tie route. 9/21/2012- Second Request (pending the finalization of the offsite gen tie route).		7/16/2012 9/21/2012	
2 - 3	Project Description	Section 1.4 Project Description, Bullet 1. Please clarify the length of lines that will be placed underground as well as the length of lines that are proposed overhead. A simple graphic showing underground lines in one color and overhead lines in another would be helpful. Please also specify how many overhead poles would be required. 9/21/2012- Second Request (pending the finalization of the offsite gen tie route).		7/16/2012 9/21/2012	
2 - 4	Project Description	Section 1.4 Project Description. Please provide a bullet discussing onsite water storage tanks.	Resolved	7/16/12	9/21/2012
2 - 5	Project Description	Section 1.4.2.2 Off-Site Private Transmission Facilities. This section should be updated with the final offsite transmission alignment information. As noted in the major project issues section above, consistent with other renewable energy projects in the area, County staff will require the Tierra Del Sol Solar project to underground its transmission lines. 9/21/2012- Second Request (pending the finalization of the offsite gen tie route).		7/16/2012 9/21/2012	

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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
2 - 6	Project Description	Section 1.4.2.3.4 Internal and External Access Roads. Please revise this section to incorporate the County Fire Marshal's comments in the FPP. The County Fire Marshal has asked for additional east-west fire apparatus access roads that will be spaced no further than 600 feet apart. This section should also clarify how emergency personnel will be able to distinguish between fire apparatus access roads and the maintenance roads. 9/21/12- Second Request- See comment 4-19 below.		7/16/2012 9/21/2012	
2 - 7	Project Description	Section 1.8 Water Use. This section should be updated pending the completion of the groundwater study. 9/21/2012- Pending Groundwater Investigation.		7/16/2012 9/21/2012	
2 - 8	Project Description	Pending additional comments in this letter, the project description should be updated to reflect the most current project description.		7/16/2012 9/21/2012	
3 - 1	General Plan Conformance	Land Use Map: The General Plan Designation for the Project Site is RL-80. The project is a major use permit for a proposed solar facility, which is allowed in the RL-80 General Plan land use designation.	Informational Only	7/16/12	
3 - 2	General Plan Conformance	County staff has drafted a General Plan Amendment Report which indicates that the proposed project is consistent with Goals and Policies of the Regional Elements. 9/21/2012- Ongoing Comment.		7/16/2012 9/21/2012	
3 - 3	General Plan Conformance	County staff has drafted a General Plan Amendment Report which indicates that the proposed project is consistent with Mountain Empire Subregional Plan. 9/21/2012- Ongoing Comment.		7/16/2012 9/21/2012	
3 - 4	General Plan Conformance	County staff has drafted a General Plan Amendment Report which indicates that the proposed project IS NOT CONSISTENT with several policies and issue statements in the Boulevard Community Plan. Please note that if the project is not redesigned to comply with these policies, the Department will move the project forward for denial. 9/21/2012- Ongoing Comment.		7/16/2012 9/21/2012	

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PROJECT ISSUE CHECKLIST

PROJECT NAME: Tierra Del Sol Solar					
DPLU (Department of Planning and Land Use) Planning and CEQA Comments					
Project Number(s): REZ 12-005, P12-010					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
4 - 1	Zoning Ordinance	Zoning for the site is S-92, General Rural Use Regulations and A70, Limited Agricultural Use Regulations, both of which allow Major Impact Utilities and Services with approval of a Major Use Permit.	Informational Only	7/16/12	7/16/2012
5 - 1	Board Policies	The following County Board of Supervisors Land Use Policies apply to this project: I-17 (Right-of-Way Dedication and Public Improvement Requirements in Connection with Zone reclassifications), I-18 (Right-of-Way Dedication and Public Improvement Requirements in Connection with Major and Minor Use Permits), I-38 (Agricultural Preserves), I-111 (Land Use Policy for Discretionary Permits Adjacent to the International Border) and I-136 (Comprehensive Goals and Policies for Community Facilities Districts)	Informational Only	7/16/12	7/16/2012
6 - 1	Plot Plan	Sheet C-101. Please show the required zoning setbacks on the plot plan. Please also confirm that fencing does not encroach into the setbacks. 9/21/2012- It has been indicated that an exception to Section 4813 of the Zoning Ordinance will be requested to allow for the proposed fencing to encroach into the required setbacks. This request will be subject to approval by the Director of Planning and Development Services prior to making a recommendation to the hearing bodies.		7/16/2012 9/21/2012	
6 - 2	Plot Plan	The plot plan indicates a coverage ratio of 16%. Additional information has been requested for the required Major Use Permit findings regarding coverage. The coverage should be revised to match that analysis.	Resolved	7/16/12	9/21/2012
6 - 3	Plot Plan	Sheet C-101. The substation and O&M building are shown in phase II of the project. Please confirm that these structures will not need to be constructed until phase II or move them into phase I.	Resolved	7/16/12	9/21/2012
6 - 4	Plot Plan	Sheet C-102. A reference to "10" and "11" (in triangles) re made on this sheet but are not included in the legend. Please clarify.	Resolved	7/16/12	9/21/2012

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7 - 1	Preliminary Grading Plan	Please see DPW comments below.		7/16/12	9/21/2012
8 - 1	Agricultural Preserve	The northern portion of the project site is located in an agricultural preserve (AP77-46) and includes an "A" special area designator. A portion of the site was formerly in an agricultural contact but filed for non-renewal in 1988. In accordance with the agricultural preserve language, the proposed solar use is not an allowed use. Therefore, a Rezone (as applied for) will be required to remove the "A" special area designator and an Agricultural Preserve Disestablishment (to be submitted) will be required to remove the site from the preserve. Please submit an application for an Agricultural Preserve Disestablishment (http://www.sdcountry.ca.gov/dplu/zoning/formfields/ESUB_AG_D_isestablishment.pdf).	Resolved- an application for an Agricultural Preserve Disestablishment was submitted.	7/16/12	9/21/2012
8 - 2	Agricultural Preserve	Based on a review of the site, there is no history of agricultural production in last 5 years, there is no FMMP designation (other) and there are no current agricultural or grazing operations on the site. Therefore, the site is not an agricultural resource.	Informational only	7/16/12	7/16/12
9 - 1	Air Quality	Executive Summary - This section should include all project design measures and proposed mitigation (if applicable), consistent with DPLU <i>Guidelines for Determining Significance</i> and <i>Report Format and Content Requirements</i> . Please revise.	Resolved	7/16/12	9/21/2012
9 - 2	Air Quality	Executive Summary - Please include a summary of all project impacts including impacts to sensitive receptors, odor impacts, and cumulative impacts in this section.	Resolved	7/16/12	9/21/2012

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9 - 3	Air Quality	Section 1.2 - Project grading would include approximately 694,450 cubic yards of balanced cut and fill. Fugitive dust emissions for the project reported in the Study do not account for any cut/fill volumes. Emissions are only based on site disturbance acreage. Emissions must be estimated based on this additional level of detail and reported in the Study. The project description should also be updated with this information. 9/21/2012- Fugitive dust emissions have been revised to utilize a higher emission factor to account for cut/fill. However, additional evidence needs to be provided that emissions estimates based on a maximum daily cut/fill figure would generate similar emissions. A check by County staff indicates that the total cut/fill averaged over the duration of grading would lead to higher emissions than those reported in the Study, utilizing the same reduction for dust control measures. It is recommended that emissions be revised using the level of detail known for onsite soil movement.		7/16/2012 9/21/2012	

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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
9 - 4	Air Quality	Section 1.2 - The Project Description provided by the Applicant states that the project requires a 138 kV private transmission line (Gen-Tie) to interconnect into the Boulevard Substation. Tables in Appendix A show the emissions for various construction activities. However, a phase addressing the construction of the Gen-Tie line is not included. The analysis needs to address the regional and localized impacts of this activity on offsite sensitive receptors. The Project Description also states that helicopters may be used to deliver equipment, position poles and structures, string lines, and position aerial markers, as required by Federal Aviation Administration (FAA) regulations for project operations and maintenance. This source of emissions also needs to be addressed in the Study. Please update the Study with these analyses. 9/21/2012- Response to this comment states that analysis for the Gen-Tie line will be provided in the next iteration. Please ensure that total emissions are updated based on this analysis. PM10 emissions are marginally below the threshold of significance and it is possible that this additional construction component, along with the revised analysis requested in the comment above, could change the significance conclusion.		7/16/2012 9/21/2012	
9 - 5	Air Quality	Section 1.2 - Please identify the source for the water anticipated to be used during construction and operational activities. If water will be obtained from an offsite location, the transport of water (if by trucks) needs to be included in the emissions estimates.	Resolved	7/16/12	9/21/2012
9 - 6	Air Quality	Section 1.2 - Please identify all project design features that would be incorporated to reduce fugitive dust emissions during construction and operations.	Resolved	7/16/12	9/21/2012
9 - 7	Air Quality	Section 2.1 - This section should identify existing onsite uses, if any, surrounding land uses (including sensitive receptors in the project vicinity), and topography of the site consistent with County Report Format and Content Requirements. It should be stated if the existing structures onsite would be demolished as part of the project.	Resolved	7/16/12	9/21/2012

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9 - 8	Air Quality	Section 2.2 - The San Diego Air Basin is designated as a maintenance area for the federal CO standard. Please include this designation in the section.	Resolved	7/16/12	9/21/2012
9 - 9	Air Quality	Section 2.2 - Please include a summary of microscale meteorological conditions including temperature, precipitation, and prevailing wind patterns in the project area, consistent with County guidance.	Resolved	7/16/12	9/21/2012
9 - 10	Air Quality	Section 2.3.3 - The "SDAPCD 1969" reference for Rule 51 is missing from the references list in Section 6.0. Please update.	Resolved	7/16/12	9/21/2012
9 - 11	Air Quality	Section 2.3.3 - Please specify that County Code Section 87.428 is part of the San Diego County Grading, Clearing and Watercourses Ordinance.	Resolved	7/16/12	9/21/2012
9 - 12	Air Quality	Section 2.4.1 - Please include a brief discussion of diesel particulate matter under the "Toxic Air Contaminants" section.	Resolved	7/16/12	9/21/2012
9 - 13	Air Quality	Section 2.4.3 and Table 3 - Ambient air quality monitoring data is available for the year 2011. Please update table contents to reflect most recent available data.	Resolved	7/16/12	9/21/2012
9 - 14	Air Quality	Section 3.0, Table 5 - San Diego County's threshold of significance for VOCs is 75 lb/day based on the Guidelines for Determining Significance, not 137 lb/day as reported in the table. Please update the table, the source cited, and analysis to use the correct threshold.	Resolved	7/16/12	9/21/2012
9 - 15	Air Quality	Section 4.1.2 - This section states that consistency of a project with the RAQS is analyzed by assessing its consistency with the County's General Plan. However, this analysis not provided in the section. Please identify the site designation in the General Plan and describe how the project is consistent with the same, in addition to the growth analysis provided.	Resolved	7/16/12	9/21/2012
9 - 16	Air Quality	Section 4.2.1.2 - Please describe why two different versions of the Off-Road model were used in the analysis. If the 2011 version was used to update certain parameters in the 2007 version, this needs to be explained in the Study.	Resolved	7/16/12	9/21/2012

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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
9 - 17	Air Quality	Section 4.2.1.2 - Please see previous comment regarding the soil cut/fill operations. The section states that fugitive dust emissions were estimated based on a daily disturbed area of 10 acres. The project would involve a balanced cut/fill operation of 694,450 cubic yards. Fugitive dust emissions from cut and fill operations are different than surface disturbance due to the excavation and movement of soil involved. The Study needs to estimate fugitive dust emissions based on the cubic yards of soil handling. 9/21/2012- Please see comment 9-3 above.		7/16/2012 9/21/2012	
9 - 18	Air Quality	Section 4.2.1.2 - The section states that dust emissions from vehicle travel on paved roads were estimated based on Section 13.2.1 of AP-42. However, no mention is made of such emissions from vehicle travel on unpaved roads. Please include emissions from vehicle travel on unpaved roads onsite and for any unpaved access roads. The emissions calculations for paved roads are shown in Appendix A. However, the VMT value used to estimate these emissions is not disclosed. Please provide complete calculations data to allow for review. 9/21/2012- Response to this comment states that no information is currently available regarding onsite VMT. This figure can be estimated, similar to how onsite mileage for water trucks has been estimated and reported in Appendix A.		7/16/2012 9/21/2012	
9 - 19	Air Quality	Section 4.2.1.2 - This section needs to include assumptions used for analyzing truck trips during construction, including truck trips to transport project materials (solar panels etc.). Tables in Appendix A show certain trips distances for each types of trip with footnote references. However, footnotes are not included in the tables to support the use of a certain trip distance. Please update both the Appendix and text of the Study.	Resolved	7/16/12	9/21/2012
9 - 20	Air Quality	Tables 6 and 7 - Please update the VOC threshold based on previous comments.	Resolved	7/16/12	9/21/2012
9 - 21	Air Quality	Section 4.2.1.3 - Please include the frequency of soil binding agent application in the design consideration.	Resolved	7/16/12	9/21/2012
9 - 22	Air Quality	Section 4.2.2.2 - Please provide the trips distances used for operations and maintenance vehicle trips along with any assumptions used to arrive at the numbers.	Resolved	7/16/12	9/21/2012

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9 - 23	Air Quality	Section 4.2.2 - This section does not address the potential for fugitive dust emissions from long-term operation of the project. Please include a discussion of these emissions along with standard County-recommended measures to control dust after construction is complete.	Please see comment 18. However, Staff will accept applicant response pertaining to operational emissions only since it is likely to be a minor source of emissions compared to construction.	7/16/12	9/21/2012
9 - 24	Air Quality	Section 4.3.1.2 - This section needs to identify other projects in the cumulative area that are mentioned to address the impacts, along with approximate distances from the proposed project. A discussion of cumulative impacts related to exhaust emissions of pollutants other than PM10 and PM2.5 also needs to be included in the section.	Resolved	7/16/12	9/21/2012
9 - 25	Air Quality	Section 4.3.2 - The section relies on the project's conformance with the County General Plan to conclude that operational emissions are not cumulatively considerable. However, as stated in a previous comment, no such analysis is provided. Please update.	Resolved	7/16/12	9/21/2012
9 - 26	Air Quality	Section 4.4.1 - The discussion of health risk impacts from construction-related diesel PM does not demonstrate that the project would not exceed the County's threshold of 1 in 1 million for incremental cancer risk without application of T-BACT. While exposure durations related to construction are limited, it is possible for sensitive receptors to be exposed to risks in excess of this threshold during periods of intense construction activity, especially since the nearest receptor is directly adjacent to the project site. It is recommended that a screening-level health risk assessment be conducted to determine if application of T-BACT is required for the project, consistent with other projects of similar nature and magnitude. 9/21/2012- A screening health risk assessment would be conducted based on the daily disturbed area since emissions were generated based on this figure. The response suggests that such modeling would be performed over the entire 420 acre site and would not provide meaningful results. County staff would be happy to further discuss this comment to arrive at a resolution.		7/16/2012 9/21/2012	

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9 - 27	Air Quality	Section 5.2.2 - SF6 is typically used to provide insulation to various substation components. The section states that the project does not include any equipment that uses SF6. Please describe how insulation would be provided at the substation to support the conclusion that no SF6 will be used.	Resolved	7/16/12	9/21/2012
9 - 28	Air Quality	Please include a Section 6.0 to provide "Summary of Recommended Project Design Features, Impacts, and Mitigation Measures" consistent with County Report Format and Content Requirements.	Resolved	7/16/12	9/21/2012
10 - 1	Biological Resources	Staff has reviewed the Biological Resources Report dated June 2012 prepared by Dudek and submitted to the County on June 15, 2012. The report requires revisions as detailed in the following comments.		7/16/12	
10 - 2	Biological Resources	The project's biological impacts are proposed to be fully mitigated through offsite mitigation. The Biological Resources Report has not identified the location of the offsite mitigation. The applicant must identify in the Biological Resources Report where offsite mitigation is proposed for staff's review. If the off-site mitigation will be through the purchase and preservation of other off-site land, please provide sufficient information for staff to evaluate the off-site resources and the means to preserve the resources in perpetuity. 9/21/2012- Second Request- The offsite mitigation location has not yet been identified.		7/16/2012 9/21/2012	
10 - 3	Biological Resources	Cover Page. Please add the project numbers as well as the phrase "prepared for the County of San Diego". Please also change the County contact to Ashley Gungl.	Resolved	7/16/12	9/21/2012
10 - 4	Biological Resources	The next iteration of the report must be updated to include analysis of offsite impacts and must propose appropriate mitigation. 9/21/2012- Second Request- The offsite gen tie route has not yet been identified.		7/16/2012 9/21/2012	
10 - 5	Biological Resources	The report indicates that summer rare plant surveys were conducted in June/July 2012. This additional information must be provided in the next iteration of the report.	Resolved	7/16/12	9/21/2012

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10 - 6	Biological Resources	The report indicates that a separate report will be provided for golden eagles. The next iteration of the report must be accompanied by this report. Additional comments will be provided once the report is submitted. 9/21/2012- Second Request- The requested report was not submitted with this iteration.		7/16/2012 9/21/2012	
10 - 7	Biological Resources	Table 1-2. The holland code for granitic chamise chaparral should be revised to 37210.	Resolved	7/16/12	9/21/2012
10 - 8	Biological Resources	Section 1.4.2.7. Non-native woodland (79000) is considered a sensitive habitat by the County Guidelines for Determining Significance and requires a 3:1 mitigation ratio. Please update this section and propose mitigation for the impacts.	Resolved	7/16/12	9/21/2012
10 - 9	Biological Resources	Section 1.4.4. This section states that wetland features within the project area provide habitat to amphibian and invertebrate species. This sentence contradicts with the remainder of the report. Please clarify.	Resolved	7/16/12	9/21/2012
10 - 10	Biological Resources	Based on a site visit completed by County staff and the applicant, it appear that the area mapped as "open water" may not meet the criteria for an RPO wetland per Section 86.602(q)(2)(aa). Please include rational for each finding in this section (i) through (iv) in Section 1.4.7 of the report. Based on the ability to make each of these findings, the remainder of the report should be updated to reflect that the site does not contain RPO wetlands.	Resolved	7/16/12	9/21/2012
10 - 11	Biological Resources	Section 1.4.8. This section mentions that the wildlife movement is constrained due to existing fencing. Please discuss the type of existing fencing, the types of wildlife that can currently pass through the fencing, the proposed fence type and the wildlife species that could be precluded from using the site due to the change in fence type.	Resolved	7/16/12	9/21/2012

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10 - 12	Biological Resources	Species specific mitigation is required for group A and B species. Please revise discussion to include mitigation measures under Section 3.4 and 8 to reduce significant species impacts below significant. Ratios for A and B species range from 1:1 for B and 2:1 or 3:1 for A species depending on their sensitivity. 9/21/2012- Species specific mitigation is not proposed for impacts to Tecate cypress as they appear to have been planted. The County Guidelines for Determining Significance do not distinguish between impacts to naturally occurring or planted group A and B species. Therefore, mitigation should be proposed for impacts to Tecate cypress.		7/16/2012 9/21/2012			
10 - 13	Biological Resources	Figures 9A and 9B. These figures contains a yellow dot on the map that is not included in the legend. Please clarify.	Resolved	7/16/12	9/21/2012		
10 - 14	Biological Resources	Cumulative impacts have not been addressed and will be provided in the EIR. Additional comments and potential design changes may be forthcoming once cumulative analysis is provided.		7/16/2012 9/21/2012			
10 - 15	Biological Resources	Add a breeding season avoidance condition to address potential impacts to group 1 animal species and potential impacts to raptor tree and ground nesting. <u>See comment 10-22 below.</u>	Resolved	7/16/12	9/21/2012		
10 - 16	Biological Resources	Table 4-1. The County does not support the reduced mitigation ratios for big sagebrush scrub and red shank chaparral. A sufficient argument has not been made to justify the deviation from the County Guidelines. Please revise the mitigation to comply with the Guidelines.	Resolved	7/16/12	9/21/2012		
10 - 17	Biological Resources	Table 4-1. Several habitat types include (*) after them but no explanation is provided in the footnotes.	Resolved	7/16/12	9/21/2012		
10 - 18	Biological Resources	Table 4-1. proposed a 1:1 mitigation ratio for flat-topped buckwheat. Please provide justification why the flat-topped buckwheat is low quality in accordance with the NCCP and why a higher ratio is not warranted.	Resolved	7/16/12	9/21/2012		
10 - 19	Biological Resources	Section 4.2.3. This section must be updated if necessary after completion of the groundwater investigation. 9/21/2012- Pending Groundwater Investigation.		7/16/2012 9/21/2012			

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10 - 20	Biological Resources	Section 6.2.6. Please expand on this section. More details should be provided regarding wildlife movement corridors outside of the project area that are being utilized.		7/16/12			
10 - 21	Biological Resources	Section 7.2.6. Clarify that the project is outside of the approved South County MSCP.	Resolved	7/16/12	9/21/2012		
10 - 22	Biological Resources	The proposed location of the on-site or off-site mitigation was not provided in the Biological Resources Report. If the off-site mitigation will be through the purchase and preservation of other off-site land, please provide sufficient information for staff to evaluate the off-site resources and the means to preserve the resources in perpetuity.		7/16/12			
11 - 1	Community Character & Land Use Consistency Analysis	Introduction. Please define your study area and include a justification for choosing the selected study area.	Resolved	7/16/12	9/21/2012		
11 - 2	Community Character & Land Use Consistency Analysis	Introduction. Please clarify that a Rezone "will" be required and also mention that an Agricultural Preserve Disestablishment will be required as well.	Resolved	7/16/12	9/21/2012		
11 - 3	Community Character & Land Use Consistency Analysis	Section 1.2 Project Description. This section must be updated with information regarding the alignment of the offsite connection to the Boulevard substation. 9/21/2012- Second Request (pending the finalization of the offsite gen tie route).		7/16/2012 9/21/2012			
11 - 4	Community Character & Land Use Consistency Analysis	Section 1.3 Physical Setting. Please state how tall and how many 500 kV transmission towers are associated with the Southwest Powerlink.	Resolved	7/16/12	9/21/2012		
11 - 5	Community Character & Land Use Consistency Analysis	Section 1.3 Physical Setting. Please state how many miles away the large-scale Casino is from the project site.	Resolved	7/16/12	9/21/2012		
11 - 6	Community Character & Land Use Consistency Analysis	Section 1.3 Physical Setting. Please explain where the Campo Reservation wind turbines are located and how far it is from the project site.	Resolved	7/16/12	9/21/2012		
11 - 7	Community Character & Land Use Consistency Analysis	Section 1.3 Physical Setting. Please quantify how many Met Towers are in the study area boundary and detail how tall each MET facility is.	Resolved	7/16/12	9/21/2012		

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11 - 8	Community Character & Land Use Consistency Analysis	Section 2.1 General Plan and Subregional Plan Consistency Analysis: Please refer the reader to the Tierra Del Sol Solar General Plan Analysis Report prepared by County staff. 9/21/2012- The General Plan Analysis Report that was prepared by County staff is ongoing.		7/16/2012 9/21/2012	
11 - 9	Community Character & Land Use Consistency Analysis	Please remove Table 2 in its entirety. This information will serve as the basis for County Staffs' GP Report.	Resolved	7/16/12	9/21/2012
11 - 10	Community Character & Land Use Consistency Analysis	Section 2.1.1 San Diego County General Plan. Please update Figure 4 to reference the General Plan Update Land Use designations (e.g. RL-80).	Resolved	7/16/12	9/21/2012
11 - 11	Community Character & Land Use Consistency Analysis	Section 2.1.2 Please refer the reader to the General Plan Report prepared by staff and delete Table 3 in its entirety. 9/21/2012- The General Plan Analysis Report that was prepared by County staff is ongoing.		7/16/2012 9/21/2012	
11 - 12	Community Character & Land Use Consistency Analysis	Section 2.1.3 Please refer the reader to the General Plan Report prepared by staff and delete Table 4 in its entirety. 9/21/2012- The General Plan Analysis Report that was prepared by County staff is ongoing.		7/16/2012 9/21/2012	
11 - 13	Community Character & Land Use Consistency Analysis	Section 3.1 Factors Considered in Assessing Community Character. On number 3, delete the reference to "draft General Plan Update".	Resolved	7/16/12	9/21/2012
11 - 14	Community Character & Land Use Consistency Analysis	Section 3.1.1 Existing Character of the Community. Please provide more details on the referenced "storage yards" and "small commercial businesses".	Resolved	7/16/12	9/21/2012
11 - 15	Community Character & Land Use Consistency Analysis	Section 3.1.1 Existing Character of the Community. Please detail the height of the existing US/Mexico international border fence.	Resolved	7/16/12	9/21/2012
11 - 16	Community Character & Land Use Consistency Analysis	Section 3.1.1 Project Site and Surrounding Land Uses. Please quantify how many wind turbines are part of the Kumeyaay Wind Farm	Resolved	7/16/12	9/21/2012
11 - 17	Community Character & Land Use Consistency Analysis	Section 3.1.3 Consistency with Land Use Plans. Please refer the reader to the Tierra Del Sol Solar General Plan Report prepared by staff. 9/21/2012- The General Plan Analysis Report that was prepared by County staff is ongoing.		7/16/2012 9/21/2012	

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11 - 18	Community Character & Land Use Consistency Analysis	Section 3.1.4 Visual Impacts. The mitigation discussed in the Visual Study has not been incorporated into the project design. The mitigation should be incorporated or this sentence should be removed.	Resolved	7/16/12	9/21/2012		
11 - 19	Community Character & Land Use Consistency Analysis	Section 3.1.4 Visual Impacts. Please remove the term "urban land uses" in this section and throughout the document. Instead, refer to them as ... "large scale energy generation/transmission projects" that are present and planned...	Resolved	7/16/12	9/21/2012		
11 - 20	Community Character & Land Use Consistency Analysis	Section 3.1.4 Visual Impacts. This section refers to land "designated" for renewable energy development. Please clarify whether this is meant to mean land "planned" for renewable energy development as "designated" makes it sound as though the zoning allows for the use by right.	Resolved	7/16/12	9/21/2012		
11 - 21	Community Character & Land Use Consistency Analysis	Section 3.1.4 Visual Impacts. Please include a discussion that differentiates between visual impacts associated with proposed overhead utility lines, and visual impacts associated with the proposed solar panels. The discussion should clarify how many overhead lines are proposed on the project site (numeric # and distance), as well as how much of the utility line will be undergrounded (distance). Please note Major Project Issue 2 which specifies that all transmission lines be undergrounded. 9/21/2012- Second Request (pending the finalization of the offsite gen tie route).		7/16/2012 9/21/2012			
11 - 22	Community Character & Land Use Consistency Analysis	Section 3.1.4 Visual Impacts. This section should discuss Old Highway 80 (County designated scenic highway) in addition to Interstate 8.	Resolved	7/16/12	9/21/2012		
11 - 23	Community Character & Land Use Consistency Analysis	Section 3.1.4 Visual Impacts. In addition to referencing the Visual Resources Report, please summarize what the proposed mitigation for visual impacts would be.	Resolved	7/16/12	9/21/2012		
11 - 24	Community Character & Land Use Consistency Analysis	Section 3.1.7 Landscaping. Per the recommendations for landscaping in the Visual Analysis, a landscape plan will be required. Please update this section to discuss proposed landscaping. 9/21/2012- Second Request.		7/16/2012 9/21/2012			

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11 - 25	Community Character & Land Use Consistency Analysis	Section 4.0 Table 7 #1 - The Draft Major Use Permit findings are inadequate. Please provide useful, quantitative information that accurately describes the scale, bulk coverage and intensity that staff can rely on to help make Major Use Permit findings. For example, what would be the coverage of the project site when solar panels are positioned horizontally in "stow" mode? How does this coverage compare with the surrounding single family residences, Met Towers, etc. In terms of scale, if the panels are less than 30 feet in height, how would 2,529 trackers compare with existing single family residences in the area, or other uses in the area. How many acres would be left undeveloped? Would undeveloped acreage be used as a buffer help to harmonize the proposed project with the existing character of the area? Please remove unnecessary "filler" information such as # of employees, traffic, grading, noise, lighting etc. 9/21/2012- ONGOING COMMENT (pending additional information)		7/16/2012 9/21/2012	
11 - 26	Community Character & Land Use Consistency Analysis	Section 4.0 Table 7 #3 - The harmful effect, if any, on the desirable neighborhood character. Generally, this section is adequate, however, some additional details regarding the harmful effect to the visual environment should be included. If applicable, the project should specify the amount of landscaping and the level of screening that the project would be providing to minimize undesirable visual impacts to the existing character. If not, the discussion should explain in detail how the majority of the project site will be obscured by intervening topography, etc.	Resolved	7/16/12	9/21/2012

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PROJECT NAME: Tierra Del Sol Solar					
DPLU (Department of Planning and Land Use) Planning and CEQA Comments					
Project Number(s): REZ 12-005, P12-010					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
12 - 1	Cultural Resources	Staff has reviewed the cultural resources report titled, "Archaeological Survey and Evaluation for the Tierra Del Sol LLC Project, San Diego County, California", dated June 2012, prepared by Micah Hale of Dudek and Associates. The report provides the results of a cultural resource survey to determine the presence of cultural resources and test program to determine the significance of 18 sites and isolates located within the project area: (CA-SDI-6999; CA-SDI-7000; CA-SDI-20,650; CA-SDI-20,651; CA-SDI-20,652, CA-SDI-20,653; CA-SDI-20,654; CA-SDI-20,655; CA-SDI-20,656; CA-SDI-20,657; CA-SDI-20,658; CA-SDI-20,659; CA-SDI-20,660; P-37-032649; P-37-032650; P-37-032651; P-37-032652; and P-37-032653). Testing of all of the sites located within the project area determined that the sites are not important resources. The report requires revisions as detailed in the following comments.		7/16/12	
12 - 2	Cultural Resources	Please provide all changes in strikeout-underline format and submit electronically as a Microsoft Word document.		7/16/12	9/21/2012
12 - 3	Cultural Resources	Comments are provided in strike-out underline format for your review. Please accept changes or edit them accordingly. 9/21/2012- One additional change that still needs to be made to the report was emailed to the consultant on 9/4/2012.		7/16/2012 9/21/2012	
13 - 1	Evidence of Legal Lot	The proposed project site was legally created per BC 94-0151, Parcels A and B.		7/16/12	7/16/2012
14 - 1	Fire	The proposed project is a 60 MW concentrated solar photovoltaic energy plant comprised of approximately 2,529 CPV trackers covering approximately 420 acres on multiple parcels. Interconnection is by means of a to-be-constructed distribution line to the to-be-reconstructed Boulevard substation. The facility is located in a Very High Fire Hazard Severity Zone as determined by CAL FIRE FRAP mapping. Please accept the following comments regarding the subject project:	Resolved	7/16/12	9/21/2012

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Project Number(s): REZ 12-005, P12-010					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
14 - 2	Fire	GENERAL PLAN CONFORMANCE- TRAVEL TIME The subject property is within the San Diego County Fire Authority (SDCFA). The closest fire station is the Boulevard Volunteer Fire Department. The station is staffed 24 hours a day with volunteer emergency personnel. The fire station is approximately 5.9 miles from the furthest areas of the project and travel time to the furthest areas of the project is approximately 10.65 minutes. The project located in Rural Lands (RL-80) Development Area and per the General Plan the maximum travel time allowed to be greater than 20 minutes. Therefore, the project complies with this aspect of the General Plan.	Resolved	7/16/12	9/21/2012
14 - 3	Fire	GENERAL PLAN CONFORMANCE- MAXIMUM ALLOWABLE DEAD-END ROAD LENGTH Section 4.2.1 states that there is no true secondary access for the project and discusses the road along the border. Provide more discussion why this requirement may be modified (e.g. the nature of the facility, few personnel onsite, no personnel sleeping at the facility, roads in the area ((border road, Teirra Del Sol connecting to Shockey Truck Trail?)), etc.	Resolved	7/16/12	9/21/2012
14 - 4	Fire	GENERAL PLAN CONFORMANCE- IMPACT TO EMERGENCY SERVICES This project, along with all other development, has a cumulative impact on the emergency services for this community. To mitigate for this impact, the project will be conditioned to participate in the Community Facilities District currently being created by the SDCFA.	Resolved- project will participate in CFD to pay projects fair share contribution to services	7/16/12	9/21/2012
14 - 5	Fire	FIRE PROTECTION PLAN We have reviewed the Fire Protection Plan prepared by DUDEK, dated June, 2012. Please accept the following comments:		7/16/12	7/16/12
14 - 6	Fire	Page 18, last paragraph: Change SDCFA "CSA" to "CFD".	Resolved	7/16/12	9/21/2012

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PROJECT NAME: Tierra Del Sol Solar
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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
14 - 7	Fire	Sec. 4.1.1 Emergency Response: The White Star Forest fire station is staffed year round through an Amador contract with the County. CAL FIRE is responsible for staffing the station during fire season, and the County pays CAL FIRE for the remainder of the year. The primary responsibility of the staff at the station is for wildfire protection. Also: CSA 111 has been formally dissolved and now a part of the SDCFA (CSA 135). Please make these clarifications.	Resolved	7/16/12	9/21/2012
14 - 8	Fire	Sec. 4.1.1.1 Emergency Service Level: The primary responsibility for medical-related calls in the Boulevard community is the Boulevard fire station. Please revise. Also: Land Use Category RL-80 allows travel times greater than 20 minutes. Please revise.	Resolved	7/16/12	9/21/2012
14 - 9	Fire	Section 4.2 Fire Access: Access within the project is inadequate. Fire apparatus access roads are to be a minimum of 24 feet wide improved, all-weather and capable of supporting 50,000 lbs. Moreover, the majority of internal access roads are north-south—some approaching a half mile in length—with limited ability to travel east-west within the project. Provide additional east-west fire apparatus access roads spaced no further than 600 feet apart. Also: How are emergency personnel going to be able to distinguish between fire apparatus access roads and the maintenance roads that are not designed to support fire apparatus? Please provide discussion. Revise discussion in the FPP and show, with road sections, on the plot plans. 9/21/2012- Section 4.2 Fire Access: Access within the project is inadequate. Fire apparatus access roads are to be a minimum of 24 feet wide improved, all-weather and capable of supporting 50,000 lbs. Moreover, the majority of internal access roads are north-south—some approaching a half mile in length—with limited ability to travel east-west within the project. Provide additional east-west fire apparatus access roads spaced no further than 600 feet apart. Revise discussion in the FPP (including page 20) and show, with road sections, on the plot plans.		7/16/2012 9/21/2012	

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DPLU (Department of Planning and Land Use) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
14 - 10	Fire	Section 4.3 Water: The O&M Building will be protected by an automatic fire sprinkler system designed per NFPA 13. The water storage at the O&M Building shall be sized per the demand of the fire sprinkler system.	Resolved	7/16/12	9/21/2012
14 - 11	Fire	Chapter 5.0 Mitigation Measures: Add that a main switch will be provided at the main gate near the directory that will allow emergency personnel to switch all the trackers into the stow mode.	Resolved	7/16/12	9/21/2012
14 - 12	Fire	Appendix F: No Project Facility Availability letter has been provided.	Resolved	7/16/12	9/21/2012
14 - 13	Fire	Fire Protection: The entirety of the project is within the County Fire Authority (Public Safety Group) County Service Area 135 (CSA-135). The project sites are located in a Very High Fire Severity Zone and the project design and mitigation measure should be evaluated as early on as possible, as well as consultation with the County Fire Authority (CFA). The County is in the process of creating a Community Facilities District (CFD) that would require the project property to be assessed to provide funding for fire and emergency services. There is no estimated date of completion; therefore, the CFA is willing to execute individual project specific Fire Service Contracts for fire and emergency services within the County CSA. Consultation with the CFA should be started immediately too because this process may take an undetermined amount of time, so it is recommended that it start immediately.		7/16/12	7/16/12
Please contact James Pine should you have any questions regarding these comments: (858) 495-5434 or james.pine@sdcounty.ca.gov.					
15 - 1	Geologic Hazards	No geologic hazards have been identified.		7/16/12	7/16/12
16 - 1	Groundwater Resources	Please see the Major Project Issues above as well as the scope for groundwater resources in Attachment E of this letter. 9/21/2012- The Groundwater Investigation was waived at XIS 1 but will be required to be submitted with XIS 2.		7/16/2012 9/21/2012	
17 - 1	Hazards	Please see Attachment E of this letter for information on the Phase I ESA review and the Phase II ESA scope.	A Limited Phase II ESA was submitted 8/22/12. See comment 17-2 below.	7/16/12	9/21/2012

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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
17 - 2	Hazards	County Staff has reviewed the Limited Phase II ESA dated August 2012 prepared by Dudek and submitted to the County on August 22, 2012. The report was found to be adequate; however, the requested information regarding proposed hazardous materials storage and use was not submitted. See attachment E of the scoping letter for more information. Please either include the description and quantities of proposed hazardous materials in the Phase II ESA, or provide a separate memo with that information.		9/21/12	
18 - 1	Memorandum of Understanding	Memorandums of Understanding have been accepted for Air Quality, Biological Resources, Fire Protection, Noise and Visual Resources. Please submit a MOU for Archaeological Resources and Groundwater Resources. The MOU provided for the Environmental Impact Report will be signed upon receipt of the EIR for this project. 9/21/2012- MOUs were submitted for Archaeological Resources and Groundwater Resources. The MOU provided for the Environmental Impact Report will be signed upon receipt of the EIR for this project.		7/16/12	9/21/2012
19 - 1	Noise	Staff has reviewed the Acoustical Assessment Report dated June 2012 prepared by Dudek and submitted to the County on June 15, 2012. The report requires revisions as detailed in the following comments:		7/16/12	9/21/2012
19 - 2	Noise	Please update and structure the report format to be comparable to the County of San Diego Report Format and Content Requirements for Noise which is available in the following link: http://www.sdcounty.ca.gov/dplu/docs/Noise-Report-Format.pdf		7/16/12	9/21/2012
19 - 3	Noise	On Figure 4, please include noise sources distances as it relates to the worst-case property lines.		7/16/12	9/21/2012

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DPLU (Department of Planning and Land Use) Planning and CEQA Comments

Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
19 - 4	Noise	Table 5a-d shows calculation based on the current design and discloses an exceedance to County noise standards. Please include additional tables/columns that quantify the reduced noise levels by establishing the necessary setbacks. For example, demonstrate that the noise reducing measures (increase setbacks) would comply with the 45 dBA requirement at the project property line.		7/16/12	9/21/2012
19 - 5	Noise	On a separate figure illustration, show the locations of existing occupied structures and the associated boundary lines that relate to County Code Noise Ordinance, Section 36.409 and 36.410.		7/16/12	9/21/2012
19 - 6	Noise	On Section 7.0, please include a quantitative noise analysis that demonstrates temporary construction equipment would comply with the 75 dBA Leq (8hr) at the property line where an existing occupied structure is located (worst-case). Show which property lines would apply to this requirement. Include any additional noise reducing measures to demonstrate compliance with the construction noise threshold (if necessary).		7/16/12	9/21/2012
19 - 7	Noise	Include an impulsive noise section to demonstrate compliance with the County Code Noise Ordinance, Section 36.410 (ex. pile driving operations). Show and discuss which property lines would apply to this requirement.		7/16/12	9/21/2012
19 - 8	Noise- Plot Plan	Ensure that the recommendations from the noise report reflects the most current plot plans (ex. show all inverters are located at a minimum of 800 feet from adjacent property lines as specified within the noise report).		7/16/12	9/21/2012
19 - 9	Noise	Based on review of the revised noise report dated August 2012, submitted on August 22, 2012, staff has the following minor noise comments		9/21/2012	

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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
19 - 10	Noise	On page iii, under section Executive Summary, please revise to clarify the following: a. Inverter noise levels would be mitigated by either placing the inverter stations within an enclosure or placing them at a minimum of 800 feet of the adjacent property lines. The 2nd paragraph currently reads that both is required. b. On the 3rd paragraph, please include additional noise mitigation measures for pile driving operations occurring within 160 feet from the residential property lines. (ex. noise barriers, reducing pile driving operations, etc.)		9/21/2012	
19 - 11	Noise	On page 8, under Section 3.1 Guidelines: County of San Diego-General Plan Noise Element, please remove the referenced "2006".		9/21/2012	
19 - 12	Noise	On page 15, under Section 3.2.5, 2nd paragraph, please revise to clarify that an 800 foot setback "or" an inverter enclosure would be required.		9/21/2012	
19 - 13	Noise	Please note that a project EIR will be produced at the time the project technical studies are considered acceptable. Staff will review the project EIR when available and may comment further based on the review of the EIR at that time.		9/21/2012	
19 - 14	Noise	Please see Attachment C of this letter for draft noise conditions.		9/21/2012	
20 - 1	Resource Protection Study	Section 2.0 Introduction. Please include that a Rezone "is" required (not "may be"). Please also indicate that an Agricultural Preserve Disestablishment is required.	Resolved	7/16/12	9/21/2012
20 - 2	Resource Protection Study	Section 2.0 Introduction. The offsite alignment information must be provided in the next submittal of this report. 9/21/2012- Second Request (pending the finalization of the offsite gen tie route).		7/16/2012 9/21/2012	

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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
20 - 3	Resource Protection Study	Section 3.2.2 RPO Consistency Analysis. This section is not clear in regards to sensitive habitat lands. It is stated that sensitive habitat lands are described below and then proceeds to detail that quino are not present onsite and that the site is not a wildlife movement corridor. Please clarify this section to indicate whether the site contains land that qualifies as RPO Sensitive Habitat Lands and show those areas in Figure 5. If the site does not contain RPO Sensitive Habitat Lands, this should be made clear.	Resolved	7/16/12	9/21/2012
20 - 4	Resource Protection Study	Section 3.3.2 RPO Wetland Analysis. The RPO wetlands analysis should be updated to include the information requested in comment 10-9 above.	Resolved	7/16/12	9/21/2012
20 - 5	Resource Protection Study	Section 3.4.2 RPO Flood Analysis. Please delete the section "note to County Reviewer". DPW has completed DPLU form 394.	Resolved	7/16/12	9/21/2012
21 - 1	Visual Resources	The Visual Resources Study dated June, 2012 and submitted to the County on June 15, 2012 concludes that the project would have potentially significant visual impacts which are also anticipated to be cumulatively considerable. The report also recommends mitigation and design considerations to reduce the visual impacts associated with this project, none of which were implemented. The recommended mitigation and design considerations should be incorporated into the project design. 9/21/2012- Second Request.		7/16/2012 9/21/2012	
21 - 2	Visual Resources	Section 1.2 Key Issues: Please include a brief visual summary of the details associated with the project components: Bullet Point 1 - how many acres will be cleared and how much grading will be done as a result of the project, length of roads, the onsite collector substation is 7,500 sq ft. and 35ft tall, etc.; Bullet Point 2 height of fencing, size of buffer areas Bullet 5- the 34.5-kV transmission line is X feet tall and runs X number of miles.	Resolved	7/16/12	9/21/2012
21 - 3	Visual Resources	Section 2.0 Project Description. When referencing the need for a Rezone please rephrase from "may" to "will". Please also include the requirement for an Agricultural Preserve Disestablishment.	Resolved	7/16/12	9/21/2012

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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
21 - 4	Visual Resources	Section 2.1 Land Use Designation and Zoning. This section states that there will be no change to the zoning applicable to the site. Please detail the need for a Rezone to remove the "A" special area designator.	Resolved	7/16/12	9/21/2012
21 - 5	Visual Resources	Section 2.1 Land Use and Zoning: Please include a zoning figure showing which parts of the project are S92 and what parts are A70.	Resolved	7/16/12	9/21/2012
21 - 6	Visual Resources	Table 1. Please update this table to include information on all offsite parcels. 9/21/2012- Second Request (pending the finalization of the offsite gen tie route).		7/16/2012 9/21/2012	
21 - 7	Visual Resources	Section 3.3 Local and 3.4 Community Design Policies and Guidelines. Please replace these sections with the following "Please refer to the Tierra Del Sol Solar General Plan Analysis Report that was prepared by County staff . This report details how proposed project complies with the County's General Plan, the Mountain Empire Subregional Plan, and the Boulevard Community Plan". 9/21/2012- The General Plan Analysis Report that was prepared by County staff is ongoing.		7/16/2012 9/21/2012	
21 - 8	Visual Resources	Please delete all General Plan Goals and Policies on pages 16 through 20. This information will be provided in Staff's General Plan Analysis Report. 9/21/2012- The General Plan Analysis Report that was prepared by County staff is ongoing.		7/16/2012 9/21/2012	
21 - 9	Visual Resources	Section 3.0 Regulatory Setting. Please add a discussion regarding the San Diego County Zoning Ordinance. Specifically, please include a discussion on Section 6952 of the County's Zoning Ordinance which regulates Solar Energy Systems.	Resolved	7/16/12	9/21/2012
21 - 10	Visual Resources	Section 4.0 Visual Environment of the Project: Please provide photographs for each of the existing modifications that interrupt the continuous natural landscape. A key map showing were each of the following photos are located should also be referenced. Be sure to include: SWPL structures, border fence, low-voltage distribution lines, existing fencing, access roads.	Resolved	7/16/12	9/21/2012

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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
21 - 11	Visual Resources	Section 4.0 Visual Environment of the Project. Section 4.2 Project Viewshed and Section 4.3 Ridge and Valley Upland LCU. Please delete the term "cultural modifications" and replace it with "modifications" or "disturbance" when discussing breaks in vegetation coverage and existing viewsheds.	Resolved	7/16/12	9/21/2012
21 - 12	Visual Resources	Section 5.1.1 Visual Character. Please include representative photos of the existing visual character described in this section.	Resolved	7/16/12	9/21/2012
21 - 13	Visual Resources	Section 5.2.1 Viewer Sensitivity. Please delete the goals and policies identified in this section and refer the reader to the General Plan Analysis Report. 9/21/2012- The General Plan Analysis Report that was prepared by County staff is ongoing.	7/16/2012 9/21/2012	7/16/2012	9/21/2012
21 - 14	Visual Resources	Figures 7A through 7E. These photos appear to be much darker than the existing landscape. Please verify that these photos have not been darkened and are representative of the true color palate.	Resolved	7/16/12	9/21/2012
21 - 15	Visual Resources	Additional key views for offsite impacts should be added as necessary. Please contact staff for additional input once the offsite gen-tie alignment has been determined. 9/21/2012- Second Request (pending the finalization of the offsite gen tie route).	7/16/2012 9/21/2012	7/16/2012	9/21/2012
21 - 16	Visual Resources	Section 6.3 Guideline 3. This discussion references that views of the project site would be "quick". Please clarify. Would this be one second, five seconds, a minute?	Resolved	7/16/12	9/21/2012
21 - 17	Visual Resources	Section 6.3 Guideline 4. This section should be updated upon completion of the Wind Energy Ordinance. 9/21/2012- Second Request (pending completion of the Wind Energy Ordinance).	7/16/2012 9/21/2012	7/16/2012	9/21/2012
21 - 18	Visual Resources	Section 6.3 Guideline 5. The mitigation measures detailed in this section refer to a vegetated screen to block glare from four residences along the western project boundary. Please include additional details of the proposed landscaping in both this section of the visual study (plant types, height of proposed vegetation at installation and maturity, length of time to maturity, etc.) as well as the requested landscape plan. 9/21/2012- Second Request	7/16/2012 9/21/2012	7/16/2012	9/21/2012

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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
21 - 19	Visual Resources	Section 5.6 Cumulative Impacts - Please ensure that Figure 8 - Cumulative Projects Map and the discussion of cumulative projects is up to date when you resubmit.	Resolved	7/16/12	9/21/2012
21 - 20	Visual Resources	Section 7.0 Visual Mitigation and Design Considerations. Please explain how the proposed mitigation measures would reduce the impacts to the various significance thresholds referenced in the report.	Resolved	7/16/12	9/21/2012
21 - 21	Visual Resources	Section 7.0 Visual Mitigation and Design Considerations. The mitigation measures and design considerations discussed in this section have not been incorporated into the project design. Please see major project issue comment 1-4 above. 9/21/2012-Second Request		7/16/2012 9/21/2012	
22 - 1	SDGE Comments	Please submit written confirmation from SDG&E that the proposed project and associated improvements are compatible with their existing easements/transmission corridor. Please note that Vehicle access shall be provided at all times (24 hours a day) to SDG&E existing facilities, and SDG&E service locks shall be required on all gates adjacent to the power line easement. Finally, please have SDG&E confirm that the proposed project has been designed in accordance with their Transmission Encroachment Guidelines. 9/21/2012- Second Request.		7/16/2012 9/21/2012	
23 - 1	Department of Homeland Security Review	The Department of Homeland Security/Border Patrol has been notified of this proposed project. Any comments received will be sent to the applicant. The applicant should coordinate directly with the Department of Homeland Security/Border Patrol to address any design or access concerns they may have.		7/16/2012 9/21/2012	
24 - 1	Landscaping	Please see Attachment C of this letter. In accordance with the conclusions in the Visual Analysis, landscaping is a necessary mitigation measure to assist in screening the proposed facility. Please submit a conceptual landscape plan. 9/21/2012- Second Request.		7/16/2012 9/21/2012	

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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
25 - 1	Rezone	The following application materials were not submitted with the Rezone application: two (2) hard copies of the plot plan. The plot plan may be assessor's sheets indicating the surrounding zones. (Folded to 8 1/2" x 11" with the lower right-hand corner exposed.) and a typed legal description of the area to be rezoned. Please include these two items in the Community Character & Land Use Analysis along with additional analysis regarding the proposed Rezone. 9/21/2012- While not necessary at this time, a typed legal description of the area to be rezoned will be required prior to preparation of final documents for this project.		7/16/2012 9/21/2012	
DPW (Department of Public Works) Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
General Comment: Please incorporate all MUP on- and off-site requirements and changes in the CEQA level Drainage Study, SWMP and Preliminary Grading Plan. Each of the following Documents must be continually updated to reflect the current DPW comments and requirements.					
1 - 1	Plot Plan/Pre. Grading Plan	The project access points from a public road will need to be shown in the Plot Plan.	Completed	12/16/11	7/16/12
1 - 2	Plot Plan/Pre. Grading Plan	3rd request: Per the project description, show the following: • A dedicated 138 kV transmission line leading from the project site to the SDG&E's local transmission system		12/16/11, 7/16/12, 9/21/12	
1 - 3	Plot Plan/Pre. Grading Plan	Show any known easements within the proposed project boundary.	Completed	12/16/11	7/16/12
1 - 4	Plot Plan/Pre. Grading Plan	Show the ultimate right-of-way and the ultimate building setback limits for Tierra Del Sol Road. At the time of the construction/improvements, any proposed facilities shall be relocated at the sole cost of the applicant to the satisfaction of the Director of Public Works.	See comments below.	12/16/11	7/16/12
1 - 5	Plot Plan/Pre. Grading Plan	Show existing and proposed property lines (PL), call out Centerline of Tierra Del Sol Road; call out edge of pavements (EOP) and dimensions from centerlines to existing & proposed PL, EOP, also include all public road and driveway cross-sections.	See comments below.	12/16/11	7/16/12
1 - 6	Plot plan	Sheet C-101: Label "Tierra Del Sol Road".	Completed	7/16/12	9/21/12

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Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1 - 7	Plot plan	Sheet C-103-Detail entrances 2, 3 and detail-road layout 4: show existing ROW at 25' and proposed IOD ROW at 30' from the centerline of Tierra Del Sol; show dimension from the centerline to the existing edge of pavement, EOP, dimension for the proposed community trail. Call out Centerline of Tierra Del Sol Road; call out edge of pavements (EOP). Show transition, tapers, traffic striping to match existing pavement from the proposed driveways.	Completed	7/16/12	9/21/12
1 - 8	Plot plan	Sheet C-131: Provide more details for the proposed onsite driveway and parking plot: improvement surface types, and direction of flows,	Completed	7/16/12	9/21/12
2 - 1	Preliminary Grading Plan	A Preliminary Grading Plan showing the grading necessary to accommodate the solar units and internal circulation access roads will be required. Additional information can be obtained in the following link: Preliminary Grading Guideline http://www.sdcountry.ca.gov/dplu/docs/ZC034.pdf Grading Ordinance http://www.sdcountry.ca.gov/dpw/land/landpdf/gradingordinance.pdf	See comments below.	12/16/11	7/16/12
2 - 2	Preliminary Grading Plan	List the engineer's telephone number.	Completed	7/16/12	9/21/12
2 - 3	Preliminary Grading Plan	Identify the basis for elevations and contours shown	Completed	7/16/12	9/21/12
2 - 4	Preliminary Grading Plan	Sheet 2 and 3: Show location of any proposed drainage devices (rip-raps), stormwater protection facilities, dams, or other protective devices to be constructed in connection with the proposed work.	Completed	7/16/12	9/21/12
2 - 5	Preliminary Grading Plan	Sheet 2 and 3: Show adequate contours to show the topography of the existing ground; and show the proposed grading tied back to natural ground, all at the same scale as the tentative map or site plan whenever possible.	Completed	7/16/12	9/21/12
2 - 6	Preliminary Grading Plan	Sheet 2 and 3: Show the direction of lot and street drainage.	Completed	7/16/12	9/21/12

ATTACHMENT A **PROJECT ISSUE CHECKLIST**

PROJECT NAME: Tierra Del Sol Solar					
DPLU (Department of Planning and Land Use) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
2 - 7	Preliminary Grading Plan	Sheet 2 and 3: Clearly show proposed trail easement; existing pavements and CL for Tierra Del Sol Road. Show transitions, tapers, traffic striping to match existing pavement from the proposed driveways on Tierra Del Sol Road.	Completed	7/16/12	9/21/12
2 - 8	Preliminary Grading Plan	<u>2nd request:</u> Sheet 4 of 4 -Detail entrances 2, 3: show existing ROW at 25' and proposed IOD ROW at 30' from the centerline of Tierra Del Sol ; show dimension from the centerline to the existing edge of pavement, dimension for the proposed community trail. Show transitions, tapers, traffic striping to match existing pavement from the proposed driveways.	Completed	7/16/12, 9/21/12	9/21/12
3 - 1	Pre. Drainage Study	A CEQA Preliminary Hydrology/Drainage Study is required for this project. Additional information can be obtained in the following links. Hydrology Manual: http://www.sdcountry.ca.gov/dpw/floodcontrol/hydrologymanual.html Drainage Design Manual: http://www.sdcountry.ca.gov/dpw/floodcontrol/drainage.html	See comments below.	12/16/11	7/16/12
3 - 2	Pre. Drainage Study	Page 2 and page 9: Please revise "Minor amounts of impervious area will be added during construction, such as transformer pads, driveways ..." to be consistent with the project description. The project description indicates that: "All road surfaces will have a permeable nontoxic soil binding agent in order to reduce fugitive dust and erosion".	Completed	7/16/12	9/21/12
3 - 3	Pre. Drainage Study	Page 2: the fourth paragraph indicates "the additional increase in runoff is proposed to be mitigated by the use of infiltration basins.", however, no infiltration basin nor pond is shown on the post-developments exhibit nor preliminary grading plan. Please revise.	Completed	7/16/12	9/21/12
3 - 4	Pre. Drainage Study	Page 9: please discuss why the runoff coefficient "C" is not changing for each drainage basin since the foundation posts for the solar panels are creating thousand of square feet impervious areas in each drainage basin. Please revise post-development weighted C table accordingly.	Completed	7/16/12	9/21/12

ATTACHMENT A **PROJECT ISSUE CHECKLIST**

PROJECT NAME: Tierra Del Sol Solar					
DPLU (Department of Planning and Land Use) Planning and CEQA Comments					
Project Number(s): REZ 12-005, P12-010					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
3 - 5	Pre. Drainage Study	Page 14 - Section 5 - Summary: Please revise "This increase will be mitigated by the use of infiltration ponds bioretention." There is no infiltration pond shown on the post-developments exhibit nor preliminary grading plan. Please revise.	Completed	7/16/12	9/21/12
3 - 6	Pre. Drainage Study	Appendix C - Pre-project soil type areas-site plan (C value): the table is missing "impervious area" column for drainage basin 300, 600 and 900. Please revise.	Completed	7/16/12	9/21/12
3 - 7	Pre. Drainage Study	Appendix D-Post-Project Rational Method Inputs: Please replace Pre-project soil type areas-site plan (C value) and AES 2008 RATSCx inputs-site plan with Post-project soil type areas-site plan (C value) and AES 2008 RATSCx inputs-site plan.	Completed	7/16/12	9/21/12
3 - 8	Pre. Drainage Study	Appendix G: please remove the cross section for vegetated swales, and replace with infiltration trenches (TC 10) or bioretention (TC 32) or other BMPs which equivalent to infiltration basin/ponds as mentioned in the drainage study. Please visit the link below for Treatment Controls BMPs' descriptions. http://www.cabmphandbooks.com/Development.asp	Completed	7/16/12	9/21/12
3 - 9	Pre. Drainage Study	Appendix G: clearly show drainage basins, proposed contour lines, and Q, V at the discharge point of each basin. Revise the direction of lot drainages as necessary.	Completed	7/16/12	9/21/12
4 - 1	SWMP	Submit a Minor Stormwater Management Plan. Additional information can be obtained in the following link: http://www.sdcountry.ca.gov/dpw/watersheds/susmp/susmp.html	See comments below.	12/16/11	7/16/12
4 - 2	SWMP	Page 1 of Stormwater Intake Form: provide Permit Application Number.	Completed	7/16/12	9/21/12

ATTACHMENT A **PROJECT ISSUE CHECKLIST**

PROJECT NAME: Tierra Del Sol Solar					
DPLU (Department of Planning and Land Use) Planning and CEQA Comments					
Project Number(s): REZ 12-005, P12-010					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
4 - 3	SWMP	There are 33 parking spaces shown on the plot plan which is more than 15 spaces or more than 5000 sf parking lot to qualified for a Minor SWMP; however, item H on page 2 of Stormwater Intake Form was checked "NO". In order to qualify for a minor SWMP, please redesign the parking lot to be under 5000 sf and provide more details (surface improvements type, square footage of the parking lot) on the plot plan and project description.	Completed	7/16/12	9/21/12
5 - 1	Traffic Analysis	The project description will need to be expanded to include the Operation and Maintenance component for this project with the number of Average Daily Trips (ADT), in order to document if there are any direct impacts to the roadway network generated from the implementation of this project. Cumulative impacts will	Completed	12/16/11	7/16/12
5 - 2	Traffic Analysis	In order to determine if a Traffic Analysis is required, please review the Transportation and Traffic Guidelines for Determining Significance and Report Format and Content Requirements. Additional information can be obtained in the following link: http://www.sdcounty.ca.gov/dplu/docs/Traffic_Guidelines.pdf	Completed	12/16/11	7/16/12
6 - 1	Sight Distance	The project access points from a public road will need to be shown in the Plot Plan and Preliminary Grading Plan.	Completed	12/16/11	7/16/12
6 - 3	Sight Distance	The project access points from a public road will need to meet Sight Distance Requirements per the County Public Road Standards, Section 6.1 Table 5 prior to recommendation for approval. Additional information can be obtained in the following link: http://www.sdcounty.ca.gov/dpw/docs/PublicRoadStandards.pdf A sight distance study's requirement will be determined after a site visit from the County's staff.	Based on the site visit on July 6, 2012, there are adequate sight distances along Tierra Del Sol from the two proposed driveways.	12/16/11	7/16/12
7 - 1	FPP	Page 32-Secondary access: please revise "Of the five access points, three two can be accessed from a publicly maintained road."		7/16/12, 9/21/12	

ATTACHMENT A **PROJECT ISSUE CHECKLIST**

PROJECT NAME: Tierra Del Sol Solar					
DPLU (Department of Planning and Land Use) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
7 - 2	FPP	Page 32-Gates: add the following statement "... will be installed in compliance with Section 503.5 and 503.6 of the CCFC and to the satisfaction of the Director of Public Works."		7/16/12, 9/21/12	
If you have any questions regarding these comments, please contact Susan Hoang at (858) 505-6327.					
DEH (Department of Environmental Health) Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1 - 1	Septic	Department of Environmental Health (DEH) staff has reviewed the proposed Rezone and Major Use Permit, dated 6-15-12. The project proposes the construction of a solar power generation facility. The facility proposes an onsite office/maintenance building. The Department of Environmental Health, Land & Water Quality Division, cannot recommend approval of the proposed project at this time. The following items of concern must be addressed: Department of Environmental Health (DEH) staff has reviewed the proposed Rezone and Major Use Permit, dated 8-22-12. The project proposes the construction of a solar power generation facility. The facility proposes an onsite office/maintenance building. The Department of Environmental Health, Land & Water Quality Division, cannot recommend approval of the proposed project at this time. The following items of concern must be addressed:		7/16/12, 9/21/12	
1 - 2	Septic	There are four wells that are proposed for destruction. Well destruction permits must be obtained by the applicant before any work can commence on these wells. This will be made a condition of approval of this project. 9/21/2012- 1. The previous submittal indicated that there are four wells that are proposed for destruction. No such indication was made on the most recent submittal. Please clarify if the wells are still planned for destruction or are to remain. The wells should be plotted on the Preliminary Grading Plan.		7/16/12, 9/21/12	

ATTACHMENT A
PROJECT ISSUE CHECKLIST

PROJECT NAME: Tierra Del Sol Solar					
DPLU (Department of Planning and Land Use) Planning and CEQA Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1 - 3	Septic	The office/maintenance facility must have a layout submitted to and approved by DEH of the proposed onsite wastewater treatment system and the required 100% reserve area.		7/16/12, 9/21/12	
1 - 4	Septic	It is unclear if the project proposes to use water from the existing or proposed wells on the property as a potable water source. If so, DEH must sample the proposed supply well to ensure that the supply meets potability standards. Any proposed wells will require a Well Permit from DEH prior to beginning construction. Well testing will be performed as part of the Groundwater Investigation for this project. If the project proposes the import of offsite water as a potable water source, please provide this information in the updated project description. 9/21/2012- 3. DEH must sample the proposed supply well(s) to ensure that the supply meets drinking water standards. Any proposed wells will require a Well Permit from DEH prior to beginning construction.		7/16/12, 9/21/12	
1 - 5	Septic	If the project proposes the use of an existing potable source from a nearby purveyor, please indicate as such on the revised submittal.		7/16/12	9/21/12
If you have any questions regarding these comments, please contact Scott Rosecrans at (619) 208-0337					
DPR (Department of Parks and Recreation) Comments					
Item No.	Subject Area	Issue, Revision or Information Required	Issue Resolution Summary (Include Conditions)	Date Identified	Date Resolved
1 - 1	Trails	The trail alignment as shown on the plot plan submitted June 15, 2012 has been accepted by the Department of Parks and Recreation. Draft conditions have been provided in Attachment F of this letter.		7/16/12	7/16/12

ATTACHMENT B
ESTIMATE OF DISCRETIONARY PROCESSING TIME AND COSTS

The attached estimate of discretionary processing time and costs is an estimate of the deposits required to process the application through hearing/decision. Several assumptions were required to supply the cost estimate and schedule at this time in the process. If the assumptions listed on the bottom of the attached estimate prove to be incorrect, your cost estimate will be adjusted. Deposits will be requested in installments as funds are needed to continue processing. Be aware that Section 362 of Article XX of the San Diego County Administrative Code, Schedule B, 5 and 6 states:

The Director of Planning and Land Use may discontinue permit processing and/or recommend denial of the said project based on non-payment of the estimated deposit and all actual processing costs that may not have been included in the estimate.

Payment of Fish and Game Fees

The initial review of your project indicates that there will be an effect on native biological resources. Therefore, State law requires the payment of a fee to the California Department of Fish and Game for their review of the project environmental document (Fish and Game Code §711.4). If this fee is needed, it will be requested and collected at a later time during the process. Payment of the fee is required regardless of whether or not we consider the effect on native biological resources to be significant or clearly mitigated. The Project Manager will remind you to pay this fee immediately prior to public review of the project environmental document.

ESTIMATE OF DISCRETIONARY PROCESSING TIME AND COSTS

Project Name: Tierra Del Sol Solar
Project Number: REZ 12-005, MUP 12-010
Staff Completing Schedule: Ashley Gungle
Decision-Making Body: Planning Commission and Board of Supervisors
Date Schedule Produced/Revised: 9/19/2012

TASK/ACTIVITY	Estimated Duration (Days)	Estimated Completion Date	Actual Completion Date
APPLICATION SUBMITTAL			
DETERMINATION THAT AN EIR IS REQUIRED			
DPLU reviews project application "completeness", completes planning and environmental scoping	30	7/16/2012	6/15/2012
DPLU meets with applicant to discuss need for EIR, scope and schedule			6/15/2012
DPLU Completes Initial Scope of EIR	30	9/5/2012	8/23/2012
Applicant submits 1st iteration submittal per scoping letter requirements	90	10/1/2012	9/5/2012
DPLU reviews 1st iteration submittal	30	9/21/2012	8/22/2012
Applicant submits documents for Public Review of Notice of Preparation (NOP)	7	8/30/2012	9/21/2012
DPLU completes advisories and distributes NOP	10	9/10/2012	
Public review of NOP	30	10/10/2012	
DPLU receives and distributes public comments on NOP to Applicant (180 period for resubmittal of DEIR begins here)	3	10/15/2012	
DPLU meets with applicant to discuss EIR scope, cost estimate and schedule	10	10/25/2012	
Applicant submits 1st Draft EIR and Planning Documentation	120	2/12/2013	
DPLU reviews 1st Draft EIR	45	3/29/2013	
Meeting with applicant	7	4/5/2013	
Applicant submits 2nd Draft EIR and Planning Documentation*	45	5/13/2013	
DPLU reviews 2nd Draft EIR*	30	6/12/2013	
Meeting with applicant	7	6/19/2013	
Applicant submits 3rd Draft EIR and Planning Documentation*	30	7/12/2013	
DPLU reviews 3rd Draft EIR*	30	8/12/2013	
Meeting with applicant	7	8/19/2013	
Applicant produces copies of documents, submits DEIR and copies of documents	10	8/22/2013	
DPLU completes distribution paperwork, advisories and distributes Draft EIR	14	9/5/2013	
Public Review of Draft EIR	45	10/21/2013	
DPLU transmits Public Comments to Applicant	3	10/24/2013	
DPLU holds meeting with applicant to discuss approach to address public comments, discuss project schedule	10	10/31/2013	
Applicant submits 1st Draft Responses to Public Comment (RTC) and EIR Errata	30	12/2/2013	
DPLU reviews 1st Draft Responses to Public Comments and EIR Errata	25	12/27/2013	
Applicant submits 2nd Draft RTC and EIR Errata*	21	1/17/2014	
DPLU reviews 2nd draft RTC & EIR Errata, meets with applicant / consultant to finalize responses for I-119 review*	20	2/6/2014	
Applicant submits Draft RTC & EIR Errata for I-119 review & 1st draft EIR Findings for staff review	5	2/11/2014	
Board Policy I-119 Review of Responses to Comments and DEIR	40	3/24/2014	
DPLU reviews I-119 comments, meets with Counsel, transmit comments to applicant, set meeting with applicant	7	3/31/2014	
Applicant submits revised RTC, EIR Errata, and EIR Findings, meets with DPLU to review changes	14	4/14/2014	
DPLU reviews RTC, EIR Errata & Findings and sends to Counsel for review OR meet with Counsel if 2 nd I-119 review not necessary	14	4/28/2014	
Applicant makes final revisions, produces copies of FEIR, CEQA Findings and RTCs and pays Fish and Game Fees	30	5/14/2014	
Second Board Policy I-119 Review of RTC, EIR Errata and Findings*	10	5/26/2014	
DPLU Finalize RTC, EIR Errata, and Findings. Meeting with applicant / consultant*	7	6/2/2014	
Applicant attends Director briefing to make project recommendation	7	6/9/2014	
DPLU finalizes project resolution/decision, completes findings, conditions, draft staff report and begins preparation of Board Letter	30	6/25/2014	
DPLU management and County Counsel review staff report, obtain concurrence from other Departments	10	7/7/2014	
DPLU finalizes legal advertisement for hearing, newspaper advertises Planning Commission Hearing	7	7/14/2014	
Planning Commission Hearing	14	7/28/2014	
DPLU Finalizes draft Board Letter, include Planning Commission Recommendation	7	8/4/2014	
DPLU management and County Counsel review Board Letter, obtain concurrence from other Departments	10	8/14/2014	
DPLU finalizes legal advertisement for hearing, Board Hearing advertised in newspaper	7	8/21/2014	
Board of Supervisors Hearing	18	9/8/2014	

PROJECT SCHEDULE ASSUMPTIONS

Project description remains consistent throughout process
Applicant will submit information in accordance with schedule
DPW, DEH and DPR issues will be resolved concurrently.
Bolted tasks are under the control of applicant/consultant.
* Task can be eliminated if earlier draft documents are adequate.
Hearing date is subject to decision making body availability and schedule
The project will not be continued by decision maker or appealed
Assumes public review comments are not exceptionally numerous or complex
Assumes deposit account balance remains positive. County work may not proceed without adequate funds.

COST ESTIMATE ASSUMPTIONS

Estimate is based on relative cost of projects of similar complexity
Estimate does not include applicant's consultant/engineering costs
Does not include County costs for post discretionary review (e.g. final map)
Costs assume project schedule assumptions are maintained
Costs will be paid at installments throughout the process
If project is over budget, cost estimate will be revised
The State of CA adjusts Fish and Game Fees annually for inflation
Project will be processed with an Environmental Impact Report
Estimate does not include additional deposits to DPR and DEH accounts made after the project application intake

COST ESTIMATE SUMMARY

Total Discretionary Cost Estimate	\$311,553
Deposits/Fees Paid to Date	\$51,535
Account Balance	\$34,109
Estimated County Costs Remaining	\$260,018
Fish and Game Fees	\$2,969
% Expended of Total Cost Estimate	5.59%

**ATTACHMENT C
DRAFT NOISE CONDITIONS**

DURING CONSTRUCTION: *(The following actions shall occur throughout the duration of the grading construction).*

TEMPORARY NOISE IMPACTS: [DPLU, PCC] [DPW, PDCI] [DPLU, FEE X1]. **INTENT:** In order to comply with the County of San Diego Noise Ordinance 36.409 & 36.410 and the following noise attenuation measures shall be implemented to reduce the sound level generated from project construction.
DESCRIPTION OF REQUIREMENT:

- a. Pile driving operations shall occur at a minimum of 160 feet from the project property line where an existing residence is located (specifically to the west and to the north).
- b. If pile driving operations are to occur within this 160 foot setback, then noise reducing features comprised of noise barriers and reduced pile driving operations shall be incorporated to comply with the temporary construction noise requirements pursuant to Section 36.409 and 36.410. The mitigation is designed and placed to reduce construction noise that potentially will affect the adjacent residential use located to the north and to the west..
- c. The barrier shall be maintained for the duration of the construction activities that will create noise greater than 75 dB at the property line indicated above.
- d. Temporary noise mitigation for pile driving operations shall be implemented pursuant to the Acoustical Assessment Report prepared by Dudek dated xxxx and within the project EIR.

DOCUMENTATION: The applicant shall maintain the sound attenuation mitigation as indicated above until all pile driving activities have been completed. The applicant is responsible for implementing any further mitigation to remain in compliance with this condition. **TIMING:** The following actions shall occur throughout the duration of the pile driving operations. **MONITORING:** The applicant is responsible for the implementation of this condition. If an alternative methods, or reduced equipment proposal is provided, [DPLU, PCC] shall review the new mitigation for compliance with this condition. The [DPW, PDCI] shall ensure that the noise mitigation barriers remain in place as indicated on this plan.

BUILDING PERMIT: *(Prior to approval of any building plan and the issuance of any building permit).*

. **NOISE REQUIREMENT: [DPLU, BPPR] [BP] [DPLU, FEE X1]. INTENT:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Guidelines for Determining Significance, the following design measures shall be implemented on the building plans and in the site design. **DESCRIPTION OF REQUIREMENT:** The following design elements and noise attenuation measures shall be implemented and indicated on the building plans and made conditions of its issuance:

- a. The inverter stations shall be located at a minimum of 800 feet from the project property lines.
- b. All inverter stations located within 800 feet of this setback would require the inverter station to be located within a sound enclosure capable of achieving a 10 dB noise reduction in design as specified within the Acoustical Assessment Report prepared by Dudek dated xxxx and within the EIR.

DOCUMENTATION: The applicant shall place the design elements, or notes on the building plans and submit the plans to *[DPLU, Building Division Plan Pre-review (BPPR)]* for review and approval. **TIMING:** Prior to issuance of any building permit, the design elements and noise attenuation measures shall be incorporated into the building plans. **MONITORING:** The *[DPLU, BPPR]* shall verify that the specific note(s), and design elements, and noise attenuation measures have been placed on all sets of the building plans and made conditions of its issuance.

OCCUPANCY: *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

. **NOISE CONTROL DESIGN MEASURES: [DPLU, BPPR] [DPLU, PCC [BP] [DPLU FEE X1] INTENT:** In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Guidelines for Determining Significance, the following design measures shall be verified that they are constructed. **DESCRIPTION OF REQUIREMENT:** The following noise control design measure(s) shall be constructed pursuant to the approved building plans:

- a. The inverter stations shall be located at a minimum of 800 feet from the project property lines.
- b. All inverter stations located within 800 feet of this setback would require the inverter station to be located within a sound enclosure capable of achieving a 10 dB noise reduction in design as specified within the Acoustical Assessment Report prepared by Dudek dated xxxx and within the EIR.

TIMING: Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the noise control measure shall be installed and operational. **MONITORING:** The [DPLU, BI] shall verify that the noise control measures above have been constructed pursuant to the approved building plans and this permit's conditions.

OCCUPANCY: *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

NOISE CONTROL ELEMENTS: [DPLU, BPPR] [DPLU, PCC [BP]
[DPLU FEE X1] INTENT: In order to reduce the impacts of the exterior sound levels from the project site on the adjacent parcels and to comply with the County of San Diego Noise Ordinance 36.404 as evaluated in the County of San Diego Noise Guidelines for Determining Significance, the following design measures shall be verified that they are constructed. **DESCRIPTION OF REQUIREMENT:** The following noise control design measure(s) shall be constructed pursuant to the approved building plans:

- a. The inverter stations shall be located at a minimum of 800 feet from the project property lines.
- b. All inverter stations located within 800 feet of this setback would require the inverter station to be located within a sound enclosure capable of achieving a 10 dB noise reduction in design as specified within the Acoustical Assessment Report prepared by Dudek dated xxxx and within the EIR.

TIMING: Prior to any occupancy, or use of the premises in reliance of this permit, the noise control measure shall be installed and operational. **MONITORING:** The [DPLU, BI] shall verify that the noise control measures above have been constructed pursuant to the approved building plans and this permit's conditions.

ATTACHMENT C
DRAFT CULTURAL CONDITIONS

ANY PERMIT: *(Prior to the approval of any plan, issuance of any permit, and prior to occupancy or use of the premises in reliance of this permit).*

1. ARTIFACT CURATION: [DPLU, PCC] [BP, GP, CP, UO] [DPLU, FEE]

INTENT: In order to ensure that all cultural resource artifacts that were discovered during the survey, testing and evaluation phase are curated for future research and study, the artifacts shall be delivered and accepted by a County approved curation facility.

DESCRIPTION OF REQUIREMENT: All archaeological materials recovered by Micah Hale with Dudek and Associates during the work reported in: " *Archaeological Survey and Evaluation for the Tierra Del Sol LLC Project, San Diego County, California*" dated August 2012, have been curated at a San Diego facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records shall be transferred, including title, to an appropriate curation facility within San Diego County, to be accompanied by payment of the fees necessary for permanent curation. **DOCUMENTATION:** The applicant shall provide a letter from the curation facility, which identifies that the archaeological materials referenced in the final report have been received and that all fees have been paid. **TIMING:** Prior to approval of any plan or issuance of any permit, and prior to use of the premises in reliance of this permit, the artifacts shall be curated. **MONITORING:** The [DPLU, PCC] shall review the letter from the curation facility for compliance with this condition.

GRADING PERMIT: *(Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits).*

2. ARCHAEOLOGICAL GRADING MONITORING: [DPLU, PCC] [DPW, ESU] [GP, IP, UO] [DPLU, FEE X 2]

INTENT: In order to mitigate for potential impacts to undiscovered buried archaeological resources on the project site, a grading monitoring program and potential data recovery program shall be implemented pursuant to the County of San Diego Guidelines for Determining Significance for Cultural Resources and California Environmental Quality Act (CEQA) Sections 15064.5 and 15064.7. **DESCRIPTION OF REQUIREMENT:** A County Approved Principal Investigator (PI) known as the "Project Archaeologist," shall be contracted to perform cultural resource grading monitoring and a potential data recovery program during all grading, clearing, grubbing, trenching, and construction activities. The following shall be completed:

- a. The Project Archaeologist shall perform the monitoring duties before, during and after construction pursuant to the most current version of the County of San Diego Guidelines for Determining Significance and Report Format and Requirements for Cultural Resources, and this permit. The contract provided to the County shall include an agreement that the grading monitoring will be completed, and a Memorandum of Understanding (MOU) between the Project Archaeologist and the County of San Diego shall be executed. The contract shall include a cost estimate for the monitoring work and reporting.
- b. The Project Archeologist shall provide evidence that a Native American of the appropriate tribal affiliation has also been contracted to perform Native American Grading Monitoring for the project.
- c. The cost of the monitoring shall be added to the grading bonds that will be posted with the Department of Public Works, or bond separately with the Department of Planning and Land Use.

DOCUMENTATION: The applicant shall provide a copy of the Grading Monitoring Contract, cost estimate, and MOU to the [DPLU, PCC]. Additionally, the cost amount of the monitoring work shall be added to the grading bond cost estimate. **TIMING:** Prior to approval of any grading and or improvement plans and issuance of any Grading or Construction Permits. **MONITORING:** The [DPLU, PCC] shall review the contract, MOU and cost estimate or separate bonds for compliance with this condition. The cost estimate should be forwarded to [DPW, Project Manager], for inclusion in the grading bond cost estimate, and grading bonds. The [DPW, PC] shall add the cost of the monitoring to the grading bond costs, and the grading monitoring requirement shall be made a condition of the issuance of the grading or construction permit.

OCCUPANCY: *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

3. **CULTURAL RESOURCES REPORT: [DPLU, PCC] [UO, FG] [DPLU, FEE X2].**
INTENT: In order to ensure that the Grading Monitoring occurred during the grading phase of the project pursuant to condition 2 a final report shall be prepared. **DESCRIPTION OF REQUIREMENT:** A final Grading Monitoring and Data Recovery Report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program shall be prepared. The report shall include the following items:

- a. Department of Parks and Recreation Primary and Archaeological Site forms.

- b. Daily Monitoring Logs
- c. Evidence that all cultural resources collected during the grading monitoring program has been curated at a San Diego facility that meets federal standards per 36 CFR Part 79, and therefore would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to an appropriate curation facility in San Diego County, to be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility identifying that archaeological materials have been received and that all fees have been paid.
- d. If no cultural resources are discovered, a Negative Monitoring Report must be submitted stating that the grading monitoring activities have been completed. Daily Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant's archaeologist shall prepare the final report and submit it to the [DPLU, PCC] for approval. **TIMING:** Prior to any occupancy, final grading release, or use of the premises in reliance of this permit, the final report shall be prepared. **MONITORING:** The [DPLU, PCC] shall review the final report for compliance this condition and the report format guidelines. Upon acceptance of the report, [DPLU, PCC] shall inform [DPW, LDR] and [DPW, PDCI], that the requirement is complete and the bond amount can be relinquished. If the monitoring was bonded separately, then [DPLU, PCC] shall inform [DPLU, FISCAL] to release the bond back to the applicant.

Grading Plan Notes:

PRE-CONSTRUCTION MEETING: (Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances.)

(CULTURAL RESOURCES)

1. **ARCHAEOLOGICAL MONITORING:** [DPW, PDCI] [DPLU, PCC] [PC] [DPLU, FEE X2] **INTENT:** In order to comply with Mitigation Monitoring and Reporting Program pursuant to 3600 12-005 (REZ)/ 3300 12-010 (MUP), a Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The County approved 'Project Archaeologist,' Native American Monitor, and the DPLU Permit Compliance Coordinator (PCC), shall attend the pre-construction meeting with the contractors to explain and coordinate the requirements of the grading monitoring program. The Project Archaeologist (and Native American Monitor, if contracted) shall monitor original

cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The grading monitoring program shall comply with the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological and Historic Resources. **DOCUMENTATION:** The applicant shall have the contracted Project Archeologist and Native American attend the preconstruction meeting to explain the monitoring requirements. **TIMING:** Prior to Preconstruction Conference, and prior to any clearing, grubbing, trenching, grading, or any land disturbances this condition shall be completed. **MONITORING:** The [DPW, PDCI] shall invite the [DPLU, PCC] to the preconstruction conference to coordinate the Cultural Resource Monitoring requirements of this condition. The [DPLU, PCC] shall attend the preconstruction conference and confirm the attendance of the approved Project Archeologist.

DURING CONTRUCTION: *(The following actions shall occur throughout the duration of the grading construction).*

(CULTURAL RESOURCES)

2. **ARCHAEOLOGICAL MONITORING: [DPW, PDCI] [DPLU, PCC] [DPLU, FEE X2] INTENT:** In order to comply with Mitigation Monitoring and Reporting Program pursuant to 3600 12-005 (REZ)/ 3300 12-010 (MUP), , and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archeological and Historic Resources , Cultural Resource Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist (and Native American Monitor, if contracted) shall monitor original cutting of previously undisturbed deposits in all areas identified for development including off-site improvements. The grading monitoring program shall comply with the following requirements during grading:
 - a. "During the original cutting of previously undisturbed deposits, the Project Archaeologist and Native American Monitor shall be onsite as determined necessary by the Project Archaeologist. Inspections will vary based on the rate of excavation, the materials excavated, and the presence and abundance of artifacts and features. The frequency and location of inspections will be determined by the Project Archaeologist in consultation with the Native American Monitor. Monitoring of cutting of previously disturbed deposits will be determined by the Project Archaeologist."
 - b. "In the event that previously unidentified potentially significant cultural resources are discovered, the Project Archaeologist, in consultation with the Native American monitor, shall have the authority to divert or temporarily halt ground disturbance operations in the area of discovery to allow evaluation of potentially significant cultural resources. At the time of discovery, the Project Archaeologist shall contact the DPLU Staff

Archaeologist. The Project Archaeologist, in consultation with the DPLU Staff Archaeologist, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after the DPLU Staff Archaeologist has concurred with the evaluation. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the Project Archaeologist and approved by the Staff Archaeologist, then carried out using professional archaeological methods.”

- c. “If any human bones are discovered, the Project Archaeologist shall contact the County Coroner and the DPLU Staff Archaeologist. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by the Project Archaeologist in order to determine proper treatment and disposition of the remains.”
- d. “The Project Archaeologist shall submit monthly status reports to the Director of Planning and Land Use starting from the date of the Notice to Proceed to termination of implementation of the grading monitoring program. The reports shall briefly summarize all activities during the period and the status of progress on overall plan implementation. Upon completion of the implementation phase, a final report shall be submitted describing the plan compliance procedures and site conditions before and after construction.”

DOCUMENTATION: The applicant shall implement the grading monitoring program pursuant to this condition. **TIMING:** The following actions shall occur throughout the duration of the grading construction. **MONITORING:** The [DPW, PDCI] shall make sure that the Project Archeologist is on-site performing the Monitoring duties of this condition. The [DPW, PDCI] shall contact the [DPLU, PCC] if the Project Archeologist or applicant fails to comply with this condition.

ROUGH GRADING: *(Prior to rough grading approval and issuance of any building permit).*

(CULTURAL RESOURCES)

- 3. **ARCHAEOLOGICAL MONITORING:** [DPLU, PCC] [RG, BP] [DPLU, FEE]. **INTENT:** In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to 3600 12-005 (REZ)/ 3300 12-010 (MUP), , and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archaeological Resources, a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare one of the following reports upon completion of the grading activities that require monitoring:

- a. If **no archaeological resources** are encountered during grading, then submit a final Negative Monitoring Report substantiating that grading activities are completed and no cultural resources were encountered. Monitoring logs showing the date and time that the monitor was on site must be included in the Negative Monitoring Report.
- b. If archaeological resources were encountered during grading, the Project Archaeologist shall provide a Monitoring Report stating that the field grading monitoring activities have been completed, and that resources have been encountered. The report shall detail all cultural artifacts and deposits discovered during monitoring and the anticipated time schedule for completion of the curation phase of the monitoring.

DOCUMENTATION: The applicant shall submit the Monitoring report to the [DPLU, PCC] for review and approval. **TIMING:** Upon completion of all grading activities, and prior to Rough Grading final Inspection (Grading Ordinance SEC 87.421.a.2), the report shall be completed. **MONITORING:** The [DPLU, PCC] shall review the report or field monitoring memo for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.

FINAL GRADING RELEASE: *(Prior to any occupancy, final grading release, or use of the premises in reliance of this permit).*

(CULTURAL RESOURCES)

4. **ARCHAEOLOGICAL MONITORING:** [DPLU, PCC] [RG, BP] [DPLU, FEE].
INTENT: In order to comply with the adopted Mitigation Monitoring and Reporting Program (MMRP) pursuant to 3600 12-005 (REZ)/ 3300 12-010 (MUP) and the County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Archaeological Resources, a Grading Monitoring Program shall be implemented. **DESCRIPTION OF REQUIREMENT:** The Project Archaeologist shall prepare a final report that documents the results, analysis, and conclusions of all phases of the Archaeological Monitoring Program if cultural resources were encountered during grading. The report shall include the following:
 - a. Department of Parks and Recreation Primary and Archaeological Site forms.
 - b. Daily Monitoring Logs
 - c. Evidence that all cultural resources collected during the grading monitoring program have been submitted to a San Diego curation facility

that meets federal standards per 36 CFR Part 79, and, therefore, would be professionally curated and made available to other archaeologists/researchers for further study. The collections and associated records, including title, shall be transferred to the San Diego curation facility and shall be accompanied by payment of the fees necessary for permanent curation. Evidence shall be in the form of a letter from the curation facility stating that archaeological materials have been received and that all fees have been paid.

- d. If no cultural resources are discovered, a brief letter to that effect must be submitted stating that the grading monitoring activities have been completed. Daily Monitoring Logs must be submitted with the negative monitoring report.

DOCUMENTATION: The applicant shall submit the report to the [DPLU, PCC] for review and approval. **TIMING:** Prior to the occupancy of any structure or use of the premises in reliance of 3600 12-005 (REZ)/ 3300 12-010 (MUP),, and prior to Final Grading Release (Grading Ordinance Sec. 87.421.a.3), the final report shall be completed. **MONITORING:** The [DPLU, PCC] shall review the final report for compliance with the project MMRP, and inform [DPW, PDCI] that the requirement is completed.