County of San Diego

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KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

NOTICE OF PREPARATION DOCUMENTATION

DATE: MARCH 7, 2019

PROJECT NAME: JVR ENERGY PARK

PROJECT NUMBER(S): PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022

PROJECT APPLICANT: JVR Energy Park, LLC.

ENV. REVIEW NUMBER: PDS2018-ER-18-22-001

PROJECT DESCRIPTION:
The JVR Energy Project involves the operation and construction of a 90 megawatt (MW) solar energy facility and a 20-MW energy storage system. The Project components include approximately 300,000 photovoltaic modules fitted on single axis trackers, an underground electrical collection system, a substation, an overhead gen-tie line, and access roads. The development footprint of the proposed facilities is approximately 691 acres. The Project would require a General Plan Amendment, a Rezone, and a Major Use Permit. Eventual decommissioning would occur at the end of the Project's useful life.

PROJECT LOCATION:
The Project site, approximately 1,345 total acres, is located in unincorporated southeastern San Diego County. The area is located within the Mountain Empire Subregion of the County. The site is adjacent to the community of Jacumba Hot Springs and the Jacumba Airport, and to the south of Interstate 8 (I-8). The U.S./Mexico international border is located along the southern boundary of the Project site. The site previously included agricultural operations. Primary access would be provided from I-8 with local access from Carrizo Gorge Road and Old Highway 80.

PROBABLE ENVIRONMENTAL EFFECTS:
The probable environmental effects associated with the Project are detailed in the attached Environmental Initial Study. All questions answered "Potentially Significant Impact" or "Less than Significant with Mitigation Incorporated" will be analyzed further in the Environmental Impact Report. All questions answered "Less than Significant Impact" or "Not Applicable" will not be analyzed further in the Environmental Impact Report. The following is a list of the subject areas to be analyzed in the EIR and the particular issues of concern:

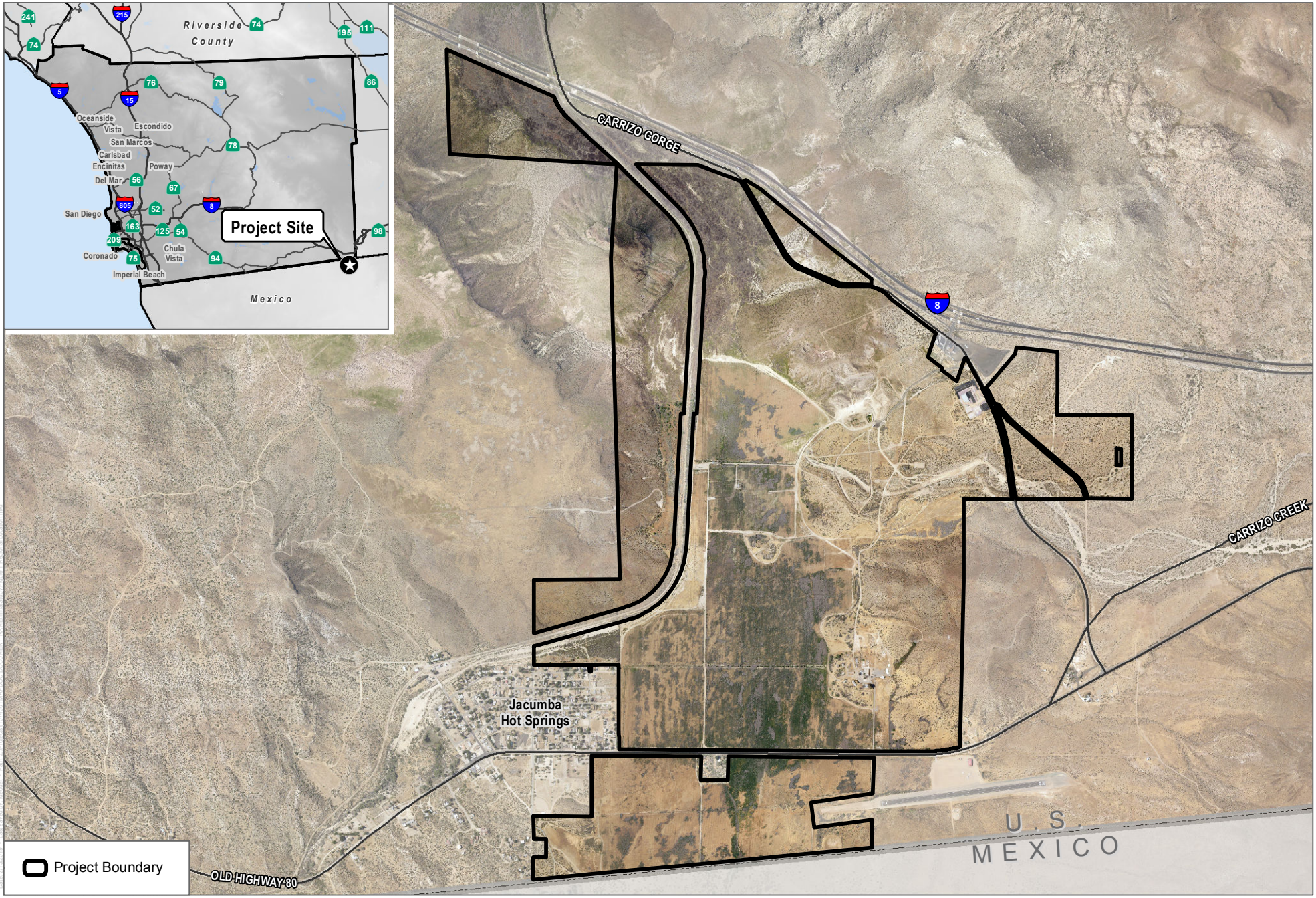
Aesthetics	Land Use & Planning
Agricultural Resources	Mineral Resources
Air Quality	Noise
Biological Resources	Public Services
Cultural Resources	Transportation
Energy	Tribal Cultural Resources
Geology & Soils	Utilities & Service Systems
Hazards and Hazardous Materials	Wildfire
Hydrology & Water Quality	Mandatory Findings of Significance

Please note that the Notice of Preparation signifies the beginning of the EIR review and public participation process. At the same time, the County contemplates further agency and public input as the Project proceeds through the County's environmental review process. During this process and before public circulation of the Draft EIR, the County anticipates some changes or additions to the Project, its description, and probable impacts in response to this Notice of Preparation, the comments received at the scoping meeting, and ongoing County staff input as it independently reviews the Project application and supporting documents. The iterative process is a necessary part of the County's EIR review process. However, the County does not anticipate circulating any new or revised Notices of Preparation for the Project provided the project-related changes or additions do not trigger substantial changes in the Project or its circumstances, or present new information of substantial importance as defined by CEQA. Instead, the Draft EIR that will be circulated for agency and public review will provide all interested entities and parties the opportunity to further comment on the Project and its probable environmental impacts when submitting public comments on the Draft EIR. Those comments also will be the subject of written responses that will be included in the Final EIR.

PUBLIC SCOPING MEETING:
Consistent with Section 21083.9 of the CEQA Statutes, a public scoping meeting will be held to solicit comments on the EIR. This meeting will be held on March 21, 2019, at 6:00 p.m. at the Highland Community Center, 44681 Old Highway 80, Jacumba Hot Springs.

Comments on this Notice of Preparation must to be sent to Bronwyn Brown, Planning and Development Services, 5510 Overland Avenue, Suite 310, San Diego, CA 92123 or by email to Bronwyn. Brown@sdcounty.ca.gov. Comments must be received no later than **April 8, 2019 at 4:00 p.m.** (a 30-day public review period). This Notice of Preparation can also be reviewed at the Jacumba Branch Library, 44605 Old Highway 80, Jacumba Hot Springs.

Attachments:
Project Regional Location Map
Environmental Initial Study



SOURCE: SANGIS 2017

DUDEK

0 1,000 2,000 Feet

Regional Location Map

JVR Energy Park

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

1. Project Name:
   JVR Energy Park (PDS2018-GPA-18-010; PDS2018-REZ-18-007; PDS2018-MUP-18-022)

2. Lead agency name and address:
   County of San Diego, Planning & Development Services
   5510 Overland Avenue, 3rd Floor
   San Diego, California 92123

3. a. Contact: Bronwyn Brown, Project Manager
   b. Phone number: (858) 495-5375
   c. E-mail: Bronwyn.Brown@sdcounty.ca.gov

4. Project location:

   The JVR Energy Park (Project) site totals approximately 1,345 acres in southeastern San Diego County. The Project site is located within the Jacumba Subregional Group Area of the Mountain Empire Subregional Plan area in unincorporated San Diego County. The Project site is located directly north of the U.S.–Mexico International Border, to the south of Interstate 8 (I-8), and immediately east of the community of Jacumba Hot Springs (see Regional Location Map). Regional access is provided by I-8. Access to the Project site would be provided off of Old Highway 80 and Carrizo Gorge Road. Land ownership in the surrounding area includes private land and State land (Anza Borrego State Park).

5. Project Applicant name and address:

   JVR Energy Park, LLC
   17901 Von Karman Avenue, Suite 1050
   Irvine, California 92614

6. General Plan
   Community Plan: Mountain Empire Subregional Plan
   Land Use Designation: Specific Plan Area (SPA), Public Agency Lands, Village Residential (VR-2), Rural Lands (RL-40), and Rural Commercial

Density:	1 du/40 acres
Floor Area Ratio (FAR):	N/A

7. Zoning

Use Regulation:	S80 (Open Space) S88 (Specific Plan), S92 (General Rural), and RR (Rural Residential)
Minimum Lot Size:	8 acres
Special Area Regulation:	Airport Land Use Compatibility Plan Area (ALUCP) "C", and Specific Planning Area

8. Description of project:

The Project involves the construction and operation of a 90-megawatt (MW) solar energy facility and a 20-MW energy storage system. The Project components include the following and are described in greater detail below:

- Approximately 300,000 photovoltaic (PV) modules fitted on single axis trackers
- Direct current (DC) to alternative current (AC) conversion equipment (i.e., inverter and transformer units)
- A 1,000-volt to 1,500-volt DC underground collection system and a 34.5-kilovolt (kV) overhead and underground collection system linking the inverters to the on-site collector substation
- An on-site collector substation located on an approximately 22,500 square foot (150-foot by 150-foot) grounding mat atop gravel
- An approximately 20 MW battery energy storage system
- A 138 kV overhead transmission line (gen-tie) connecting the on-site substation to San Diego Gas and Electric's (SDG&E's) proposed Kettle One Substation located adjacent to the Project site

Decommissioning of the Project would occur at the end of the Project's useful life.

The Project proposes a General Plan Amendment and Rezone. The Project would also require a Major Use Permit (MUP) to authorize the development of the solar project, which is classified as a Major Impact Utility, pursuant to Sections 1350, 2705, and 2926 of the Zoning Ordinance. All anticipated Project permits and approvals required from the County are listed in Table 1 below. Other public agency permits/approvals are listed in Table 2 (see item 10 below).

Table 1
County Permits/Actions Required

Permit Type/Action
General Plan Amendment
Rezone
Major Use Permit for compliance with Sections 1350, 2705 and 2926 of the County Zoning Ordinance
Minor Use Permit
County Right-of-Way Permits (Construction Permit, Excavation Permit, and Encroachment Permit)

Building Permit
Grading Permit
Improvement Plans
Exploratory Borings, Direct-push Samplers and Cone Penotrometers Permits
Waiver of Board Policy I-111
Certification of Final EIR

PV Modules

The PV modules generate electricity by converting the energy of the sun's photons into DC electrons. The Project would include approximately 300,000 PV modules installed on single-axis trackers oriented in the north-south direction. The PV modules would cover the majority of the area of the proposed facility. Single-axis tracking systems would employ a motor mechanism which allow the arrays to track the path of the sun (from east to west) throughout the day. The mounting structures for the PV module arrays are typically mounted on metal pipe pile or I-beam foundations 6 to 10 inches in diameter. The beam would be driven into the soil to approximate depths of 10 to 15 feet. The PV modules, at their highest point, would be approximately 7 feet above the ground surface. For purposes of the analysis, the maximum height above the graded ground surface would be less than 9 feet. The PV modules are uniformly dark in color, non-reflective, and designed to be highly absorptive of all light that strikes their glass surfaces. The PV modules would comply with all industry standard quality testing. The PV modules would be electrically connected to the grounding system of the facility in accordance with local codes and regulations. The final PV module selection would be determined during the detailed engineering phase. The majority of PV modules are guaranteed a useful life of 35 years in adverse weather conditions.

Electrical Collection System

Electrical collection systems would be installed in conjunction with the panel arrays within the Project site, connecting each solar panel to a feeder circuit. Each feeder circuit would be connected to the on-site collector substation.

Inverters, Transformers, and Associated Equipment

Inverters are a key component of solar PV power-generating facilities because they convert the DC generated by the PV module array into AC that is compatible for use with the transmission network. The inverters within the electrical enclosures would convert the DC power to AC power and medium-voltage transformers would step up the voltage to collection level voltage (34.5 kV). The inverters, medium-voltage transformers, and other electrical equipment would be located throughout the Project site in 26 enclosures. The inverter skid consists of the inverter, switch gear, and transformer. The skid is then mounted on a set of driven piles with a grounding mat and surrounded by gravel.

Collector Substation

The Project would include a 22,500-square foot on-site collector substation (150-foot by 150-foot) that would be located near the center of the eastern portion of the

Project site. The purpose of the substation is to collect the power received from the collector lines and convert the voltage from 34.5 kV to 138 kV, as well as to be able to isolate equipment in the event of an electrical short-circuit, or for maintenance. The major components of the proposed on-site collector substation are as follows:

- One 34.5 kVA to 138 kVA transformer including secondary containment area per local and state regulations
- One 138 kV circuit breaker used to protect equipment from an electrical short circuit on the gen-tie. Disconnect switches, wire, cables and aluminum bus work used to connect and isolate the major pieces of equipment.
- The substation would also include a single 34.5 kV circuit breaker used to protect equipment from an electrical short circuit on the collection system, disconnects and bus work to connect and isolate the collector circuits, relays used to detect short circuits, equipment controls, telemetering equipment used to provide system control and data acquisition, voice communication, and the meters used to measure electrical power generated from the Project. Switching gear and other components would be a maximum of 60 feet in height.
- A 138 kV dead-end structure where the power output from each transformer is delivered to the gen-tie line
- One Control House for the supervisory control and data acquisition (SCADA) system that would be approximately 15 feet in height by 30 feet in length

Switchyard

The Project would include a 138kV switchyard which would be located adjacent to the proposed collector substation within the Project site. The switchyard would be accessible off of Carrizo Gorge Road. The switchyard may include circuit breakers, overhead electric bus work, switches, and controls, and a control building. The entire switchyard would be enclosed by a security fence. To provide for communication, a fiber optic cable would be placed underground to connect the collector substation to the switchyard. A redundant fiber optic cable would also be installed within the Project footprint and the proposed switchyard boundary. The switchyard would be transferred to SDG&E after construction.

Energy Storage System

A battery storage system is proposed which would consist of approximately 47 inverters in 26 enclosures located throughout the solar facility. The enclosures would be similar to storage containers and would be approximately 45 feet long by approximately 9 feet in height, and approximately eight feet wide. Each enclosure would include an air conditioning unit for cooling purposes and a self-extinguishing fire system.

Connector Line
The Project would interconnect to an existing 138 kV overhead transmission line. The length of the interconnecting, or gen-tie, line would be approximately 1,500 feet.

Control System
Operation of the solar facility would require monitoring through a SCADA system, which be located within a Control House in the collector substation yard. The SCADA system would be used to provide critical operation information (e.g., power production, equipment status and alarms, and meteorological information). The SCADA system would be monitored remotely and no on-site operations personnel would be necessary.

Roads
The primary access driveway would be approximately 35 feet wide and would provide access off of Old Highway 80. The secondary access would be off of Carrizo Gorge Road. The Project would include dual purposed fire access roads and service roads within the Project site. All road surfaces would have a permeable nontoxic soil binding agent in order to reduce fugitive dust and erosion. The interior site roads would be constructed to a minimum width of approximately 20 feet improved width. The roads would be graded and maintained to support the imposed loads of fire apparatus (50,000 pounds) and would be designed and maintained to provide all-weather driving capabilities.

Security Fencing
The solar facility would be fenced along the entire facility boundary for security with 7-foot high fencing that meets National Electrical Safety Code (NESC) requirements for protective arrangements in electric supply stations. Fencing would be a 6-foot-high chain link perimeter fence and 1 one foot of three strands of barbed wire. Additionally, an access-controlled gate would be installed at the collector substation driveway.

Lighting
Lighting would be designed to provide security lighting and general nighttime lighting for operation and maintenance personnel, as may be required from time to time. Lighting would be shielded and directed downward to minimize any effects to the surrounding area and would be used on as-needed basis only. Lighting would be provided at the entrance gates and the at the collector substation.

Construction
Construction of the Project is anticipated to last approximately 12months. Project construction would involve the following tasks:

- Clearing, grubbing and grading of Project site
- Development of staging areas and site access roads
- Trenching and installation of the DC and AC collection system

- Installation of PV systems, including assembly of fixed-tilt racks, pile driving of support racks, and placement of PV modules
- Construction of on-site collector substation
- Construction of switchyard
- Installation of battery energy storage system
- Installation of gen-tie transmission line
- Installation of permanent security fencing
- Soil stabilization and landscaping

The number of construction workers on site during construction would vary over the construction period. The number of workers on site is expected to average approximately 200 each day.

Water would be required during the construction phase of the Project. During construction, water would be used for road construction, dust suppression, concrete mixing for foundations, and fire protection.

Operation and Maintenance

The Project would be an unmanned facility that would be monitored remotely. The site would be secured 24 hours per day by remote security services with motion-detection cameras. Operational and maintenance activities would include the following: (1) routine inspection of overhead components and underground portions of cable systems, and repair as needed; (2) routine maintenance including, but not limited to, PV panel washing (approximately twice a year, as needed), equipment testing, monitoring, and repair; routine procedures to ensure service continuity; and standard preventative maintenance; (3) periodic switching and other operational activities at the collector substation; and (4) maintenance and repair of transmission facilities.

Facility Decommissioning

The Project would operate, at a minimum, for the life of a long-term Power Purchase Agreement (PPA). The initial term of the PPA for the solar facilities is anticipated to be 20 years, with additional terms possible. The lifespan of the solar facility equipment is estimated to be 35 years. Due to the establishment of the Project infrastructure (both physical and contractual), the continued operation of JVR Energy Park beyond the initial PPA term is very likely.

At the end of the useful project life, decommissioning would commence. A Decommissioning Plan would be developed in compliance with the standards and requirements for closing a site at the time decommissioning occurs.

When the facility is decommissioned, the panels would be removed for sale into a secondary solar PV panel market. The Project's components and on-site materials would be recycled as feasible. Remaining materials that cannot be recycled or reclaimed would be limited and would be contained and disposed of offsite, consistent with the County of San Diego Demolition and Debris Management Plan (County Ordinance 68.508-68.518).

Dismantling the Project would entail disassembly of the solar facilities and substantive restoration of the Project site. Impacts associated with closure and decommissioning of the Project site would be temporary. The use of the land would be returned to a use that is consistent with the County General Plan and the County Zoning Ordinance at that time.

9. Surrounding land uses and setting:

The Project site is located in the Jacumba area of southeastern San Diego County. The Project site is located within the area known as Ketchum Ranch, which previously included agricultural operations. The community of Jacumba Hot Springs is located directly west of the Project site, and the Jacumba Airport is located southeast of the Project site. The U.S/Mexico International Border and border fence is located along the southern boundary of the site.

The Project site is bisected by right-of-way (ROW) easements for Old Highway 80, SDG&E easements, and an easement for the San Diego and Arizona Railway. The Sunrise Powerlink and Southwest Powerlink bisect the site running east-west, each of which consists of a 500 kV electric transmission line supported by 150-foot-tall steel lattice structures.

Public land in the vicinity includes Anza Borrego State Park to the west and northwest of the Project site. The Bureau of Land Management (BLM) Jacumba Mountain Wilderness area is located approximately 10 miles to the east.

10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement), are listed in Table 2:

Table 2
Other Public Agency Permits/Actions Required

Permit Type/Action	**Agency**
• Clean Water Act Section 401 Water Quality Certification • General Construction Stormwater Permit	Regional Water Quality Control Board (RWQCB)
• Review and Approval of Proposed Project • FAA 7460 – Aeronautical Study Determination of No Hazard	Regional Airport Authority (SDCRAA)
• 1603 – Streambed Alteration Agreement	California Department of Fish and Wildlife (CDFW)
• Transportation permits for the movement of vehicles or loads exceeding the limitations on the size and weight contained in Division 15, Chapter 5, Article 1, Section 35551, of the California Vehicle Code (1983)	California Department of Transportation (Caltrans)

Table 2
Other Public Agency Permits/Actions Required

Permit Type/Action	**Agency**
• Consistency with U.S. Customs and Border Protection safety and access policies	U.S. Department of Homeland Security, U.S. Border Patrol
• Air Quality Permit to Construct	Air Pollution Control District (APCD)
• Fire District Approval • Fire and Emergency Protection Services Agreement	San Diego County Fire Authority
• Section 851 Advice Letter	California Public Utilities Commission (CPUC)
• Section 7 Consultation	U.S. Fish and Wildlife Service (USFWS)

11. Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?

    Yes.

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.

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

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.

Susan Harris — Signature
3/1/19 — Date

Susan Harris — Printed Name
Land Use/Environmental Planner — Title

INSTRUCTIONS ON EVALUATION OF ENVIRONMENTAL IMPACTS

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, Less Than Significant With Mitigation Incorporated, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

   a) Earlier Analysis Used. Identify and state where they are available for review.

   b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

   c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. The explanation of each issue should identify:

   a) The significance criteria or threshold, if any, used to evaluate each question; and

   b) The mitigation measure identified, if any, to reduce the impact to less than significant

I. AESTHETICS — Except as provided in the Public Resources Code Section 21099, 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 Project includes the construction and operation of a solar energy facility in the Mountain Empire Subregional Plan area, adjacent to the community of Jacumba Hot Springs. The Project would include PV modules, battery storage units, an on-site substation, switchyard, internal roads, perimeter fencing, and a transmission line to the proposed Kettle One Substation adjacent to the Project site. 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 Caltrans as scenic as per the 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 Project includes the construction and operation of a solar energy facility, as described in item a) above. The Project site is located in the

vicinity of County Designated Scenic Highways, Interstate-8 (I-8) and Old Highway 80, as identified in the Open Space and Conservation Element of the County's General Plan. A Visual Impact Analysis will be prepared to identify and address all potential impacts to scenic resources including Scenic Highways, and this issue will be addressed in the DEIR.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of the public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage points). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

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

Potentially Significant Impact: The Project includes the construction and operation of a solar energy facility within the Mountain Empire Subregional Plan area. 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 With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Potentially Significant Impact: The Project includes the construction and operation of a solar energy facility utilizing PV panel technology within the Mountain Empire Subregional Plan area. A Visual Impact Analysis will be required, and will analyze whether the Project would produce substantial glare from the PV panels and lighting from the facility. This issue will 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 With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Potentially Significant Impact: According to the California Department of Conservation (2018) Farmland Mapping and Monitoring Program (FMMP), portions of the project site are categorized as Prime Farmland or Farmland of Statewide Importance. Therefore, this Project

has the potential to convert protected or important farmland. Local Agricultural Resources Assessment (LARA) Model Results will be required to identify and address all impacts to agricultural resources including whether the Project will convert Prime Farmland or Farmland of Statewide Importance. This topic will be addressed in the DEIR.

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

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

Potentially Significant Impact: The zoning for most of the Project site is Specific Plan (S-88). One parcel in the easternmost portion of the site is zoned General Rural (S-92). Parcels in the vicinity of the Jacumba Airport are zoned Open Space (S-80) and one very small parcel within the village area is zoned Rural Residential (RR). The Project proposes a zoning classification of S-92 for the entire Project site. Portions of the Project site are considered Prime Farmland or Farmland of Statewide Importance by the California Department of Conservation FMMP. Though the Project site is not under a Williamson Act Contract, there are lands within the Project site classified as Prime Farmland or Farmland of Statewide Importance. Therefore, the Project has the potential to result in a significant impact and this topic will be addressed in the DEIR.

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 With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☒ No Impact

No Impact: The Project site does not contain forest lands or timberland. Therefore, Project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland production zones.

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 With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☒ No Impact

No Impact: The Project site, including any off-site improvements, does not contain any forest lands as defined in Public Resources Code section 12220(g); therefore, Project implementation would not result in the loss or conversion of forest land to a non-forest

use. In addition, the Project site is not located in the vicinity of forest resources.

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 With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Potentially Significant Impact: The Project contains portions of land that are considered Prime Farmland or Farmland of Statewide Importance by the California Department of Conservation FMMP. Therefore, the Project has the potential to result in the conversion of Important Farmland to non-agricultural use. This topic will be addressed in the EIR.

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 With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Potentially Significant Impact: The Project has the potential to obstruct implementation of the RAQS or SIP. An air quality study will be completed to identify and address any direct and/or cumulative air quality impacts resulting from the Project, specifically construction. Air quality will be addressed in the DEIR.

b) 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?

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

San Diego County is presently in nonattainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for ozone (O_3). San Diego County is also presently in nonattainment for the annual geometric mean and for the 24-hour concentrations of particulate matter less than or equal to 10 microns (PM_{10}) under the CAAQS. O_3 is formed when 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: Air quality emissions associated with the Project could include emissions of PM_{10}, NO_x, and VOCs from construction/grading activities. 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 be addressed in the DEIR.

c) Expose sensitive receptors to substantial pollutant concentrations?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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 because they house children and the elderly.

Potentially Significant Impact: The Project has the potential to impact sensitive receptors during construction. Therefore, an air quality study will be completed to identify and address any direct and/or cumulative air quality impacts resulting from the Project on sensitive receptors. Air quality will be addressed in the DEIR.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

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

Potentially Significant Impact: The Project would not be considered an odor generating Project, and VOC emissions from architectural coatings and other potential sources of odor are not expected to be significant. However, some odors would be present during the construction phase of the Project. Therefore 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 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 With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Potentially Significant Impact: The Project has the potential to directly and indirectly impact candidate, sensitive, or special status species. A biological resources report will be completed to identify and address any direct and/or cumulative biological resources impacts resulting from the Project. This topic 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 U.S. Fish and Wildlife Service?

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

Potentially Significant Impact: The Project has the potential to have an adverse effect on riparian and other sensitive natural communities. Therefore, a biological resources report will be completed to identify and address any direct and/or cumulative impacts to sensitive natural communities resulting from the Project. This topic will be addressed in the DEIR.

c) Have a substantial adverse effect on state or federally protected wetlands (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 With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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 impacts to sensitive biological habitats resulting from the project. This topic 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 With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Potentially Significant Impact: The Project has the potential to impact native resident or migratory wildlife corridors. A biological resources report will be completed to identify and address any direct and/or cumulative impacts to wildlife movement resulting from the Project. This topic will be addressed in the DEIR.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

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

Potentially Significant Impact: The Project has the potential to conflict with local policies or ordinances protecting biological resources. A biological resources report will be completed to identify and address any direct and/or cumulative impacts resulting from the project. This topic will be addressed in the DEIR.

f) Conflict with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, other approved local, regional or state habitat conservation plan?

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

Potentially Significant Impact: The Project site is located in the draft Multiple Species Conservation Program (MSCP) East County Planning Area. The document is in draft form and thus is being mentioned here for informational purposes. A biological resources report will be completed and this topic 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 pursuant to 15064.5?

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

Potentially Significant Impact: Historical resources may be located on the Project site and/or in the nearby vicinity, 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 With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Potentially Significant Impact: Cultural resources have been identified in the vicinity of 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.

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

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

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. ENERGY -- Would the project:

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

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

Potentially Significant Impact: The Project could result in electricity, natural gas, petroleum, and other resources use during the construction phase. Operation of the solar energy facility is expected to reduce overall energy use throughout the region and is not expected to result in the wasteful or inefficient use of energy. Although the Project is a renewable energy project and would be expected to reduce energy use throughout the region, potential impacts from the inefficient, wasteful, and unnecessary consumption of nonrenewable energy will be evaluated in the DEIR.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

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

Potentially Significant Impact: The Project's consistency with state and local plans for renewable energy or energy efficiency will be analyzed in the DEIR.

VII. GEOLOGY AND SOILS — Would the project:

a) Directly or indirectly cause 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 With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

No Impact: The Project site is not located in a fault rupture hazard zone (County of San Diego 2007, Figures 1 and 2) identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 2018, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault. The Project would not involve construction of any habitable structures; however, the Project site is located adjacent to the habitable structures. Due to the seismically active nature of southern California, the Project could expose people or structures to potentially significant impacts. A Geologic Investigation Report will be prepared and this topic will be addressed in the DEIR.

ii. Strong seismic ground shaking?

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

Less-Than-Significant Impact: To ensure the structural integrity of all 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; however, a Geologic Investigative Report will be prepared and this topic will be addressed in the DEIR.

iii. Seismic-related ground failure, including liquefaction?

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

Less-Than-Significant Impact: Portions of the Project site contain potential liquefaction areas as found in the County Guidelines for Determining Significance for Geologic Hazards. Any measures which may be needed to mitigate potential impacts from liquefaction to levels less than significant, and environmental design considerations, will be addressed in the Geologic Investigative Report and the DEIR.

iv. Landslides?

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

Potentially Significant Impact: The Project site is located within the vicinity of a “Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. Landslide Susceptibility Areas were developed based on landslide risk profiles included in the Multi-Jurisdictional Hazard Mitigation Plan, San Diego, CA (UES and UDC 2017). Landslide risk areas from this plan were based on data including steep slopes (greater than 25%); soil series data (San Diego Association of Governments (SANDAG) based on U.S. Geological Survey (USGS) 1970s series); soil-slip susceptibility from USGS; and Landslide Hazard Zone Maps (limited to western portion of the County) developed by the California Department of Conservation, Division of Mines and Geology. Also included within Landslide Susceptibility Areas are gabbroic soils on slopes steeper than 15% in grade because these soils are slide prone. Because the Project site is located in the vicinity of an identified Landslide Susceptibility Area, the Project has the potential to result in a significant impact from the exposure of people or structures to potential adverse effects from landslides. This topic will be addressed in the DEIR.

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

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

Potentially Significant Impact: The project will develop a stormwater management plan that will detail how erodible soils will be protected during grading, construction, and operation of the proposed facilities. This issue will be addressed in the DEIR.

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 With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: The Project involves site grading for installation of PV solar panels that would result in the creation of areas of cut and areas underlain by fill. In order to assure that all proposed structures and facilities on the project site are adequately supported (whether on native soils, cut, or fill), a Geologic Investigation Report will be prepared and soil stability will be further discussed in the DEIR.

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

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

Less Than Significant Impact: As shown in the County of San Diego Geologic Hazards Guidelines (Figure 6, Potential Expansive Soils), the Project site may contain expansive soils (County of San Diego 2007, 2011), as defined by Table 18-I-B of the Uniform Building Code (1994). The soils on site are mostly La Posta rocky/loamy coarse sand, with areas of Mottsville loamy coarse sand, Tollhouse rocky coarse sandy loam, Calpine coarse sandy loam, and loamy alluvial land. This was confirmed by a review of the Soil Survey for the San Diego Area (Conservation Biology Institute 2011), prepared by the U.S. Department of Agriculture, Soil Conservation and Forest Service dated December 1973. A Geologic Investigation Report will be prepared and soil expansion will be further discussed in the DEIR.

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 With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☒ No Impact

No Impact: The Project does not include the use of septic tanks or alternative wastewater disposal systems.

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

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

Potentially Significant Impact: The Project site may contain unique geologic features. A Geologic Investigation Report will be prepared. Any unique paleontological resources and geologic features will be addressed in the DEIR.

VIII. 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 With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: 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, 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 Region (Energy Policy Initiatives Center and Ascent Environmental Inc. 2017) identified on-road transportation (cars and trucks) as the largest contributor of GHG emissions in the region, accounting for 45% of the total regional emissions. Electricity and natural gas combustion were the second (24%) 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. 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.

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

SB 32 and AB 197 (enacted in 2016) are companion bills that set a new statewide GHG reduction target; make changes to CARB's membership, and increase legislative oversight of CARB's climate change-based activities; and expand dissemination of GHG and other air quality-related emissions data to enhance transparency and accountability. More specifically, SB 32 codified the 2030 emissions reduction goal of EO B-30-15 by

requiring CARB to ensure that statewide GHG emissions are reduced to 40 percent below 1990 levels by 2030.

In 2018, the State enacted SB 100 that requires 60 percent of retail electricity to be secured from renewable sources and 100 percent of all electricity to be secured from "zero-carbon" sources by 2045. In addition, Gov. Brown issued EO B-55-18, which sets a statewide goal of reaching carbon neutrality by 2045, with net negative GHG emissions from that point forward.

The project consists of a 90 MW solar energy project that will provide renewable energy. Although the Project facilitates the development of renewable energy sources in place of a typical fossil fuel-based electrical generation resulting in long-term air quality benefits, the development could have the potential to result in emissions related to construction activities and vehicle trips. Emissions from the construction activities are anticipated to be minimal, temporary, and localized. Operational emissions are anticipated to be minimal and would be generated from vehicle trips for ongoing operation and maintenance activities. The Project is expected to offset GHG emissions by serving as a long-term renewable energy source, thereby decreasing overall emissions attributable to electrical generation in California and assisting the state in meeting its 50 percent by 2030 and 60 percent by 2045 Renewable Portfolio Standard, which was put in place by SB 350 and SB 100. A climate change analysis will be prepared in order to GHG emissions. This topic will be further discussed 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 Impact: For the reasons discussed in response VII (a), the Project is not anticipated to impede the implementation of any applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions. Regardless, a climate change analysis will be prepared and this topic will be discussed in the DEIR.

IX. 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?

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

Less Than Significant Impact: The Project includes the construction and operation of a solar energy facility. The Project would include PV modules, battery storage units, an on-site substation, switchyard, internal roads, perimeter fencing, and a transmission line

Solar energy projects 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 Section 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, Sections 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 on site. The plan also contains an emergency response plan which describes the procedures for mitigating a hazardous materials 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.

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 would 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. Thus, this will not be further discussed in the DEIR.

b) Create a significant hazard to the public or the environment 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 Project includes the construction and operation of a solar energy facility. As described above, the Project will adhere to the strict requirements that regulate hazardous materials and will be in compliance with local, state, and federal

regulation. Therefore, the Project would not create a significant hazard to the public through reasonably upset and accident conditions involving the release of hazardous materials. Thus, this will not be further discussed in the DEIR.

c) 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 With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☒ No Impact

No Impact: The Project is not located within 0.25 mile of an existing or proposed school. Therefore, the Project will not have any effect on an existing or proposed school.

d) 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 With Mitigation Incorporated
- ☐ Less than Significant Impact
- ☐ No Impact

Potentially Significant Impact: Based on an initial regulatory database search, the Project site is not included in the State of California Hazardous Waste and Substances site list (Department of Toxic Substances Control 2018). However, the Project site is located within 1,000 feet of a Formerly Used Defense Site (FUDS) (ACOE 2015). A more thorough search of all hazardous sites complied pursuant to Government Code Section 65962.5 will occur and this will be addressed in the Phase I ESA. Hazardous materials sites 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 result in a safety hazard or excessive noise for people residing or working in the project area?

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

Potentially Significant Impact: The Project is located within the Airport Influence Area of the Jacumba Airport Land Use Compatibility Plan (ALUCP). Portions of the Project would be constructed within Airport Safety Zones and would require Federal Aviation Administration (FAA) approval. Therefore, the Project has the potential to result in a significant impact, and this topic will addressed in the DEIR.

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 (OES 2010) 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 (OES and UDC 2017) includes an overview and discussion of the risk assessment process, 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's unincorporated areas. The Project would 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 Project would not interfere with the San Diego County Nuclear Power Station Emergency Response Plan due to the location of the Project 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 Project is not located along the coastal zone or coastline; therefore, it would not interfere with the Oil Spill Contingency Element.

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

No Impact: The Project would not alter a major water or energy supply infrastructure, such as the California Aqueduct; therefore, it would not interfere with the Emergency Water Contingencies Annex and Energy Shortage Response Plan.

v. DAM EVACUATION PLAN

No Impact: The Project is not located within a dam inundation zone; therefore, it would not interfere with the Dam Evacuation Plan.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

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

Potentially Significant Impact: The Project site is located in a "very high" Fire Hazard Severity Zone as determined by the California Department of Forestry and Fire Protection. 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 this topic will be addressed in the DEIR.

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

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

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

Potentially Significant Impact: The Project site 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 RWQCBs. This topic 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 With Mitigation Incorporated
- ☒ Less than Significant Impact
- ☐ No Impact

Less Than Significant Impact: According to the Clean Water Act Section 303(d) list, the nearest impaired water body is Cottonwood Creek approximately 35 miles west of the Project site, and outside the watershed of the Project site. Therefore, it is unlikely that any pollutants that might be generated by the Project would contribute to this impaired water body. However, a stormwater management plan will be prepared for the project that will address all necessary best management practices (BMPs) to ensure that potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to impact receiving waters. Although impacts are anticipated to be less than significant, this topic will be further discussed in the DEIR.

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 With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Potentially Significant Impact: The Project would utilize groundwater for the construction and operational phases of the Project. During construction water would be used for mixing concrete for foundations, during road construction, dust suppression, soil stabilization, and fire protection. During operation of the solar facility, water would be used for washing the solar modules and for annual reapplication of the soil stabilizers. A stormwater management plan will be prepared for the Project that will address all necessary BMPs to prevent significant impacts to water quality and ensure potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to impact receiving waters. This topic will be addressed in the DEIR.

d) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

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

Potentially Significant Impact: The Project would utilize groundwater for the construction and operational phases of the Project. During construction water would be used for mixing concrete for foundations, during road construction, dust suppression, soil stabilization, and fire protection. During operation of the solar facility, water would be used for washing the solar modules and for annual reapplication of the soil stabilizers. A Groundwater Investigation Report will be prepared and this topic 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, or through the addition of impervious surfaces, in a manner which would:

i. Result in substantial erosion or siltation on- or off-site;

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

Potentially Significant Impact: The Project would include solar energy facility components, access roads, and other improvements which alter the existing drainage pattern of the Project site. A drainage study will be required for the Project, including an analysis of drainage conditions before and after development of the Project. This topic will be addressed in the DEIR.

ii. Substantially increase the rate or amount of surface water in a manner which would result in flooding on- or off-site?

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

Potentially Significant Impact: The Project would include solar energy facility components, access roads, and other improvements which may increase the rate or amount of surface water. Roads would be located away from drainage bottoms, steep slopes, and erodible soils if practicable, and would be designed to maintain current surface water runoff patterns and prevent flooding. A drainage study will be required for the Project, including an analysis of runoff quantities and condition before and after development of the Project. This topic will be addressed in the DEIR.

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

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

Potentially Significant Impact: The Project would include solar energy facility components, access roads, and other improvements which may create or contribute runoff water or provide additional sources of polluted runoff. . A drainage study will be required for the Project that will evaluate proposed storm water drainage systems. This topic will be addressed in the DEIR.

iv. Impede or redirect flood flows?

☒ Potentially Significant Impact
☐ Less than Significant Impact

☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Potentially Significant Impact: The Project site is not identified as being within a 100-year flood hazard area as determined by a review of FEMA panels 06073C2350F and 06073C2100F (FEMA 2012). However, the Project would include solar energy facility components, access roads, and other improvements which may impede or redirect flood flows. A drainage study will be required for the Project that will evaluate flood flows. This issue will be addressed in the DEIR.

f) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

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

Potentially Significant Impact: The Project site is not located along the shoreline of a lake or reservoir; therefore, it could not be inundated by a seiche. The Project site is located more than 1 mile from the coast; therefore, in the event of a tsunami, it would not be inundated. A drainage transects the Project site, therefore, there is a risk of release of pollutants due to potential Project inundation. This topic will be addressed in the DEIR.

g) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

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

Potentially Significant Impact: The Project would utilize groundwater for construction and operation and has the potential to conflict with or obstruct a water quality control plan or sustainable groundwater management plan. Therefore, a Groundwater Investigation Report will be prepared and this topic will be addressed in the DEIR.

Potentially Significant Impact:

h) Provide substantial additional sources of polluted runoff?

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

Potentially 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 BMPs to ensure that potential pollutants will be reduced in any

runoff to the maximum extent practicable so as not to impact water quality. This topic will addressed in the DEIR.

XI. LAND USE AND PLANNING — Would the project:

a) Physically divide an established community?

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

Potentially Significant Impact: The Project is a solar energy facility with a development footprint of approximately 691 acres. The Project site is located adjacent to the community of Jacumba Hot Springs. This topic will be addressed in the DEIR.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

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

Potentially Significant Impact: The Project is subject to the General Plan Village and Rural Lands Regional Categories. The existing General Plan Land Use Designations include Specific Plan (SPA), Village Residential (VR-2), Rural Commercial, Public Agency Lands, and Rural Lands 80 (RL-80), Land Use Designations. The Project is also subject to the policies of the Mountain Empire Subregional Plan. The existing Zoning includes S80 (Open Space) S88 (Specific Plan), S92 (General Rural), and RR (Rural Residential). The Project proposes a General Plan Amendment and Rezone. Additionally, the proposed use can only be allowed with the approval of a Major Use Permit on the Project site. This topic will be addressed in the DEIR.

XII. 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 With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Potentially 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 Quaternary alluvium, which may contain mineral resource deposits suitable for crushed rock. However, the Project

would require a decommissioning plan and would not result in a permanent loss of mineral resources. This topic will be addressed in the DEIR.

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 With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Potentially Significant Impact: The Project site is underlain by Quaternary alluvium, which is considered a locally important mineral resource. However, the Project would not result in a permanent loss of this mineral resource. This topic will be addressed in the DEIR.

XIII. NOISE — Would the project result in:

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project 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 With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Potentially Significant Impact: The Project may produce noise during construction and operation which could exceed the applicable sound limits of the Noise Element of the County's General Plan. 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 topic will be addressed in the DEIR.

b) Generation of excessive groundborne vibration or groundborne noise levels?

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

Potentially Significant Impact: The Project may produce groundborne vibration or groundborne noise during construction 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 groundborne vibration and groundborne vibration noise levels during the construction phase of the project. This topic will be addressed in the DEIR.

c) For a project located within the vicinity of a private airstrip or 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 With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Potentially Significant Impact: The Project is located within the Airport Influence Area of the Jacumba ALUCP. The Jacumba Airport is a very low-volume facility which can only handle small aircraft, however, given the proximity to the Project site, construction workers could be exposed to excessive noise levels during Project construction. This topic will be addressed in the DEIR.

XIV. POPULATION AND HOUSING — Would the project:

a) Induce substantial unplanned 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 With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less-Than-Significant Impact: The Project would develop a solar energy project to supply California and the County of San Diego with additional renewable energy supplies. However, this physical change would not induce population growth in the Jacumba area because there would be no extension of water, sewer, or public roadways into previously unserved areas. No regulatory changes are proposed that would allow increased population growth.

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

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

Less-Than-Significant Impact: A residence is located within the Project site; however, the residence is currently not occupied. The Project would not displace a substantial number of people or housing.

XV. 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 With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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, regarding fire protection, a Fire Protection Plan will be prepared that will address measures to reduce fire risk in the area and evaluate the adequacy of existing emergency service facilities in relation to the determined fire risk. Fire protection will be addressed in the DEIR.

XVI. 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 With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

No Impact: The Project does not involve any residential use, including, but not limited to, a residential subdivision, mobile home 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 With Mitigation Incorporated
☐ Less than Significant Impact
☒ 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.

XVII. TRANSPORTATION— Would the project:

a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

☒ Potentially Significant Impact
☐ Less Than Significant With Mitigation Incorporated
☐ Less than Significant Impact
☐ 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 (TIF) Program, and the Congestion Management Program (CMP).

Potentially Significant Impact: The Project would require a Traffic Impact Analysis to determine if the Project could conflict with any performance measures establishing measures of effectiveness of the circulation system. A Traffic Control Plan would also be prepared prior to the start of construction to reduce impacts to off-site traffic flow and would address transportation activities, such as delivery of solar panels and construction equipment. This topic will be addressed in the DEIR.

b) Would the Project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

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

Potentially Significant Impact: The Project is an unmanned solar energy facility that would be monitored remotely; however, there would be some maintenance activities on the Project site as needed, which would result in vehicle trips. The number of construction workers would average approximately 200 each day during construction of the Project. This topic will be addressed in the DEIR.

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

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

Less Than Significant Impact: The Project would not alter existing roadway geometry on Interstate 8 or Old U.S. Highway 80. 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. The Project would not place incompatible uses (e.g., farm equipment) on existing roadways. Therefore, the Project would not significantly increase hazards due to design features or incompatible uses.

d) Result in inadequate emergency access?

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

Potentially Significant Impact: It is not anticipated that the Project would result in inadequate emergency access. A Fire Protection Plan 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 topic will be addressed in the DEIR.

XVIII. TRIBAL CULTURAL RESOURCES – Would the project:

a) Cause a substantial adverse change in the significance of a tribal cultural resource, as defined in Public Resources Code §21074 as either a site, feature, place, or cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of Historical Resources as defined in Public Resources Code §5020.1(k), or

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

Potentially Significant Impact: Consultation will be conducted with the California Native American tribes that request consultation. The DEIR will analyze whether the Project would cause a substantial adverse change in the significance of a tribal cultural resource that is listed or eligible for listing in the California Register of Historical Resources or in a local register of Historical Resources.

ii. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code §5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code §5024.1, the Lead Agency shall consider the significance of the resource to a California Native American tribe.

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

Potentially Significant Impact: Consultation will be conducted with the California Native American tribes that request consultation. The DEIR will analyze whether the Project would cause a substantial adverse change in the significance of a tribal cultural resource as determined by the lead agency.

XIX. UTILITIES AND SERVICE SYSTEMS — Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

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

Potentially Significant Impact: The Project is a solar energy facility. The Project would use onsite groundwater for construction and during operation for the washing of the PV modules. The Project would include new storm water drainage facilities. The Project would not include any wastewater treatment facilities. This topic will be addressed in the DEIR.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

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

Potentially Significant Impact: The Project would rely on groundwater for the construction and operation phases of the Project. A Groundwater Investigation Report will be prepared to evaluate whether the project poses significant impacts to available water resources and foreseeable future development. A Water Supply Assessment will also be prepared. This topic will be addressed in the DEIR.

c) 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 With Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Less Than Significant Impact: During construction, portable toilets would be provided for on-site sewage handling, and would be pumped and cleaned regularly by the construction contractor. During operation, the Project would not produce any on-site wastewater demand; therefore, the Project will not interfere with any wastewater treatment provider's service capacity.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

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

Less Than Significant Impact: Construction of the Project would generate construction wastes that would be recycled to the extent possible. The waste generated by construction that would be sent to local landfills is not anticipated to overwhelm the remaining capacity of local landfill facilities such that these facilities would not be able to serve existing demand. In addition, area landfills have sufficient capacity to accommodate the minor volume of waste expected to be generated during operation of the project. During decommissioning of the solar energy project, waste generated would be similar to those generated during construction and would also be recycled to the extent possible. Though exact landfill capacities at the time of decommissioning cannot be known at this time, based on the requirement of the Integrated Waste Management Act that the County provide for sufficient solid waste capacity in its landfills for a 15-year period (to be periodically updated), it is anticipated that the local landfills would have capacity to accept the waste from decommissioning activities. Total waste sent to local landfills during construction, operation, and decommissioning is not anticipated to be substantial. Therefore, sufficient solid waste capacity exists to accommodate the Project's solid waste disposal needs and impacts would be less than significant.

e) Comply with federal, state, and local management and reduction 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: The Project would be required to comply with applicable federal, state, and local management and reduction statutes and regulations related to solid waste and recycling. Furthermore, the County's General Plan goals and policies related to solid waste disposal would ensure compliance with all applicable laws and regulations. Therefore, impacts associated with solid waste disposal would be less than significant.

XX. WILDFIRE — If located in or near state responsibility areas or land classified as very high fire hazard severity zones, would the project:

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

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

Potentially Significant Impact: The Project site is located in a “very high” Fire Hazard Severity Zone as determined by the California Department of Forestry and Fire Protection. A Fire Protection Plan 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. The FPP will identify and address any direct and/or cumulative impacts resulting from the Project regarding adopted emergency response plans and emergency evacuation plans. This topic will be addressed in the DEIR.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

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

Potentially Significant Impact: The Project would involve the development of a solar energy generation facility which would include battery storage and inverters. Due to the presence of electrical equipment onsite, the Project has the potential to exacerbate wildfire risks. This topic will be addressed in the DEIR.

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that result in temporary or ongoing impacts to the environment?

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

Potentially Significant Impact: The Project would require the installation and maintenance of associated infrastructure including roads, fuel breaks, emergency water sources, power lines, battery storage, and inverters which may exacerbate fire risk or result in temporary or ongoing impacts to the environment. A Fire Protection Plan would be prepared for the Project to minimize impacts. This topic will be addressed in the DEIR.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

☒ Potentially Significant Impact ☐ Less than Significant Impact

☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Potentially Significant Impact: The Project has the potential to expose people or structures to significant risks, including downslope or downstream flooding or landslides as a result of drainage changes. A FPP and Drainage Analysis will be prepared for the Project and this topic will be addressed in the DEIR.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE:

a) Does the project have the potential to substantially 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 Impact: As discussed in Sections IV and V, the Project has the potential to significantly impact biological and/or cultural resources. These issues will be addressed in technical studies and the DEIR.

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: The Project has the potential to incrementally contribute to cumulatively significant impacts. Potentially significant cumulative effects could occur related to Aesthetics, Agriculture and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Mineral Resources, Noise, Public Services (Fire Protection), Transportation, Tribal Cultural Resources, Utilities and Service Systems, and Wildfire. Therefore, cumulative impacts associated with the Project will be analyzed in the DEIR.

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: The Project has the potential to result in adverse effects on human beings directly, and indirectly. This topic will be addressed in the DEIR.

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

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

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14 Code of Federal Regulations Part 77.9. Construction or alteration requiring notice.

40 Code of Federal Regulations 355. Emergency Planning and Notification.