



MARK WARDLAW
Director

County of San Diego

PLANNING & DEVELOPMENT SERVICES

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September 27, 2012

Mr. Clark Crawford
Tierra Del Sol Solar Farm LLC
16550 Via Esprillo
San Diego, CA 92127

RE: **SOITEC PROGRAMMATIC REQUEST FOR PEIR LETTER**
CASE NUMBER: 3910-120005 (ER); KIVA #: 12-0185507

Dear Mr. Crawford:

Planning and Development Services (PDS) has completed an Initial Study (attached) of your proposed project and has determined that there is substantial evidence that your project may have a significant adverse impact on the environment. Therefore, it is necessary to prepare and submit a draft Environmental Impact Report (EIR) to satisfy the requirements of the California Environmental Quality Act (CEQA).

DEPARTMENT RECOMMENDATION

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

MAJOR PROJECT ISSUES

Major Project Issues have been identified for the Tierra Del Sol Solar, Rugged Solar and LanWest projects in their individual Scoping Letters. Additional Major Project Issues may/will be provided upon submittal of remaining projects (ie: LanEast, Los Robles) to be included in the EIR.

In order to assure timely and cost-effective processing of your project and to obtain a technically and legally adequate document, **the draft EIR must be completed in strict conformance with the "County of San Diego EIR Format and Content Requirements."** These requirements are available at <http://www.sdcountry.ca.gov/pds/docs/EIR Format Content Reqs.pdf>. Draft EIRs not completed in conformance with this format will not be accepted for review.

The following resource areas that are detailed in the Environmental Initial Study (attached) and listed as a "Potentially Significant Impact" or "Potentially Significant Unless Mitigation Incorporated" must be the issues discussed and analyzed in the draft EIR:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Fire Protection
- Geological Resources
- Groundwater Resources
- Hazards
- Hydrology/Drainage
- Noise
- Land Use
- Public Services
- Stormwater Management
- Transportation

Technical studies are required for the above subject areas. The scope of analysis for the subject areas above are listed in the project issue checklists in the Scoping Letters for the Tierra Del Sol Solar, Rugged Solar and LanWest projects. Additional information for the scope of analysis for remaining projects (ie: LanEast, Los Robles) will be provided at the time of submittal of these projects to the County.

NOTICE OF PREPARATION (NOP): The Initial Study is provided as attachment to this letter as mentioned above. Please review the attached Initial Study and provide any comments to the Department by **October 27, 2012**. You may fax comments to Rob Hingtgen, Project Environmental Coordinator at (858) 694-3373. If we do not hear from you, we will assume that you have no comments on the Initial Study. The Department anticipates preparing the NOP for public review beginning November 3, 2012. Also, the Department requires following documents for public review of the NOP: Project Plot Plan (11" x 17" max.), Regional Location Map (County wide), and Specific Location Map (USGS Quad Scale). The amount of copies needed is detailed below. This information must be submitted by **noon on October 27, 2012**.

PUBLIC SCOPING MEETING: Pursuant to CEQA §21083.9(a), a public scoping meeting will be held because your project may affect highways or other facilities under the jurisdiction of the Department of Transportation and the Department of Transportation has requested such a meeting. The public scoping meeting will be scheduled for approximately 10 days prior to the end of the public review period for the NOP at a location to be determined in the Boulevard Community and will be advertised in the NOP.

REVIEW OF PUBLIC COMMENTS: Upon completion of the public review period for the NOP, staff will review all comments received, including those from the public scoping meeting (if applicable). If there are any comments that require changes to the scope of the EIR, staff will provide you with further direction.

GUIDELINES FOR THE DETERMINATION OF SIGNIFICANCE AND METHODOLOGIES: The County of San Diego has developed guidelines for the determination of significance for most CEQA subject areas in order to provide a "baseline" for the analysis of project effects. Hard copies of these guidelines are available for purchase at the Zoning Counter at 5510 Overland Avenue, 1st Floor, San Diego, California. These guidelines are also available on the Department website at: <http://www.sdcounty.ca.gov/pds/procguid.html#guide>. For those subject areas which the County has not developed guidelines for determining significance, refer to page the County of San Diego Environmental Impact Report Format and General Content Guidelines for direction regarding the development of subject matter guidelines for the determination of significance. Although the development of methodologies can be started at the time of the NOP, staff will work closely with the EIR consultants to assure that meaningful and appropriate guidelines and methodologies are used throughout the EIR. This will be done informally following the close of public review and will not require formal submittals with the Zoning Counter.

DRAFT EIR SCREENCHECKS/ EXTENDED STUDY SUBMITTALS: Draft EIR Screenchecks must be complete and comply with applicable report format and content requirements. Submittals that are not complete will be rejected. If the third iteration of submitted document(s) are determined to remain substantially inadequate after staff review, the Department may make a recommendation for denial of your project to the appropriate decision-making authority based upon inadequate progress pursuant to CEQA Guidelines Section 15109.

If you have any questions regarding the need for the EIR or the appeal process, please contact, Rob Hingtgen, Project Environmental Coordinator at (858) 694-3721 or e-mail at robert.hingtgen@sdcounty.ca.gov.

DEFENSE AND INDEMNIFICATION

The Board of Supervisors may require a defense and indemnification agreement from the project owner and/or applicant on a case-by-case basis where significant risk to the County is identified in connection with the processing of a discretionary land use development project. The County will notify applicants of the requirement for a defense and indemnification agreement as early in the project processing as possible. Please see the Defense and Indemnification FAQ sheet <http://www.sdcountry.ca.gov/pds/docs/ZC001.pdf> for more information.

SUBMITTAL REQUIREMENTS FOR PUBLIC REVIEW OF NOP: Unless other agreements have been made with County staff, you must comply with the following submittal requirements prior to beginning public review of the NOP for your project.

1. A copy of this letter.
2. The following information and/or document(s) with the requested number of copies as specified. **The Project Number and/or Environmental Log Number must be clearly and visibly labeled on all submitted documents.**

INFORMATION/DOCUMENT	NO. OF COPIES	LEAD REVIEW/SECTION OR DEPT
Application for an Initial Consultation	1	PDS Project Manager
Project Plot Plan	5	PDS Project Manager
Regional Location Map (8.5" x 11" County wide)	7	PDS Project Manager
Specific Location Map (8.5" x 11" USGS Quad Scale)	7	PDS Project Manager
CD including Plot Plan, Regional Location Map and Specific Location Map	7	PDS Project Manager

3. Deposits:

Department	Account Number	DEPOSIT AMOUNT
DPLU	12-0185507	\$50,000
DPW	12-0185507	\$25,000
TOTAL ADDITIONAL DEPOSITS		\$75,000

SUBMITTAL REQUIREMENTS FOR SCREENCHECK OF DRAFT EIR: Unless other agreements have been made with County staff, you must comply with the following submittal requirements 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

Planning and Development Services Zoning Counter at 5510 Overland Avenue, First Floor, San Diego, CA 92123. For fastest service when submitting information requested in this letter, arrive at the PDS Zoning Counter between 8:00 a.m. and 10:00 a.m. Please note that the PDS Zoning Counter is 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. The following information and/or document(s) with the requested number of copies as specified. **The Project Number and/or Environmental Log Number must be clearly and visibly labeled on all submitted documents.**

INFORMATION/DOCUMENT	NO. OF COPIES	CD or Flash Drive with Word or PDF Doc	LEAD REVIEW/SECTION OR DEPT
First Screencheck Draft EIR	5		PDS Project Manager
Memorandum of Understanding for EIR	1		PDS Project Manager

PROJECT ISSUE RESOLUTION PROCESS: If you have disagreements with the requirements within this letter you should contact the project staff to resolve those issues. Upon discussion with project staff, you may 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. Please contact me to learn more about this process, the limitations, or to request an application form.

SUBMITTAL DUE DATE: In order to maintain adequate progress, PDS recommends that Draft EIR requested in this letter be submitted by **February 27, 2012**. If you are unable to submit the Draft EIR by the above date, please contact your PDS 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/pds/docs/Inactive Case Board Policy-11.3.09.pdf> and the

FAQ sheet at
<http://www.sdcounty.ca.gov/luegdocs/DPLU%20FORMS/Cover%20Sheets/Zoning%20Forms/DPLU-907,%20processing%20inactive,%20deficit%20projects.pdf> for the
Processing of Inactive and Deficit Projects.

If you have any questions regarding this request, please contact Rob Hingtgen at (858) 694-3712.

Sincerely,



David Sibbet, Planning Manager
Planning & Development Services

Attachments:

Attachment A: Environmental Initial Study

email cc:

Ed Sinsay, Team Leader, Planning and Development Services
David Sibbet, Planning Manager, Planning and Development Services
Rob Hingtgen, Environmental Coordinator, Department of Public Planning and
Land Use
Patrick.BROWN@soitec.com
dhochart@dudek.com

ATTACHMENT A
Environmental Initial Study



MARK WARDLAW
Director

County of San Diego

PLANNING & DEVELOPMENT SERVICES

BETH MURRAY
Assistant Director

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DRAFT (This Initial Study will be updated upon submittal of additional projects to the County)

CEQA Initial Study - Environmental Checklist Form (Based on the State CEQA Guidelines, Appendix G)

1. Title; Project Number(s); Environmental Log Number:

Soitec Programmatic Environmental Impact Report; 3910-120005 (ER)

2. Lead agency name and address:

County of San Diego, Planning & Development Services
5510 Overland Avenue, 3rd Floor
San Diego, CA 92123

3. a. Contact: Rob Hingtgen, Project Manager
b. Phone number: (858) 694-3721
c. E-mail: robert.hingtgen@sdcounty.ca.gov.

4. Project location:

The project includes several project sites throughout the Mountain Empire Subregional Plan area, within unincorporated San Diego County.

Thomas Brothers Coordinates: Page 430

5. Project Applicant name and address:

Soitec Solar Development, LLC, 16550 Via Esprillo, San Diego, CA 92127

6. General Plan

Community Plan:

Mountain Empire Subregional Plan

Land Use Designation:

Rural Lands 80 (RL-80)

Density:

1 du/80 acres

Floor Area Ratio (FAR)

N/A

7. Zoning
Use Regulation: S92 (General Rural)/ A70 (Limited Agricultural)/ A72 (General Agriculture)

Minimum Lot Size: 8 acres/ 8 acres/ 40 acres
Special Area Regulation: N/A/ "A"
8. Description of project:

To be completed at a later date.
9. Surrounding land uses and setting (Briefly describe the project's surroundings):

To be completed at a later date.
10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):

<u>Permit Type/Action</u>	<u>Agency</u>
Agricultural Preserve Cancellation	County of San Diego
Landscape Plans	County of San Diego
Road Opening	County of San Diego
Road Vacation	County of San Diego
County Right-of-Way Permits Construction Permit	County of San Diego
Major Use Permit	County of San Diego
Rezone	County of San Diego
County Right-of-Way Permits Construction Permit Excavation Permit Encroachment Permit	County of San Diego
Grading Permit	County of San Diego
Improvement Plans	County of San Diego
Exploratory Borings, Direct-push Samplers and Cone Penotrometers Permits	County of San Diego
Groundwater Wells and Exploratory or Test Borings Permit	County of San Diego
Septic Tank Permit	County of San Diego
Water Well Permit	County of San Diego
401 Permit - Water Quality Certification	Regional Water Quality Control Board (RWQCB)
404 Permit – Dredge and Fill	US Army Corps of Engineers (ACOE)
1603 – Streambed Alteration Agreement	CA Department of Fish and Game (CDFG)
Section 7 - Consultation or Section 10a Permit – Incidental Take	US Fish and Wildlife Services (USFWS)

Air Quality Permit to Construct	Air Pollution Control District (APCD)
General Construction Storm water Permit	RWQCB
Waste Discharge Requirements Permit	RWQCB
Fire District Approval	San Diego County Fire Authority and San Diego Rural Fire Protection District

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

- | | | |
|---|--|---|
| ☒ <u>Aesthetics</u> | ☐ <u>Agriculture and Forest Resources</u> | ☒ <u>Air Quality</u> |
| ☒ <u>Biological Resources</u> | ☒ <u>Cultural Resources</u> | ☒ <u>Geology & Soils</u> |
| ☒ <u>Greenhouse Gas Emissions</u> | ☒ <u>Hazards & Haz. Materials</u> | ☒ <u>Hydrology & Water Quality</u> |
| ☒ <u>Land Use & Planning</u> | ☐ <u>Mineral Resources</u> | ☒ <u>Noise</u> |
| ☐ <u>Population & Housing</u> | ☒ <u>Public Services</u> | ☐ <u>Recreation</u> |
| ☒ <u>Transportation/Traffic</u> | ☒ <u>Utilities & Service Systems</u> | ☒ <u>Mandatory Findings of Significance</u> |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Signature

Rob Hingtgen
Printed Name

Date

Environmental Coordinator
Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

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

I. AESTHETICS -- Would the project:

a) Have a substantial adverse effect on a scenic vista?

- | | |
|---|---|
| ☒ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

A vista is a view from a particular location or composite views along a roadway or trail. Scenic vistas often refer to views of natural lands, but may also be compositions of natural and developed areas, or even entirely of developed and unnatural areas, such as a scenic vista of a rural town and surrounding agricultural lands. What is scenic to one person may not be scenic to another, so the assessment of what constitutes a scenic vista must consider the perceptions of a variety of viewer groups.

The items that can be seen within a vista are visual resources. Adverse impacts to individual visual resources or the addition of structures or developed areas may or may not adversely affect the vista. Determining the level of impact to a scenic vista requires analyzing the changes to the vista as a whole and also to individual visual resources.

Potentially Significant Impact: The projects include the construction and operation of solar energy systems on various sites throughout the Mountain Empire Community Plan area. The projects would also include transmission lines, miles of internal roads, perimeter fencing and operations and maintenance structures. A Visual Impact Analysis will be required to identify and address all potential impacts to scenic resources and this issue will also be addressed in the Draft Environmental Impact Report (DEIR).

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

- | | |
|---|---|
| ☒ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic (Caltrans - California Scenic Highway Program). Generally, the area defined within a State scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The scenic highway corridor extends to the visual limits of the landscape abutting the scenic highway.

Potentially Significant Impact: The projects include the construction and operation of solar energy systems on various sites throughout the Mountain Empire Community Plan area. The projects would also include transmission lines, miles of internal roads, perimeter fencing and operations and maintenance structures. The project sites are located near Scenic Highways identified in the Open Space and Conservation Element

of the County's General Plan. A Visual Impact Analysis will be required to identify and address all potential impacts to scenic resources including scenic highways and this issue will be addressed in the DEIR.

- c) Substantially degrade the existing visual character or quality of the site and its surroundings?

- | | |
|---|---|
| ☒ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Potentially Significant Impact: The projects include the construction and operation of solar energy systems on various sites throughout the Mountain Empire Community Plan area. The projects would also include transmission lines, miles of internal roads, perimeter fencing and operations and maintenance structures. A Visual Impact Analysis will be required to identify and address all potential impacts to scenic resources and this issue will be addressed in the DEIR.

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

- | | |
|---|---|
| ☒ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Potentially Significant Impact: The projects include the construction and operation of solar energy systems on various sites throughout the Mountain Empire Community Plan area. The projects would also include transmission lines, miles of internal roads, perimeter fencing and operations and maintenance structures. A Visual Impact Analysis will be required to identify and address all potential impacts to scenic resources including whether the projects will produce glare from the CPV units and excessive lighting from the facility. This issue will also be addressed in the DEIR.

II. AGRICULTURE AND FORESTRY RESOURCES -- Would the project:

- a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance (Important Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, or other agricultural resources, to non-agricultural use?

- | | |
|---|---|
| ☐ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☒ No Impact |

Less Than Significant Impact

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

- | | |
|---|--|
| ☐ Potentially Significant Impact | ☒ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Less Than Significant Impact

- c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), or timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

- | | |
|---|--|
| ☐ Potentially Significant Impact | ☒ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Less Than Significant Impact

- d) Result in the loss of forest land, conversion of forest land to non-forest use, or involve other changes in the existing environment, which, due to their location or nature, could result in conversion of forest land to non-forest use?

- | | |
|---|--|
| ☐ Potentially Significant Impact | ☒ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Less Than Significant Impact

- e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Important Farmland or other agricultural resources, to non-agricultural use?

- | | |
|---|--|
| ☐ Potentially Significant Impact | ☒ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Less Than Significant Impact

III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

- a) Conflict with or obstruct implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP)?

- | | |
|--|---|
| ☒ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation | ☐ No Impact |

Incorporated

Potentially Significant Impact: An Air Quality Study will be completed to identify and address any direct and/or cumulative air quality impacts resulting from the project. Air Quality will also be addressed in the DEIR.

- b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

- | | |
|--|---|
| ☒ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation
Incorporated | ☐ No Impact |

Discussion/Explanation:

In general, air quality impacts from land use projects are the result of emissions from motor vehicles, and from short-term construction activities associated with such projects. The San Diego County Land Use Environment Group (LUEG) has established guidelines for determining significance which incorporate the Air Pollution Control District's (SDAPCD) established screening-level criteria for all new source review (NSR) in APCD Rule 20.2. These screening-level criteria can be used as numeric methods to demonstrate that a project's total emissions (e.g. stationary and fugitive emissions, as well as emissions from mobile sources) would not result in a significant impact to air quality. Since APCD does not have screening-level criteria for emissions of volatile organic compounds (VOCs), the use of the screening level for reactive organic compounds (ROC) from the South Coast Air Quality Management District (SCAQMD) for the Coachella Valley (which are more appropriate for the San Diego Air Basin) are used.

Potentially Significant Impact: An Air Quality Study will be completed to identify and address any direct and/or cumulative air quality impacts resulting from the project. Air Quality will also be addressed in the DEIR.

- c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?

- | | |
|--|---|
| ☒ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation
Incorporated | ☐ No Impact |

San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for Ozone (O₃). San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of Particulate Matter less than or equal to 10 microns (PM₁₀) under the CAAQS. O₃ is formed when volatile organic compounds (VOCs) and nitrogen

oxides (NO_x) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of PM_{10} in both urban and rural areas include: motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

Potentially Significant Impact: An Air Quality Study will be completed to identify and address any direct and/or cumulative air quality impacts resulting from the project. Air Quality will also be addressed in the DEIR.

d) Expose sensitive receptors to substantial pollutant concentrations?

- | | |
|---|---|
| ☒ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Air quality regulators typically define sensitive receptors as schools (Preschool-12th Grade), hospitals, resident care facilities, or day-care centers, or other facilities that may house individuals with health conditions that would be adversely impacted by changes in air quality. The County of San Diego also considers residences as sensitive receptors since they house children and the elderly.

Potentially Significant Impact: An Air Quality Study will be completed to identify and address any direct and/or cumulative air quality impacts resulting from the project. Air Quality will also be addressed in the DEIR.

e) Create objectionable odors affecting a substantial number of people?

- | | |
|---|---|
| ☒ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Potentially Significant Impact: An Air Quality Study will be completed to identify and address any direct and/or cumulative air quality impacts resulting from the project. Air Quality will also be addressed in the DEIR.

IV. BIOLOGICAL RESOURCES -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?

- | | |
|---|---|
| ☒ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Potentially Significant Impact: The project site contains sensitive biological habitats with the potential for use by sensitive and/or protected species. A Biological Resources Report will be completed to identify and address any direct and/or cumulative biological resources impacts resulting from the project. Biological resources will be addressed in the DEIR.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?

☒ Potentially Significant Impact	☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Potentially Significant Impact: The project site contains sensitive biological habitats with the potential for use by sensitive and/or protected species. A Biological Resources Report will be completed to identify and address any direct and/or cumulative biological resources impacts resulting from the project. Biological resources will be addressed in the DEIR.

- c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

☒ Potentially Significant Impact	☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Potentially Significant Impact: The project site contains sensitive biological habitats with the potential for use by sensitive and/or protected species. A Biological Resources Report will be completed to identify and address any direct and/or cumulative biological resources impacts resulting from the project. Biological resources will be addressed in the DEIR.

- d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

☒ Potentially Significant Impact	☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Potentially Significant Impact: The project site contains sensitive biological habitats with the potential for use by sensitive and/or protected species. A Biological Resources Report will be completed to identify and address any direct and/or cumulative biological

resources impacts resulting from the project. Biological resources will be addressed in the DEIR.

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

- | | |
|---|---|
| ☒ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Potentially Significant Impact: The project site contains sensitive biological habitats with the potential for use by sensitive and/or protected species. A Biological Resources Report will be completed to identify and address any direct and/or cumulative biological resources impacts resulting from the project. Biological resources will be addressed in the DEIR.

V. CULTURAL RESOURCES -- Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in 15064.5?

- | | |
|---|---|
| ☒ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Potentially Significant Impact: Cultural resources have been identified on the project sites, the significance of which will be evaluated within a Cultural Resources Report. Any direct and/or cumulative impacts to cultural resources that result from the project will be addressed in the DEIR.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5?

- | | |
|---|---|
| ☒ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Potentially Significant Impact: Cultural resources have been identified on the project sites, the significance of which will be evaluated within a Cultural Resources Report. Any direct and/or cumulative impacts to cultural resources that result from the project will be addressed in the DEIR.

- c) Directly or indirectly destroy a unique geologic feature?

- | | |
|---|--|
| ☐ Potentially Significant Impact | ☒ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Incorporated

San Diego County has a variety of geologic environments and geologic processes which generally occur in other parts of the state, country, and the world. However, some features stand out as being unique in one way or another within the boundaries of the County.

Less than Significant Impact

d) Directly or indirectly destroy a unique paleontological resource or site?

- | | |
|--|--|
| ☐ Potentially Significant Impact | ☒ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation | ☐ No Impact |
| ☐ Incorporated | |

Less than Significant Impact

e) Disturb any human remains, including those interred outside of formal cemeteries?

- | | |
|--|---|
| ☒ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation | ☐ No Impact |
| ☐ Incorporated | |

Potentially Significant Impact: Cultural resources have been identified on the project site, the significance of which will be evaluated within a Cultural Resources Report. Any direct and/or cumulative impacts to cultural resources that result from the project will be addressed in the DEIR.

VI. GEOLOGY AND SOILS -- Would the project:

a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

- | | |
|--|---|
| ☐ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation | ☒ No Impact |
| ☐ Incorporated | |

No Impact: The project is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault. Therefore, there will be no impact from the

exposure of people or structures to adverse effects from a known fault-rupture hazard zone as a result of this project.

ii. Strong seismic ground shaking?

- | | |
|---|--|
| ☐ Potentially Significant Impact | ☒ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Less Than Significant Impact: To ensure the structural integrity of all buildings and structures, the project must conform to the Seismic Requirements as outlined within the California Building Code. The County Code requires a soils compaction report with proposed foundation recommendations to be approved before the issuance of a building permit. Therefore, compliance with the California Building Code and the County Code ensures the project will not result in a potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking.

iii. Seismic-related ground failure, including liquefaction?

- | | |
|--|---|
| ☐ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☒ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Less Than Significant With Mitigation Incorporated

iv. Landslides?

- | | |
|---|--|
| ☐ Potentially Significant Impact | ☒ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Less Than Significant Impact

b) Result in substantial soil erosion or the loss of topsoil?

- | | |
|--|---|
| ☐ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☒ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Less Than Significant Impact With Mitigation Incorporated

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in an on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?

- | | |
|---|--|
| ☐ Potentially Significant Impact | ☒ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Incorporated

Less Than Significant Impact

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less Than Significant Impact.

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

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less Than Significant Impact: The project proposes to discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows RWQCBs to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained." The RWQCBs with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits throughout the County and within the incorporated cities. DEH will review the OSWS lay-out for the project pursuant to DEH, Land and Water Quality Division's, "On-site Wastewater Systems: Permitting Process and Design Criteria." In addition, the project will comply with the San Diego County Code of Regulatory Ordinances, Title 6, Div. 8, Chap. 3, Septic Tanks and Seepage Pits.

VII. GREENHOUSE GAS EMISSIONS – Would the project

- a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

☐ Potentially Significant Impact	☐ Less than Significant Impact
☒ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less Than Significant Impact With Mitigation Incorporated: Greenhouse Gas (GHG) Emissions are said to result in an increase in the earth's average surface

temperature commonly referred to as global warming. This rise in global temperature is associated with long-term changes in precipitation, temperature, wind patterns, and other elements of the earth's climate system, known as climate change. These changes are now broadly attributed to GHG emissions, particularly those emissions that result from the human production and use of fossil fuels.

GHGs include carbon dioxide, methane, halocarbons (HFCs), and nitrous oxide, among others. Human induced GHG emissions are a result of energy production and consumption, and personal vehicle use, among other sources. A regional GHG inventory prepared for the San Diego Region¹ identified on-road transportation (cars and trucks) as the largest contributor of GHG emissions in the region, accounting for 46% of the total regional emissions. Electricity and natural gas combustion were the second (25%) and third (9%) largest regional contributors, respectively, to regional GHG emissions.

Climate changes resulting from GHG emissions could produce an array of adverse environmental impacts including water supply shortages, severe drought, increased flooding, sea level rise, air pollution from increased formation of ground level ozone and particulate matter, ecosystem changes, increased wildfire risk, agricultural impacts, ocean and terrestrial species impacts, among other adverse effects.

In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions.

According to the San Diego County Greenhouse Gas Inventory (2008), the region must reduce its GHG emissions by 33 percent from "business-as-usual" emissions to achieve 1990 emissions levels by the year 2020. "Business-as-usual" refers to the 2020 emissions that would have occurred in the absence of the mandated reductions.

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. SANDAG has prepared a Sustainable Communities Strategy (SCS) which is a new element of the 2050 Regional Transportation Plan (RTP). The strategy identifies how regional greenhouse gas reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible. The County of San Diego has also adopted

¹ San Diego County Greenhouse Gas Inventory: An Analysis of Regional Emissions and Strategies to Achieve AB 32 Targets. University of San Diego and the Energy Policy Initiatives Center (EPIC), September 2008.

Climate Change policies in the General Plan. *[Identify applicable policies and discuss how the project complies]*

In addressing the potential for a project to generate GHG emissions that would have a potentially significant cumulative effect on the environment, a 900 metric ton threshold was selected to identify those projects that would be required to calculate emissions and implement mitigation measures to reduce a potentially significant impact. The 900 metric ton screening threshold is based on a threshold included in the CAPCOA white paper² that covers methods for addressing greenhouse gas emissions under CEQA. The CAPCOA white paper references the 900 metric ton guideline as a conservative threshold for requiring further analysis and mitigation. The 900 metric ton threshold was based on a review of data from four diverse cities (Los Angeles in southern California and Pleasanton, Dublin, and Livermore in northern California) to identify the threshold that would capture at least 90% of the residential units or office space on the pending applications list. This threshold will require a substantial portion of future development to minimize GHG emissions to ensure implementation of AB 32 targets is not impeded. By ensuring that projects that generate more than 900 metric tons of GHG implement mitigation measures to reduce emissions, it is expected that a majority of future development will contribute to emission reduction goals that will assist the region in meeting its GHG reduction targets.

It should be noted that an individual project's GHG emissions will generally not result in direct impacts under CEQA, as the climate change issue is global in nature, however an individual project could be found to contribute to a potentially significant cumulative impact. CEQA Guidelines Section 15130(f) states that an EIR shall analyze greenhouse gas emissions resulting from a proposed project when the incremental contribution of those emissions may be cumulatively considerable.

An Air Quality Study will be completed that will include an analysis of GHG emissions to quantify those emissions and determine whether the project has any potential impact. This subject will also be addressed in the DEIR.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

- | | |
|--|---|
| ☐ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☒ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Less Than Significant With Mitigation: In 2006, the State passed the Global Warming Solutions Act of 2006, commonly referred to as AB 32, which set the greenhouse gas emissions reduction goal for the State of California into law. The law requires that by 2020, State emissions must be reduced to 1990 levels by reducing

² See CAPCOA White Paper : "CEQA & Climate Change: *Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act* " January 2008 (<http://www.capcoa.org/rokdownloads/CEQA/CAPCOA%20White%20Paper.pdf>).

greenhouse gas emissions from significant sources via regulation, market mechanisms, and other actions.

Senate Bill 375 (SB 375), passed in 2008, links transportation and land use planning with global warming. It requires the California Air Resources Board (ARB) to set regional targets for the purpose of reducing greenhouse gas emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. SANDAG has prepared a Sustainable Communities Strategy (SCS) which is a new element of the 2050 Regional Transportation Plan (RTP). The strategy identifies how regional greenhouse gas reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible.

To implement State mandates to address climate change in local land use planning, local land use jurisdictions are generally preparing GHG emission inventories and reduction plans and incorporating climate change policies into local General Plans to ensure development is guided by a land use plan that reduces GHG emissions. The County of San Diego has incorporated climate change policies into its General Plan. These policies provide direction for individual development projects to reduce GHG emissions and help the County meet its GHG emission reduction targets.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

- a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes or through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

- | | |
|---|--|
| ☐ Potentially Significant Impact | ☒ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Less Than Significant Impact: The projects include the construction and operation of solar energy systems on various sites throughout the Mountain Empire Community Plan area. The projects would also include transmission lines, miles of internal roads, perimeter fencing and operations and maintenance structures.

Solar farms typically involve the use of the following chemicals: insulating oil, lubricating oil, solvents/detergents, and gasoline. However, the project will not result in a significant hazard to the public or environment because all storage, handling, transport, emission and disposal of hazardous substances will be in full compliance with local, State, and Federal regulations. California Government Code § 65850.2 requires that no final certificate of occupancy or its substantial equivalent be issued unless there is verification that the owner or authorized agent has met, or is meeting, the applicable

requirements of the Health and Safety Code, Division 20, Chapter 6.95, Article 2, Section 25500-25520.

The San Diego County Department of Environmental Health Hazardous Materials Division (DEH HMD) is the Certified Unified Program Agency (CUPA) for San Diego County responsible for enforcing Chapter 6.95 of the Health and Safety Code. As the CUPA, the DEH HMD is required to regulate hazardous materials business plans and chemical inventory, hazardous waste and tiered permitting, underground storage tanks, and risk management plans. The Hazardous Materials Business Plan is required to contain basic information on the location, type, quantity and health risks of hazardous materials stored, used, or disposed of onsite. The plan also contains an emergency response plan which describes the procedures for mitigating a hazardous release, procedures and equipment for minimizing the potential damage of a hazardous materials release, and provisions for immediate notification of the HMD, the Office of Emergency Services, and other emergency response personnel such as the local Fire Agency having jurisdiction. Implementation of the emergency response plan facilitates rapid response in the event of an accidental spill or release, thereby reducing potential adverse impacts. Furthermore, the DEH HMD is required to conduct ongoing routine inspections to ensure compliance with existing laws and regulations; to identify safety hazards that could cause or contribute to an accidental spill or release; and to suggest preventative measures to minimize the risk of a spill or release of hazardous substances.

From at least the early 1950s up to the present, the subject property has been used predominately as agricultural grazing land. Currently, in the northeastern portion of the subject property that lies west of McCain Valley Road, is a San Diego Gas and Electric (SDG&E) laydown yard. The laydown yard is utilized by SDG&E to temporarily store the equipment and supplies related to construction of the 500kV Sunrise Powerlink high voltage overhead transmission line. A Phase I Environmental Site Assessment was conducted to determine the extent, if any, of hazardous materials contamination onsite as a result of the historic and current uses. The Phase I found no recognized environmental conditions (RECs) identified for the property and no further assessment is recommended.

Therefore, due to the strict requirements that regulate hazardous substances outlined above and the fact that the initial planning, ongoing monitoring, and inspections will occur in compliance with local, State, and Federal regulation; the project will not result in any potentially significant impacts related to the routine transport, use, and disposal of hazardous substances or related to the accidental explosion or release of hazardous substances.

- b) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

- | | |
|---|---|
| ☐ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☒ No Impact |

No Impact: The project is not located within one-quarter mile of an existing or proposed school. Therefore, the project will not have any effect on an existing or proposed school.

- c) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, or is otherwise known to have been subject to a release of hazardous substances and, as a result, would it create a significant hazard to the public or the environment?

- | | |
|---|--|
| ☐ Potentially Significant Impact | ☒ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Less than Significant Impact: Based on a site visit and regulatory database search, the project site has not been subject to a release of hazardous substances that would create a significant hazard to the public or environment. The project site is not included in any of the following lists or databases: the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code Section 65962.5., the San Diego County Hazardous Materials Establishment database, the San Diego County DEH Site Assessment and Mitigation (SAM) Case Listing, the Department of Toxic Substances Control (DTSC) Site Mitigation and Brownfields Reuse Program Database ("CalSites" Envirostor Database), the Resource Conservation and Recovery Information System (RCRIS) listing, the EPA's Superfund CERCLIS database or the EPA's National Priorities List (NPL). Additionally, the project does not propose structures for human occupancy or significant linear excavation within 1,000 feet of an open, abandoned, or closed landfill, is not located on or within 250 feet of the boundary of a parcel identified as containing burn ash (from the historic burning of trash), is not on or within 1,000 feet of a Formerly Used Defense Site (FUDS), does not contain a leaking Underground Storage Tank (UST) and is not located on a site with the potential for contamination from historic uses such as intensive agriculture, industrial uses, a gas station or vehicle repair shop. Therefore, the project would not create a significant hazard to the public or environment.

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

- | | |
|---|---|
| ☐ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☒ No Impact |

No Impact: The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation Administration Height Notification Surface. Also, the project does not propose construction of any structure equal to or greater than 150 feet in height, constituting a

safety hazard to aircraft and/or operations from an airport or heliport. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

- e) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?

- | | |
|---|---|
| ☐ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☒ No Impact |

No Impact: The proposed project is not within one mile of a private airstrip. As a result, the project will not constitute a safety hazard for people residing or working in the project area.

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

- | | |
|---|--|
| ☐ Potentially Significant Impact | ☒ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

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

i. OPERATIONAL AREA EMERGENCY PLAN AND MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN:

Less Than Significant Impact: The Operational Area Emergency Plan is a comprehensive emergency plan that defines responsibilities, establishes an emergency organization, defines lines of communications, and is designed to be part of the statewide Standardized Emergency Management System. The Operational Area Emergency Plan provides guidance for emergency planning and requires subsequent plans to be established by each jurisdiction that has responsibilities in a disaster situation. The Multi-Jurisdictional Hazard Mitigation Plan includes an overview of the risk assessment process, identifies hazards present in the jurisdiction, hazard profiles, and vulnerability assessments. The plan also identifies goals, objectives and actions for each jurisdiction in the County of San Diego, including all cities and the County unincorporated areas. The project will not interfere with this plan because it will not prohibit subsequent plans from being established or prevent the goals and objectives of existing plans from being carried out.

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

No Impact: The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant and the specific

requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station (SONGS) includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of SONGS is not within the jurisdiction of the unincorporated County and as such a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

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

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

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

v. DAM EVACUATION PLAN

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

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

- | | |
|--|---|
| ☐ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☒ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Less Than Significant With Mitigation Incorporated: The site is located within the Wildland Urban Interface. A Fire Protection Plan (FPP) will be prepared for the project that will describe how the project will comply with requirements related to emergency access, water supply, and fire suppression design measures in consideration of the high concentration of electrical equipment that will be present on the project site. The FPP will identify and address any direct and/or cumulative impacts resulting from the project regarding fire hazards, and will also be discussed in the DEIR.

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

- | | |
|---|---|
| ☐ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☒ No Impact |

No Impact: The project does not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g. artificial lakes, agricultural irrigation ponds). Also, the project does not involve or support uses that will produce or collect animal waste, such as equestrian facilities, agricultural operations (chicken coops, dairies etc.), solid waste facility or other similar uses. Therefore, the project will not substantially increase current or future resident's exposure to vectors, including mosquitoes, rats or flies.

IX. HYDROLOGY AND WATER QUALITY -- Would the project:

a) Violate any waste discharge requirements?

- | | |
|---|---|
| ☒ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Potentially Significant Impact: The project site or offsite areas along a proposed transmission corridor may contain jurisdictional areas, and the project may propose discharges (in the form of soil material) to those areas during the construction phase of the project. If this occurs, the project may be required to obtain a Section 401 Water Quality Certification, General Construction Storm Water Permit, and Waste Discharge Requirements Permit from the San Diego Basin or Colorado River Basin Regional Water Quality Control Board (RWQCB's). This issue will be addressed in the DEIR.

b) Is the project tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, could the project result in an increase in any pollutant for which the water body is already impaired?

- | | |
|---|--|
| ☐ Potentially Significant Impact | ☒ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Less Than Significant Impact

c) Could the proposed project cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?

- | | |
|--|---|
| ☐ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☒ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Less Than Significant With Mitigation Incorporated: A Stormwater Management Plan will be prepared for the project that will address all necessary Best Management Practices (BMP's) to ensure that potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to impact receiving waters. Water Quality will be discussed in the DEIR.

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

☒ Potentially Significant Impact	☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Potentially Significant Impact: The project will rely on groundwater for water supply for the construction and operational phases of the project. A Groundwater Investigation report will be prepared to evaluate whether the project poses significant impacts to groundwater resources. This issue will be addressed in the DEIR.

- e) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?

☐ Potentially Significant Impact	☐ Less than Significant Impact
☒ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less Than Significant With Mitigation Incorporated: The project proposes to place access roads, driveways or other improvements which may impede or redirect flood flows. The applicant is required to provide a Drainage study indicating runoff quantities and conditions before and after development of the project, including analysis of existing and proposed drainage facility capacity and lines of inundation by the 100-year flood. In addition, the applicant will also provide Preliminary Grading Plans showing drainage patterns, improvements to storm drain system, inlets, points of entry into natural drainage channels, energy dissipaters, and any other applicable drainage features. This issue will be included in the DEIR.

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

☐ Potentially Significant Impact	☐ Less than Significant Impact
☒ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less Than Significant With Mitigation Incorporated: The project proposes to place access roads, driveways or other improvements which may impede or redirect flood flows. The applicant is required to provide a Drainage study indicating runoff quantities and conditions before and after development of the project, including analysis of

existing and proposed drainage facility capacity and lines of inundation by the 100-year flood. In addition, the applicant will also provide Preliminary Grading Plans showing drainage patterns, improvements to storm drain system, inlets, points of entry into natural drainage channels, energy dissipaters, and any other applicable drainage features. This issue will be included in the DEIR.

- g) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems?

☐ Potentially Significant Impact	☐ Less than Significant Impact
☒ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less Than Significant With Mitigation Incorporated: A Hydrology/Drainage Study will be prepared for the project that will evaluate all potential drainage facilities of the project and will ensure that adequate drainage facilities are included in the project design. This issue will be included in the DEIR.

- h) Provide substantial additional sources of polluted runoff?

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less Than Significant Impact: No substantial additional sources of polluted runoff are anticipated to occur as a result of the project beyond those discussed in responses a through c above. A Stormwater Management Plan will be prepared for the project that will address all necessary Best Management Practices (BMP's) to ensure that potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to impact receiving waters. Water Quality will be discussed in the DEIR.

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

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less Than Significant

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

☐ Potentially Significant Impact	☐ Less than Significant Impact
☒ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less Than Significant With Mitigation Incorporated: The project site contains drainage swales, which are identified as being 100-year flood hazard areas. In addition, the project proposes to place access roads, driveways or other improvements which may impede or redirect flood flows. The applicant is required to provide a Drainage study indicating runoff quantities and conditions before and after development of the project, including analysis of existing and proposed drainage facility capacity and lines of inundation by the 100-year flood. In addition, the applicant will also provide Preliminary Grading Plans showing drainage patterns, improvements to storm drain system, inlets, points of entry into natural drainage channels, energy dissipaters, and any other applicable drainage features. This issue will be included in the DEIR.

k) Expose people or structures to a significant risk of loss, injury or death involving flooding?

- | | |
|---|---|
| ☒ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Potentially Significant Impact: The project proposes to place access roads, driveways or other improvements which may impede or redirect flood flows. The applicant is required to provide a Drainage study indicating runoff quantities and conditions before and after development of the project, including analysis of existing and proposed drainage facility capacity and lines of inundation by the 100-year flood. In addition, the applicant will also provide Preliminary Grading Plans showing drainage patterns, improvements to storm drain system, inlets, points of entry into natural drainage channels, energy dissipaters, and any other applicable drainage features. This issue will be included in the DEIR.

l) Expose people or structures to a significant risk of loss, injury or death involving flooding as a result of the failure of a levee or dam?

- | | |
|---|---|
| ☐ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☒ No Impact |

No Impact: The project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County. In addition, the project is not located immediately downstream of a minor dam that could potentially flood the property. Therefore, the project will not expose people to a significant risk of loss, injury or death involving flooding.

m) Inundation by seiche, tsunami, or mudflow?

- | | |
|---|---|
| ☐ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☒ No Impact |

Discussion/Explanation:

i. SEICHE

No Impact: The project site is not located along the shoreline of a lake or reservoir; therefore, could not be inundated by a seiche.

ii. TSUNAMI

No Impact: The project site is located more than a mile from the coast; therefore, in the event of a tsunami, would not be inundated.

iii. MUDFLOW

No Impact: Mudflow is type of landslide. The site is not located within a landslide susceptibility zone. In addition, though the project does propose land disturbance that will expose unprotected soils, the project is not located downstream from unprotected, exposed soils within a landslide susceptibility zone. Therefore, it is not anticipated that the project will expose people or property to inundation due to a mudflow.

X. LAND USE AND PLANNING -- Would the project:

a) Physically divide an established community?

- | | |
|---|--|
| ☐ Potentially Significant Impact | ☒ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Less Than Significant Impact

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

- | | |
|---|---|
| ☒ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Potentially Significant Impact: The proposed project is subject to the General Plan Rural Lands Regional Category and contains lands within the Rural Lands 80 (RL-80) Land Use Designation. The project is also subject to the policies of the Mountain Empire Subregional Plan and Boulevard Community Plan. The properties are zoned S92, A72 and A70. The proposed use can only be allowed with the approval of a Major Use Permit on the project site.

A Community Character and Land Use Consistency Analysis Report will be developed for the project which will analyze the proposed project with regard to land use plans and policies and determine if there are any conflicts. This issue will be included in the DEIR.

XI. MINERAL RESOURCES -- Would the project:

- a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less than Significant Impact: The lands within the project site have not been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997). The project site is underlain by Cretaceous granitic rocks of the Peninsular Ranges batholith, which may contain mineral resource deposits suitable for crushed rock. However, due to the expensive mining and processing of crushed rock combined with transportation costs, this currently restricts crushed rock operations to urbanized areas within the Western San Diego Consumption Region of the County. Therefore, no potentially significant loss of availability of a known mineral resource of value to the region and the residents of the state will occur as a result of this project. Moreover, if the resources are not considered significant mineral deposits, loss of these resources cannot contribute to a potentially significant cumulative impact.

- b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

☐ Potentially Significant Impact	☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☒ No Impact

No Impact

XII. NOISE -- Would the project result in:

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

☒ Potentially Significant Impact	☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Potentially Significant Impact: The project may produce noise during construction and operation phases of the project. A Noise Analysis Report will be prepared for the project that will evaluate noise generating sources of the project for conformance with

the County Noise Ordinance and General Plan, and in comparison with existing noise levels on the project site. This issue will be addressed in the DEIR.

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

- | | |
|---|---|
| ☒ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Potentially Significant Impact: The project may produce noise during construction and operation phases of the project. A Noise Analysis Report will be prepared for the project that will evaluate noise generating sources of the project for conformance with the County Noise Ordinance and General Plan, and in comparison with existing noise levels on the project site. Analysis will include the potential for groundbourne vibration and groundbourne vibration noise levels during the construction phase of the project. This issue will be addressed in the DEIR.

- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---|---|
| ☒ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Potentially Significant Impact: The project may produce noise during construction and operation phases of the project. A Noise Analysis Report will be prepared for the project that will evaluate noise generating sources of the project for conformance with the County Noise Ordinance and General Plan, and in comparison with existing noise levels on the project site. This issue will be addressed in the DEIR.

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

- | | |
|---|---|
| ☒ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Potentially Significant Impact: The project may produce noise during construction and operation phases of the project. A Noise Analysis Report will be prepared for the project that will evaluate noise generating sources of the project for conformance with the County Noise Ordinance and General Plan, and in comparison with existing noise levels on the project site. Analysis will include the potential for temporary or periodic increases in ambient noise levels in the project vicinity. This issue will be addressed in the DEIR.

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

- | | |
|---|---|
| ☐ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☒ No Impact |

No Impact: The proposed project is not located within an Airport Land Use Compatibility Plan (ALUCP) for airports or within 2 miles of a public airport or public use airport. Therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

- | | |
|---|---|
| ☐ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☒ No Impact |

No Impact: The proposed project is not located within a one-mile vicinity of a private airstrip; therefore, the project will not expose people residing or working in the project area to excessive airport-related noise levels.

XIII. POPULATION AND HOUSING -- Would the project:

- a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

- | | |
|---|--|
| ☐ Potentially Significant Impact | ☒ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Less Than Significant Impact

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?

- | | |
|---|---|
| ☐ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☒ No Impact |

No Impact: No homes are located within the proposed Major Use Permit area proposed by the project. No homes will be displaced by proposed offsite transmission lines.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

- | | |
|---|---|
| ☐ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☒ No Impact |

No Impact: No homes are located within the proposed Major Use Permit area proposed by the project. No homes will be displaced by proposed offsite transmission lines. Therefore, the project will not displace any people.

XIV. PUBLIC SERVICES

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

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

- | | |
|---|---|
| ☒ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Potentially Significant Impact: The project does not propose residential use and is not expected to significantly alter the need for schools, parks, or sheriff facilities. However, a Fire Protection Plan will be prepared that will address whether new or altered fire protection facilities are required to serve the project. This issue will be addressed in the DEIR.

XV. RECREATION

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

- | | |
|---|---|
| ☐ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☒ No Impact |

No Impact: The project does not propose any residential use, included but not limited to a residential subdivision, mobilehome park, or construction for a single-family residence

that may increase the use of existing neighborhood and regional parks or other recreational facilities in the vicinity.

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

- | | |
|---|---|
| ☐ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☒ No Impact |

No Impact: The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the construction or expansion of recreational facilities cannot have an adverse physical effect on the environment.

XVI. TRANSPORTATION AND TRAFFIC -- Would the project:

- a) Conflict with an applicable plan, ordinance or policy establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths and mass transit?

- | | |
|--|---|
| ☐ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☒ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

The County of San Diego Guidelines for Determining Significance for Traffic and Transportation (Guidelines) establish measures of effectiveness for the performance of the circulation system. These Guidelines incorporate standards from the County of San Diego Public Road Standards and Mobility Element, the County of San Diego Transportation Impact Fee Program and the Congestion Management Program.

Less Than Significant With Mitigation Incorporated: The project will not have a direct impact related to a conflict with any performance measures establishing measures of effectiveness of the circulation system because the project trips do not exceed any of the County's Guidelines for Determining Significance for direct impacts related to Traffic and Transportation. As identified in the County's Guidelines for Determining Significance for Traffic and Transportation, the project trips would not result in a substantial increase in the number of vehicle trips, volume of capacity ratio on roads, or congestion at intersections in relation to existing conditions. In addition, the project would not conflict with policies related to non-motorized travel such as mass transit, pedestrian or bicycle facilities. Therefore, the project would not have a direct impact related to a conflict with policies establishing measures of the effectiveness for the performance of the circulation system.

Project ADTs will be distributed on Mobility Element roadways in the County some of which currently or are projected to operate at inadequate levels of service. The County of San Diego has developed an overall programmatic solution that addresses existing and projected future road deficiencies in the unincorporated portion of San Diego County. The TIF program creates a mechanism to proportionally fund improvements to roadways necessary to mitigate potential cumulative impacts caused by traffic from future development. These new projects were based on SANDAG regional growth and land use forecasts, the SANDAG Regional Transportation Model was utilized to analyze projected build-out (year 2030) development conditions on the existing Mobility Element roadway network throughout the unincorporated area of the County. Based on the results of the traffic modeling, funding necessary to construct transportation facilities that will mitigate cumulative impacts from new development was identified. Existing roadway deficiencies will be corrected through improvement projects funded by other public funding sources, such as TransNet, gas tax, and grants. Potential cumulative impacts to the region's freeways have been addressed in SANDAG's Regional Transportation Plan (RTP). This plan, which considers freeway buildout over the next 30 years, will use funds from TransNet, State, and Federal funding to improve freeways to projected level of service objectives in the RTP.

These project trips therefore contribute to a potential significant cumulative impact and mitigation is required. The potential growth represented by this project was included in the growth projections upon which the TIF program is based. By ensuring TIF funds are spend for the specific roadway improvements identified in the TIF Program, the CEQA mitigation requirement is satisfied and the Mitigation Fee nexus is met. Therefore, payment of the TIF, which will be required at issuance of building permits, in combination with other components of the program described above, will mitigate potential cumulative traffic impacts to less than significant.

Pursuant to Section 15130(a)(3) of CEQA, analysis will be presented in the DEIR as to whether the project's contribution to a cumulative traffic impact can be considered to be less than cumulatively considerable and not significant.

- b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

- | | |
|---|--|
| ☐ Potentially Significant Impact | ☒ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Discussion/Explanation: The designated congestion management agency for the San Diego region is SANDAG. SANDAG is responsible for preparing the Regional Transportation Plan (RTP) of which the Congestion Management Program (CMP) is an element to monitor transportation system performance, develop programs to address near- and long-term congestion, and better integrate land use and transportation planning decisions. The CMP includes a requirement for enhanced CEQA review

applicable to certain large developments that generate an equivalent of 2,400 or more average daily vehicle trips or 200 or more peak hour vehicle trips. These large projects must complete a traffic analysis that identifies the project's impacts on CMP system roadways, their associated costs, and identify appropriate mitigation. Early project coordination with affected public agencies, the Metropolitan Transit System (MTS) and the North County Transit District (NCTD) is required to ensure that the impacts of new development on CMP transit performance measures are identified.

Less Than Significant Impact: The additional ADTs from the proposed project do not exceed the 2400 trips (or 200 peak hour trips) required for study under the region's Congestion Management Program. Therefore the project will not conflict with travel demand measures or other standards of the congestion management agency.

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

☐ Potentially Significant Impact	☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☒ No Impact

No Impact: The proposed project is located outside of an Airport Influence Area and is not located within two miles of a public or public use airport; therefore, the project will not result in a change in air traffic patterns.

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

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less Than Significant Impact: The proposed project will not significantly alter roadway geometry on Tierra Del Sol Road. A safe and adequate sight distance shall be required at all driveways and intersections to the satisfaction of the Director of the Department of Public Works. All road improvements will be constructed according to the County of San Diego Public and Private Road Standards. The proposed project will not place incompatible uses (e.g., farm equipment) on existing roadways. Therefore, the proposed project will not significantly increase hazards due to design features or incompatible uses.

- e) Result in inadequate emergency access?

☐ Potentially Significant Impact	☐ Less than Significant Impact
☒ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less Than Significant With Mitigation Incorporated: A Fire Protection Plan (FPP) will be prepared for the project that will describe how the project will comply with requirements related to emergency access, water supply, and fire suppression design measures in consideration of the high concentration of electrical equipment that will be present on the project site. Adequate emergency access will be required of the project and the FPP will identify the necessary emergency access requirements. This issue will be discussed in the DEIR.

- f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?

- | | |
|---|--|
| ☐ Potentially Significant Impact | ☒ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Less Than Significant: Project implementation will not result in the construction of any road improvements or new road design features that would interfere with the provision of public transit, bicycle or pedestrian facilities. In addition, the project does not generate sufficient travel demand to increase demand for transit, pedestrian or bicycle facilities. Therefore, the project will not conflict with policies, plans, or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities.

XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:

- a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?

- | | |
|---|--|
| ☐ Potentially Significant Impact | ☒ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Less Than Significant Impact: The project proposes to discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems. Discharged wastewater must conform to the Regional Water Quality Control Board's (RWQCB) applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code Section 13282 allows RWQCBs to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced, constructed and maintained." The RWQCBs with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits throughout the County and within the incorporated cities. DEH will review the OSWS lay-out for the project pursuant to DEH, Land and Water Quality Division's, "On-site Wastewater Systems: Permitting Process and Design Criteria" and ensure it will meet all requirements. Therefore, the project is consistent with the wastewater treatment requirements of the RWQCB as determined by the authorized, local public agency.

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

☐ Potentially Significant Impact	☐ Less than Significant Impact
☒ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less Than Significant With Mitigation Incorporated: The project will require a permit from the Department of Environmental Health for an appropriately sized and designed OSWS as described above in response a). Any environmental impacts from the OSWS would be evaluated with other appropriate technical reports such as for biological or cultural resources.

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

☐ Potentially Significant Impact	☐ Less than Significant Impact
☒ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less Than Significant With Mitigation Incorporated: The project will required appropriately sized and designed stormwater drainage facilities for the project to operation safely and efficiently as a solar farm. Any environmental impacts from the construction of drainage facilities would be evaluated with other appropriate technical reports such as drainage/flooding, biological or cultural resources.

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

☒ Potentially Significant Impact	☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Potentially Significant Impact: The project will rely on groundwater for water supply for the construction and operational phases of the project. A Groundwater Investigation report will be prepared to evaluate whether the project poses significant impacts to groundwater resources. This issue will be addressed in the DEIR.

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

☐ Potentially Significant Impact	☐ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☒ No Impact

No Impact: The proposed project will rely completely on an on-site wastewater system (septic system); therefore, the project will not interfere with any wastewater treatment provider's service capacity.

- f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less Than Significant Impact: Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). There are five, permitted active landfills in San Diego County with remaining capacity. Therefore, there is sufficient existing permitted solid waste capacity to accommodate the project's solid waste disposal needs.

- g) Comply with federal, state, and local statutes and regulations related to solid waste?

☐ Potentially Significant Impact	☒ Less than Significant Impact
☐ Less Than Significant With Mitigation Incorporated	☐ No Impact

Less than Significant Impact: Implementation of the project will generate solid waste. All solid waste facilities, including landfills require solid waste facility permits to operate. In San Diego County, the County Department of Environmental Health, Local Enforcement Agency issues solid waste facility permits with concurrence from the California Integrated Waste Management Board (CIWMB) under the authority of the Public Resources Code (Sections 44001-44018) and California Code of Regulations Title 27, Division 2, Subdivision 1, Chapter 4 (Section 21440et seq.). The project will deposit all solid waste at a permitted solid waste facility and therefore, will comply with Federal, State, and local statutes and regulations related to solid waste.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

- a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

- | | |
|---|---|
| ☒ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Potentially Significant: Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. In addition to project specific impacts, this evaluation considered the projects potential for significant cumulative effects. As a result of this evaluation, the project was determined to have potential significant effects related to biological resources and cultural resources. Therefore, this project has been determined to potentially meet this Mandatory Finding of Significance.

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

- | | |
|---|---|
| ☒ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Potentially Significant Impact: Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVIII of this form. In addition to project specific impacts, this evaluation considered the projects potential for incremental effects that are cumulatively considerable. As a result of this evaluation, there were determined to be potentially significant cumulative effects related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Greenhouse Gas Emissions, Water Quality, Noise, Land Use Planning, Public Services (Fire Service), and Traffic. Therefore, this project has been determined to potentially meet this Mandatory Finding of Significance.

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

- | | |
|---|---|
| ☒ Potentially Significant Impact | ☐ Less than Significant Impact |
| ☐ Less Than Significant With Mitigation Incorporated | ☐ No Impact |

Potentially Significant Impact: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VIII. Hazards and Hazardous Materials, IX Hydrology and Water Quality XII. Noise, XIII. Population and Housing, and XVI. Transportation and Traffic. As a result of this evaluation, there were determined to be potentially significant effects related to Aesthetics, Air Quality, Hazards (Fire Service), Water Quality, Noise, and Traffic. While mitigation has been proposed in some instances that reduce these significant effects to a level below significance, the effectiveness of this mitigation to clearly reduce the impact to a level below significance is unclear. Therefore, this project has been determined to potentially meet this Mandatory Finding of Significance.

XIX. REFERENCES USED IN THE COMPLETION OF THE INITIAL STUDY CHECKLIST

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

AESTHETICS

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

California Scenic Highway Program, California Streets and Highways Code, Section 260-283.
(<http://www.dot.ca.gov/hq/LandArch/scenic/scpr.htm>)

County of San Diego, Department of Planning and Land Use. The Zoning Ordinance of San Diego County. Sections 5200-5299; 5700-5799; 5900-5910, 6322-6326.
(www.co.san-diego.ca.us)

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

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

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

County of San Diego Wireless Communications Ordinance [San Diego County Code of Regulatory Ordinances. (www.amlegal.com)

Design Review Guidelines for the Communities of San Diego County. (Alpine, Bonsall, Fallbrook, Julian, Lakeside, Ramona, Spring Valley, Sweetwater, Valley Center).

Federal Communications Commission, Telecommunications Act of 1996 [Telecommunications Act of 1996, Pub. LA. No. 104-104, 110 Stat. 56 (1996).
(<http://www.fcc.gov/Reports/tcom1996.txt>)

Institution of Lighting Engineers, Guidance Notes for the Reduction of Light Pollution, Warwickshire, UK, 2000
(<http://www.dark-skies.org/ile-gd-e.htm>)

International Light Inc., Light Measurement Handbook, 1997.
(www.intl-light.com)

Rensselaer Polytechnic Institute, Lighting Research Center, National Lighting Product Information Program (NLPiP), Lighting Answers, Volume 7, Issue 2, March 2003.
(www.lrc.rpi.edu)

US Census Bureau, Census 2000, Urbanized Area Outline Map, San Diego, CA.
(<http://www.census.gov/geo/www/maps/ua2kmaps.htm>)

US Department of the Interior, Bureau of Land Management (BLM) modified Visual Management System.
(www.blm.gov)

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

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

AGRICULTURE RESOURCES

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

California Department of Conservation, Office of Land Conversion, "California Agricultural Land Evaluation and Site Assessment Model Instruction Manual," 1997.
(www.consrv.ca.gov)

California Farmland Conservancy Program, 1996.
(www.consrv.ca.gov)

California Land Conservation (Williamson) Act, 1965.
(www.ceres.ca.gov, www.consrv.ca.gov)

California Right to Farm Act, as amended 1996.
(www.qp.gov.bc.ca)

County of San Diego Agricultural Enterprises and Consumer Information Ordinance, 1994, Title 6, Division 3, Ch. 4. Sections 63.401-63.408. (www.amlegal.com)

County of San Diego, Department of Agriculture, Weights and Measures, "2002 Crop Statistics and Annual Report," 2002. (www.sdcounty.ca.gov)

United States Department of Agriculture, Natural Resource Conservation Service LESA System.
(www.nrcs.usda.gov, www.swcs.org).

United States Department of Agriculture, Soil Survey for the San Diego Area, California. 1973. (soils.usda.gov)

AIR QUALITY

CEQA Air Quality Analysis Guidance Handbook, South Coast Air Quality Management District, Revised November 1993. (www.aqmd.gov)

County of San Diego Air Pollution Control District's Rules and Regulations, updated August 2003. (www.co.san-diego.ca.us)

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