Response to Comment Letter I42

Ken Daubach/The Daubach Family
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I42-1

The comment is acknowledged and will be included in the Final Program Environmental Impact Report (FPEIR) for review and consideration by the decision makers. Issues related to fire insurance rates/coverage or property values were not discussed in the DPEIR since these topics are not related to environmental impacts pursuant to CEQA Guidelines (see 14 CCR 15131). The DPEIR’s evaluation of wildfire risk and emergency response capabilities is based on extensive analysis conducted in coordination with the fire agencies, including the San Diego County Fire Authority, California Department of Forestry and Fire Protection, and San Diego Rural Fire Protection District, and is consistent with industry standards and procedures. Additionally, it should be noted that the Proposed Project would provide funding targeted for emergency services capabilities in the project area (see project design feature (PDF) PDF-PS-1 in Section 3.1.7.3.1 of the DPEIR). Please refer to the response to comment O10-82 related to fighting electrical fires.

I42-2

Based on proprietary data from a meteorological (MET) station located on site that has been operational since August 2012, wind speeds at the Proposed Project sites would exceed 15 miles per hour...
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approximately 6.5% of the time. Additionally, the trackers would go into horizontal “stow” mode (for high winds) approximately 0.01% of the time. The wind speed at which a tracker would go into “stow” mode ranges from 14 meter per second (m/s) to 18m/s, which equates to approximately 30 miles per hour (mph) to 40 mph. As described in Section 1.0 of the DPEIR, each tracker would be mounted on a 28-inch steel mast and would be installed taking into consideration wind loading and soil conditions at the site. Specifically, the masts would be installed by either (1) inserting the mast into a hole up to 20 feet deep and encasing it in concrete, (2) vibrating the mast into the ground up to 20 feet deep, or (3) attaching the mast to a concrete foundation sized to adequately support the trackers. In addition, trackers would be positioned in a horizontal “stow” mode during any high wind condition. Based on the environmental evaluation, it has been determined that the solar trackers would not pose a danger to residents and fire fighters during high winds.

I42-3

This comment raises concerns related to border safety and illegal immigration. As stated in Chapter 1.0, Project Description, the Tierra del Sol solar farm would have two points of emergency egress/ingress at the project’s southwestern and northwestern points to facilitate U.S. Customs and Border patrol access. These access points can be used by Border Patrol
agents should the need arise to access the site. Furthermore, the Proposed Project sites would be fenced according to National Electrical Safety Code requirements for protective arrangements in electric supply stations and would include remote-monitored infrared cameras and alarm systems and motion-sensor perimeter and safety lighting. These security measures are anticipated to deter trespassing on the sites.

I42-4 Social and economic concerns were not evaluated in the DPEIR since they are not related to environmental impacts. The DPEIR discusses economic characteristics of the Project in Section 1.2.2.2. Anticipated employment figures, both temporary and permanent, are provided in Tables 1-3 and 1-5. The County disagrees with the commenter’s assertion that the applicants are receiving “deals” from the County.

I42-5 This comment raises concerns regarding the deterioration of roadways from heavy traffic use. See common response TRAF1.

I42-6 Potential impacts related to groundwater supply were considered and addressed in Section 3.1.5.3.4, Groundwater Resources, and Section and 3.1.9.3.1, Water, of the DPEIR. As provided in Section 3.1.9.3.1, the County will place conditions on the Major Use Permit that will restrict the amount of water that is permitted to be withdrawn from on-site wells in order to prevent interference with off-site wells. As
such, the County does not anticipate that wells of neighboring residents will be significantly impacted as a result of the Proposed Project.

The Proposed Project does not include plans to fund or construct a community center. As discussed in Section 3.2.1, Parks and Recreation, of the DPEIR, the Proposed Project includes development of a solar energy generation facility and is not expected to result in an increase in workers and their families in the area such that new or expanded recreational facilities or services, such as a community center, would be necessary. However, as discussed in Section 3.1.7, Public Services, of the DPEIR, implementation of PDF-PS-1 would address emergency services capabilities in the project area and the the Proposed Project would not contribute to a cumulatively significant impact associated with the need for new or expanded emergency services.

This comment raises concerns regarding property values. This topic was not evaluated in the DPEIR since it is not related to environmental impacts (see 14 CCR 15131). However, this information will be included in the FPEIR for review and consideration by the decision makers.

The County acknowledges the commenter’s support for the No Project Alternative. The decision makers will consider all information in the FPEIR and related
documents before making a decision on the Proposed Project. The information in this comment will be provided in the FPEIR for review and consideration by the decision makers. See the response to comment I42-1 related to concerns regarding fire insurance.

**References**
