APPENDIX D
INITIAL STUDY

ERIC GIBSON
DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017
www.sdcounty.ca.gov/dplu

September 8, 2010

CEQA Initial Study - Environmental Checklist Form
(Based on the State CEQA Guidelines, Appendix G, Rev. March 2010)

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

   Wind Energy Ordinance; POD 10-007

2. Lead agency name and address:
   County of San Diego, Department of Planning and Land Use
   5201 Ruffin Road, Suite B,
   San Diego, California 92123-1666

3. a. Contact: Matt Schneider, Project Manager
   b. Phone number: (858) 694-3714
   c. E-mail: Matthew.Schneider@sdcounty.ca.gov

4. Project location:

   The proposed amendment would apply to the unincorporated portions of the County of San Diego over which the County has land use jurisdiction.

5. Project Applicant name and address:

   County of San Diego, Department of Planning and Land Use
   5201 Ruffin Road, Suite B, San Diego, California 92123

6. General Plan Designation

Community Plan:	All Community and Subregional Plan Areas
Land Use Designation:	Variable
Density:	Variable

7. Zoning

Use Regulation:	Variable

Minimum Lot Size: Variable
Special Area Regulation: Variable

8. Description of project

Objective: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. The amendments consist of clarifications, deletions, and revisions to provide an updated set of definitions, procedures, and standards for review and permitting of wind energy systems.

Background: The following is a brief history of amendments made to the County Zoning Ordinance related to wind energy systems:

On October 10, 1985, the County of San Diego adopted Ordinance 6857, which included an amendment to the Zoning Ordinance to add the definition for wind energy systems. The definition was later amended by Ordinance 9971, adopted February 25, 2009, in order to clearly separate the definitions of a Metrological Testing (MET) Facility and a wind energy system.

On April 23, 1986, the County of San Diego adopted Ordinance 7117, which amended the Zoning Ordinance to add definitions for Small, Medium, Large, and Non-operational wind energy systems. The ordinance also added procedures and standards for review and permitting of these systems.

On February 25, 2009, the Board of Supervisors held a meeting to discuss additional amendments to the Zoning Ordinance to revise the existing Small, Medium and Large wind energy system definitions and regulations. A portion of these proposed amendments was to remove references to California Assembly Bill (AB) 1207, which was repealed in 2006. This portion was circulated for public review in March 2010 as a part of POD 09-006, the Solar and Wind Energy Ordinance. Another portion of these proposed amendments was to allow for additional small-sized wind energy systems with an Administrative Permit under the Medium wind energy system provisions with required findings and the existing size limitations in place. This portion was moved to a separate ordinance, POD 10-007, and was circulated for public review in June 2010. The remaining portion of the proposed amendments related to wind energy systems included more substantial changes to the regulations and required further environmental review. This portion, in addition to the removal of references to California Assembly Bill (AB) 1207 constitutes the proposed project. The summary below provides further details regarding the project.

Description: The project consists of the following amendments to the San Diego County Zoning Ordinance:

- Update of regulations for Small and Large Wind Energy Systems and removal of the former Medium Wind Energy System section.

- The creation of a new Renewable Energy section of the Zoning Ordinance consisting of wind energy systems.

- As previously required, large-scale wind power plants would continue to require a Major Use Permit to review projects on a case-by-case basis and address impacts on a case-by-case basis.

The amendments are intended to set forth reasonable standards and procedures for the installation and operation of wind energy systems to improve and enhance public welfare and safety, and to implement the San Diego County General Plan, specifically the Energy Element (adopted November 15, 1977).

Steps are being taken at both the state and federal levels to increase renewable energy production. At the state level, California's Renewable Portfolio Standard (RPS) program requires obligated load-serving entities (LSE), including San Diego Gas & Electric (SDG&E), to procure an additional minimum of 1 percent of retail sales per year from eligible renewable sources until 20 percent is reached, no later than 2010. Executive Order S-3-05 (June 2005) identified greenhouse gas (GHG) emission-reduction targets for the state, providing the impetus for a potential expansion of the RPS program to include a goal of 33 percent renewable energy by 2020. Additionally, the California Air Resources Board (ARB) issued the draft Climate Change Scoping Plan in June 2008, and a key component of achieving the GHG targets is that California codify into statute and achieve a 33 percent RPS by 2020.

According to California's RPS compliance filings, SDG&E's actual renewable power procurement percentage is 10.2 (SDG&E 2010). The proposed project is an important element in developing additional renewable energy resources required to meet the current and future California RPS and federal Energy Policy Act goals for developing renewable energy. With the advent of new technology, wind energy has become a viable renewable resource. The State has also adopted legislation (AB 45, October 11, 2009) to encourage the use of small wind systems and limit obstacles to their use.

The affected sections of the Zoning Ordinance are as follows:

- Section 1110: would add definitions for wind energy system Height and wind energy system Tower Height; revise definitions of wind energy system small, wind energy system large, and wind energy system non-operational; and remove wind energy system medium.

- Section 6123: would clarify a MET Facility of less than the height of the zone is allowed without the requirement for an Administrative Permit.

- Section 6156.z: would move wind energy system small regulations to new Section 6950.

- Section 6158.b: would move wind energy system small regulations to new Section 6950.
- Section 6950 and 6951: would remove wind energy system medium regulations, insert new wind energy system small section, and revise wind energy system large section.

See the attached Amendments to the Zoning Ordinance for additional information.

As outlined below, the proposed project includes the allowance of small wind energy systems that meet the definition of the Zoning Ordinance by right, and large turbines will be required to complete a separate environmental review process per the Major Use Permit procedures and requirements.

Environmental Review: The project includes both small wind energy systems and large wind energy systems, which are subject to different environmental review processes by the County. An overview of the different environmental process for small vs. large wind energy systems is provided below:

Small Wind Energy System: A small wind energy system is defined as a wind turbine energy conversion system, with or without a tower, which has a rated capacity of not more than 50 kilowatts for each system and is consistent with the requirements of Zoning Ordinance Sections 6156 and 6951 and used primarily for on-site energy use. These systems shall be permitted as an accessory use in all zones where the Civic, Commercial, Industrial or Extractive use types are allowed provided the system complies with the Renewable Energy Regulations commencing at Zoning Ordinance Section 6950. The Program Environmental Impact Report (PEIR) will include environmental review for small wind energy system projects, which meet the definition as stated previously.

Under the proposed project, a small wind energy system is allowed by right if the future proposed wind energy system meets the definition and all requirements listed in the Zoning Ordinance Section 6951. If a future small wind energy system meets the definition and all requirements listed in the Ordinance Section 6951, then the small wind energy system does not require any discretionary permits or public notice. In the event a future small wind energy system does not meet one or more of the requirements under Ordinance Section 6951, then a variance is required. In the event a variance is required, a future project is required to provide public notice and the local Community Planning Group where the project is being proposed will be provided the opportunity to review. The final decision on whether a variance will be granted will be based on a determination made by the Director of Planning and Land Use.

In the event a small wind energy system meets all the requirements in the Zoning Ordinance Section 6951 but includes more than three turbines, issuance of an Administrative Permit will be required. An Administrative Permit requires public notice, and the local Community Planning Group where the project is being

proposed will be provided the opportunity to review. The final decision on whether an Administrative Permit will be granted will be based on a determination made by the Director of Planning and Land Use and may be appealed to the Planning Commission. In some cases, where a project is purposed in certain zoning designations such as a "B" designator or a Specific Planning Area a Site Plan will be required. This discretionary action will be subject to CEQA review.

Large Wind Energy System: A large wind energy system is defined as a wind turbine energy conversion system, with or without a tower, which has a rated capacity of more than 50 kilowatts for each system and is consistent with the requirements of Zoning Ordinance Section 6951 for off-site or on-site energy use. Large wind energy systems would continue to require a Major Use Permit and additional project-level environmental review will be required for each project proposed. A project applicant that proposes to construct a large wind energy system will be required to complete the necessary forms and procedures for a Major Use Permit consistent with County processing requirements. As part of a Major Use Permit application, the project applicant will be required to complete an Application for an Environmental Initial Study (AEIS). The AEIS application submittal is utilized by the County to determine the appropriate California Environmental Quality Act (CEQA) document (i.e., Negative Declaration or Environmental Impact Report (EIR)) that will be required in order to complete an environmental review. Since each future large wind energy system application will be required to obtain a Major Use permit and complete a separate environmental review process, the County has determined that the PEIR being prepared for the proposed wind ordinance will not evaluate the potential environmental impacts associated with a large wind energy system. The ordinance amendments being proposed as part of this project do not include any change in the CEQA requirements for a large wind energy system from those currently being completed by the County. Large wind energy systems will continue to be evaluated under CEQA during project processing of each Major Use Permit application.

9. Surrounding land uses and setting (Briefly describe the project's surroundings):

San Diego County is bordered on the west by the Pacific Ocean, to the east by Imperial County, to the north by Orange and Riverside Counties, and to the south by Mexico. The County terrain varies from west to east, sloping up from the ocean, transitioning to rolling hills and then steep mountains that finally give way to flat and gently sloping deserts.

The County is a generally semi-arid environment and supports a wide range of habitats and biological communities. These habitats and communities range from grasslands to shrublands to coniferous forests. Additionally, these habitats and communities vary greatly depending on the ecoregion, soils and substrate, elevation, and topography.

The urban areas of the County are predominantly in the west, either surrounding the City of San Diego, or interspersed between the City of San Diego and the cities in Orange and Riverside counties. Farther east, the land is less developed, with the largest developed area in the eastern portion of the County being the community of Borrego Springs. While the eastern portion of the County is unincorporated and mostly undeveloped, the areas that have been developed have been predominantly developed in a rural fashion, with large lot sizes, agricultural or related uses, and have limited infrastructure and service availability.

The County is serviced by Interstates 5, 15, and 805 that all run north and south throughout the western portion of the County and Interstate 8 that runs east and west throughout the southern portion of the County. Additionally, the County is serviced by State Highways 76, 78, and 94 that all run east and west across the County and State Highways 67, 79, and 163 that all run north and south across the County.

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

Permit Type/Action	**Agency**
None	County of San Diego

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 "Less Than Significant with Mitigation Incorporated," as indicated by the checklists on the following pages.

☑ Aesthetics	☑ Agriculture and Forest Resources	☐ Air Quality
☑ Biological Resources	☑ Cultural Resources	☐ Geology and Soils
☐ Greenhouse Gas Emissions	☑ Hazards and Hazardous Materials	☐ Hydrology and Water Quality
☐ Land Use and Planning	☐ Mineral Resources	☑ Noise
☐ Population and Housing	☐ Public Services	☐ Recreation
☐ Transportation/Traffic	☐ Utilities and Service Systems	☑ 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, the Department of Planning and Land Use 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, the Department of Planning and Land Use 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, the Department of Planning and Land Use finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Matt Schneider
Signature

9-8-10
Date

Matt Schneider
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 significance

I. AESTHETICS -- Would the project:

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

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

Discussion/Explanation:

Potentially Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. The proposed amendments would allow wind energy systems to be located near or within the viewshed of a scenic vista. The viewshed and visible components of the landscape within that viewshed, including the underlying landform and overlaying land cover, establish the visual environment for the scenic vista. 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. 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 a scenic 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. It is also important to note that wind energy systems require open space to harness higher wind resource potential; therefore, they are generally located on or near ridgelines or in open areas that tend to be visible.

The proposed project includes revised language in the Zoning Ordinance that requires small wind energy system projects to implement measures to minimize visual impacts. These measures include minimizing the removal of existing vegetation, ensuring grading of internal roads is minimized, painting or otherwise visually treating accessory buildings to blend with the surroundings, and painting turbines and towers with non-reflective paint to blend with the surroundings. All future projects that propose a small wind energy system will be required to demonstrate consistency with the visual requirements of the Zoning Ordinance.

Furthermore, if a future proposed wind energy project involves substantial landform modification/grading that may have an adverse visual impact on a scenic vista, a discretionary grading permit would be required and would require further environmental review. Additionally, future projects involving grading would have to comply with Section 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING) of Division 7, EXCAVATION AND GRADING, of the San Diego County Zoning and Land Use Regulations. The erosion prevention and planting required by these sections of the San Diego County Zoning and Land Use Regulations will avoid stark, bare-graded slopes that could have an adverse visual impact on a scenic vista.

Even though future projects will be required to implement measures to minimize visual impacts under the proposed Zoning Ordinance and comply with Section 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING) of Division 7, EXCAVATION AND GRADING, of the San Diego County Zoning and Land Use Regulations, a small wind energy system could result in a potentially significant adverse impact on a scenic vista since it could introduce a new vertical element within the viewshed of a scenic vista. The proposed project's potential to result in a substantial adverse impact on a scenic vista will be further addressed in the PEIR.

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

Discussion/Explanation:

Potentially Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. The proposed amendments would allow wind energy systems to be located near or within the composite viewshed of a state scenic highway. State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic (Caltrans - California Scenic Highway Program). Generally, the area defined within a state scenic highway is the land adjacent to and visible from the vehicular right-of-way. The dimension of a scenic highway is usually identified using a motorist's line of vision, but a reasonable boundary is selected when the view extends to the distant horizon. The scenic highway corridor extends to the visual limits of the landscape abutting the scenic highway.

The proposed project includes revised language in the Zoning Ordinance that requires small wind energy system projects to implement measures to minimize visual impacts. These measures include minimizing the removal of existing vegetation, ensuring grading of internal roads is minimized, painting or otherwise visually treating accessory buildings to blend with the surroundings, and painting turbines and towers with non-reflective paint to blend with the surroundings. All future projects that propose a small wind energy system will be required to demonstrate consistency with the visual requirements of the Zoning Ordinance.

If a future proposed wind energy project involves substantial landform modification/grading that may have an adverse visual impact on scenic resources, a discretionary grading permit would be required and would require further environmental review. Additionally, future projects involving grading would have to comply with Section 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING) of Division 7, EXCAVATION AND GRADING, of the San Diego County Zoning and Land Use Regulations. The erosion prevention and planting required by these sections of the San

Diego County Zoning and Land Use Regulations will avoid stark, bare graded slopes that could have an adverse visual impact on a state scenic highway.

Even though future projects will be required to implement measures to minimize visual impacts under the proposed Zoning Ordinance and comply with Section 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING) of Division 7, EXCAVATION AND GRADING, of the San Diego County Zoning and Land Use Regulations, a small wind energy system could result in a potentially significant adverse impact on scenic resources within a state scenic highway since it could introduce a new vertical element within the viewshed of a scenic highway. The proposed project's potential to result in a substantial adverse impact will be further addressed in the PEIR.

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

☑ Potentially Significant Impact ☐ Less than Significant Impact

☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Potentially Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. The proposed amendments would allow wind energy systems that could affect the visual character or quality of a site and its surroundings. Visual character is the objective composition of the visible landscape within a viewshed. Visual character is based on the organization of the pattern elements line, form, color, and texture. Visual character is commonly discussed in terms of dominance, scale, diversity, and continuity. Visual quality is the viewer's perception of the visual environment and varies based on exposure, sensitivity, and expectation of the viewers.

The proposed project includes revised language in the Zoning Ordinance that requires small wind energy system projects to implement measures to minimize visual impacts. These measures include minimizing the removal of existing vegetation, ensuring grading of internal roads is minimized, painting or otherwise visually treating accessory buildings to blend with the surroundings, and painting turbines and towers with non-reflective paint to blend with the surroundings. All future projects that propose a small wind energy system will be required to demonstrate consistency with the visual requirements of the Zoning Ordinance.

Furthermore, if a future proposed wind energy system involves substantial landform modification/grading that may have an adverse visual impact on visual character or quality, a discretionary grading permit would be required and would require further environmental review. Additionally, future projects involving grading would have to comply with Section 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING) of Division 7, EXCAVATION AND GRADING, of the San Diego County Zoning and Land Use Regulations. The erosion prevention and planting required by

these sections of the San Diego County Zoning and Land Use Regulations will avoid stark, bare-graded slopes that could have an adverse impact on visual character or quality.

Even though future projects will be required to implement measures to minimize visual impacts under the proposed Zoning Ordinance and comply with Section 87.414 (DRAINAGE - EROSION PREVENTION) and 87.417 (PLANTING) of Division 7, EXCAVATION AND GRADING, of the San Diego County Zoning and Land Use Regulations, a small wind energy system could substantially degrade the existing visual character or quality of the site and its surroundings. It is also important to note that wind energy systems require open space to harness higher wind resource potential; therefore, they are generally located on or near ridgelines or in open areas that tend to be visible. The proposed project's potential to result in a substantial adverse impact will be further addressed in the PEIR.

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. The proposed amendments would allow wind energy systems that could include outdoor lighting. Any future outdoor lighting pursuant to a wind energy project would be required to meet the requirements of the County of San Diego Zoning Ordinance (Section 6322–6326) and the Light Pollution Code (Section 59.101–59.115).

The project would not contribute to significant cumulative impacts on day or nighttime views because future wind energy systems will conform to the Light Pollution Code. The code was developed by the San Diego County Department of Planning and Land Use and Department of Public Works in cooperation with lighting engineers, astronomers, land use planners from SDG&E, Palomar and Mount Laguna observatories, and local community planning and sponsor groups to effectively address and minimize the impact of new sources light pollution on nighttime views. The standards in the code are the result of this collaborative effort and establish an acceptable level for new lighting. Compliance with the code is required prior to issuance of any building permit for any project. Mandatory compliance for all new building permits ensures that this project, in combination with all past, present, and future projects, will not contribute to a cumulatively considerable impact. Therefore, compliance with the code ensures that the project will not create a significant new source of substantial light or glare, which would adversely affect daytime or nighttime views in the area, on a project or cumulative level.

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

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

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

Discussion/Explanation:

Potentially Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. The proposed amendments would allow wind energy systems to be located on land designated as Prime Farmland, Unique Farmland, and Farmland of Statewide or Local Importance according to the State Farmland Mapping and Monitoring Program. Although wind energy systems are considered an accessory use to agricultural lands, the project may have a potentially significant impact due to conversion of these farmland types to a non-agricultural use on a cumulatively considerable level. The project's potential to convert Important Farmland to a non-agricultural use will be addressed in the PEIR.

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. The proposed amendments would allow wind energy systems to be located on sites with zoning for an agricultural use and/or a Williamson Act contract. The future uses allowed pursuant to these Zoning Ordinance amendments are considered an accessory use to residential, commercial, industrial, and agricultural uses. In fact, many existing wind energy systems currently in operation in the County are accessories to active agricultural uses and necessary to supplement agricultural production for such things as well and water pumps. Therefore, wind energy systems would not conflict with zoning for agricultural use.

The future uses allowed pursuant to these Zoning Ordinance amendments could be found on land under a Williamson Act contract. In most cases, Williamson Act contracts would not conflict with any of these future uses. In some situations for projects with an Administrative Permit, the Williamson Act contract may need to be reviewed or removed from the property; however, this would be determined on a case-by-case basis.

Therefore, there will be no conflict with existing zoning for agricultural use, or a Williamson Act contract.

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. The proposed amendments would allow wind energy systems to be located on sites with zoning for 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)). The future uses allowed pursuant to these Zoning Ordinance amendments are considered an accessory use to residential, commercial, industrial, and agricultural uses. Therefore, wind energy systems would not conflict with zoning for forest land or timberland.

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

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

Discussion/Explanation:

Potentially Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. The proposed amendments would allow wind energy systems to be located on sites that may contain forest land. In most cases, the project would not conflict with any of these uses. However, the project may result in a potentially significant impact due to the conversion of forest land to non-forest uses on a cumulatively considerable level. This potential impact will be further analyzed in the PEIR.

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

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

Discussion/Explanation:

Potentially Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. The proposed amendments would allow wind energy systems to be located on a site with Important Farmland or other agricultural uses. Although wind energy systems are considered an accessory use to agricultural lands, the project may have a potentially significant impact due to conversion of Important Farmland or other agricultural resources to non-agricultural uses on a cumulatively considerable level. This potential impact will be further analyzed in the PEIR.

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

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. The project is not expected to create any emissions above the screening levels, and, therefore, the project will not conflict with or obstruct implementation of the RAQS or applicable portions of the SIP. Additionally, the projects allowed by these Zoning Ordinance amendments would contribute to lowering polluting emissions from large power plants supplying power to the County of San Diego.

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

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

Discussion/Explanation:

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

Construction Emissions: Grading operations associated with the construction of a wind energy project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase are anticipated to be minimal, temporary, and localized, which is likely to result in pollutant emissions below the screening-level criteria established by the LUEG guidelines for determining significance. In addition, as seen in Response III (d), a future project may be required to include measures to ensure that it will not result in a cumulatively considerable net increase of air emissions during construction.

Operational Emissions: Vehicle trips generated from a future project associated with operation and maintenance of a wind energy system will result in less than 1 average daily trip (ADT) for a typical project. According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADTs are below the screening-level criteria established by the guidelines for criteria pollutants. Additionally, the projects allowed by these amendments would contribute to lowering polluting emissions from large power plants supplying power to the County of San Diego. As such, the project will not violate any air quality standard or contribute substantially to an existing or projected air quality violation.

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

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

Discussion/Explanation:

San Diego County is presently in non-attainment for the 1-hour concentrations under the California Ambient Air Quality Standard (CAAQS) for ozone. San Diego County is also presently in non-attainment for the annual geometric mean and for the 24-hour concentrations of particulate matter less than or equal to 10 microns (PM_{10}) under the CAAQS. Ozone 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.

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. Air quality emissions associated with a project could include emissions of PM_{10}, NO_x, and VOCs from construction/grading activities, as well as VOCs as a result of traffic from operations at the facility.

Construction Emissions: Grading operations associated with the construction of a project would be subject to County of San Diego Grading Ordinance, which requires the implementation of dust control measures. Emissions from the construction phase of a future project would be minimal and localized, resulting in PM_{10} and VOC emissions below the screening-level criteria established by the LUEG guidelines for determining significance.

Operational Emissions: The vehicle trips generated from the project will result in less than 1 ADT for a typical project. According to the Bay Area Air Quality Management District CEQA Guidelines for Assessing the Air Quality Impacts of Projects and Plans, projects that generate less than 2,000 ADTs are below the screening-level criteria established by the LUEG guidelines for determining significance for VOCs and PM_{10}. Additionally, the projects allowed by these amendments would contribute to lowering polluting emissions from large power plants supplying power to the County of San Diego.

d) Expose sensitive receptors to substantial pollutant concentrations?

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

Discussion/Explanation:

Less than Significant Impact: Air quality regulators typically define sensitive receptors as schools (preschool through 12th grade), hospitals, resident care facilities, day-care centers, or other facilities that may house individuals with health conditions that would

be adversely impacted by changes in air quality. The County of San Diego also considers residences as sensitive receptors since they house children and the elderly.

The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. A proposed wind energy system that would be allowed by right under the proposed wind energy ordinance will not generate significant levels of air pollutants. Sensitive receptors could be identified within a quarter-mile (the radius determined by the SCAQMD in which the dilution of pollutants is typically significant) of future proposed wind energy systems, such as schools, hospitals, resident care facilities, day-care centers, or other facilities. However, a wind energy system that would be allowed by right under the proposed wind energy ordinance does not propose uses or activities that would result in exposure of these identified sensitive receptors to significant pollutant concentrations and will not place sensitive receptors near carbon monoxide hotspots. Additionally, the projects allowed by these amendments would contribute to lowering polluting emissions from large power plants supplying power to the County of San Diego. As such, the project will not expose sensitive populations to excessive levels of air pollutants.

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. Pursuant to these amendments, a project could produce objectionable odors, which would result from VOCs, ammonia, carbon dioxide, hydrogen sulfide, methane, alcohols, aldehydes, amines, carbonyls, esters, disulfides dust, and endotoxins from the construction and operational phases. However, these substances, if present at all, would only be in trace amounts (less that 1 microgram per cubic meter ($\mu g/m^3$)). Subsequently, no significant air quality/odor impacts are expected to affect surrounding receptors. Moreover, the effects of objectionable odors are localized to the immediate surrounding area and will not contribute to a cumulatively considerable odor.

IV. BIOLOGICAL RESOURCES -- Would the project:

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. Some future wind energy systems will be located on developed lots or already-cleared areas and will not have an impact on any candidate, sensitive, or special-status species. Some future wind energy systems may be built on land that contains native habitat and possibly even candidate, sensitive, or special-status species. However, all future wind energy systems built pursuant to this Zoning Ordinance amendment would be required to comply with all existing state and federal regulations that ensure the protection of candidate, sensitive, or special-status species, including the federal Endangered Species Act and the California Endangered Species Act. Furthermore, if a future wind energy system involves substantial landform modification/grading that may have an adverse impact on candidate, sensitive, or special-status species, a discretionary grading permit would be required and would require further environmental review. In addition, if clearing of land in preparation for construction of wind energy systems is not specifically exempted, it is subject to Section 87.501 et seq. of the County Code; a discretionary clearing permit would be required and would require further environmental review.

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 Impact
☐ Less Than Significant With Mitigation Incorporated ☐ No Impact

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. Some future wind energy systems will be located on developed lots and will not have an impact on any riparian habitat or other sensitive natural community. Some future wind energy systems may be built on land that contains riparian habitat or other sensitive natural communities as defined by the County of San Diego Multiple Species Conservation Program (MSCP), Natural Community Conservation Plan (NCCP), Fish and Game Code, Endangered Species Act, Clean Water Act, or other local or regional plans, policies, or regulations. However, future wind energy systems built pursuant to this Zoning Ordinance amendment would be required to comply with all existing state and federal regulations that ensure the protection of riparian and sensitive habitat communities including the federal Endangered Species Act, the California Endangered Species Act, the federal

Clean Water Act, and the need for a California Streambed Alteration Agreement. Future wind energy systems proposed within the County's MSCP boundaries will be required to comply with the Biological Mitigation Ordinance and/or the MSCP Subarea Plan. Compliance with the Southern California Coastal Sage Scrub NCCP Process Guidelines will be required for any project outside of the MSCP that requires a grading or clearing permit that will impact more than one acre of coastal sage scrub habitat.

Furthermore, if a future wind energy system involves substantial landform modification/grading that may have an adverse impact on riparian habitat or other sensitive natural community, a discretionary grading permit would be required and would require further environmental review. In addition, if clearing of land in preparation for construction of a wind energy system is not specifically exempted, it is subject to Section 87.501 et seq. of the County Code; a discretionary clearing permit would be required and would require further environmental review. Therefore, project impacts to any riparian habitat or sensitive natural community identified in the County of San Diego MSCP, NCCP, Fish and Game Code, Endangered Species Act, Clean Water Act, or any other local or regional plans, policies, or regulations, are considered less than significant.

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. Any future wind energy system built pursuant to this Zoning Ordinance amendment would be required to comply with all federal regulations that ensure the protection of wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.). No discharging into, directly removing, or hydrologically interrupting any federally protected wetlands will be permitted without appropriate authorization from the Army Corps of Engineers.

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

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

Discussion/Explanation:

Potentially Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. Some future wind energy systems will be located on developed lots and will not have an impact on the movement of any native resident or migratory fish or wildlife species or established native resident or migratory wildlife corridors, nor will they impede the use of native wildlife nursery sites. Some future wind energy systems may be built on land that contains native habitat and possibly even on land that provides corridors or native wildlife nursery sites. However, future wind energy systems built pursuant to this Zoning Ordinance amendment would be required to comply with all existing state and federal regulations that ensure the protection of native resident or migratory fish or wildlife or corridors and nursery sites, including the Federal Endangered Species Act and the California Endangered Species Act. Furthermore, if a future wind energy system involves substantial landform modification/grading that may have an adverse impact on corridors or native wildlife nursery sites, a discretionary grading permit would be required and would require further environmental review. In addition, if clearing of land in preparation for construction of a wind energy system is not specifically exempted, it is subject to Section 87.501 et seq. of the County Code; a discretionary clearing permit would be required and would require further environmental review.

The project includes wind energy systems that would not exceed 100 feet in height. These wind energy systems may have the potential to impact birds that travel within the County of San Diego. The Pacific Flyway is a major north–south migration route for birds that travel between North and South America. In Southern California, birds typically use the coast and inland areas. The Pacific Coast route is used by gulls, ducks, and other water birds. The longest and most important route of the Pacific Flyway is that originating in northeastern Alaska. This route, that includes most waterfowl and shorebirds, passes through the interior of Alaska and then branches such that large flights continue southeast into the Central and Mississippi flyways, or they may turn in a southwestern direction and pass through the interior valleys of California, ending or passing through the Salton Sea (Birdnature 2009). The southward route of long-distance migratory land birds of the Pacific Flyway that typically overwinter south of the United States extends through the interior of California to the mouth of the Colorado River and on to their winter quarters that may be located in western Mexico (USGS 2006).

Migration timing varies from species to species, and for some there is little documentation of the timing; for others, the arrival and departure has been well documented species by species (Unitt 2004). In general, bird migration occurs during the months of March through April and August through November. Although many species of migrants have been documented to migrate at high altitudes, from 500 to 2,000 feet (Williams 1950), most migrants flying over or near the ocean migrate at lower altitude, below 300 feet (Huppop et al. 2006). Birds migrating over terrestrial locations appear to migrate at higher altitudes, but do not frequently exceed 1,500 feet (Cooper and Ritchie 1995). Larger birds, such as ducks and geese, are frequently observed up to 7,000 feet (FAA 2010). Given that wind energy systems require open space to

harness higher wind resources, future projects could potentially interfere with migratory bird patterns. These potential impacts will be further addressed in the PEIR.

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

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

Discussion/Explanation:

Less than Significant Impact: The proposed Zoning Ordinance amendment is not subject to the regulations of the Biological Mitigation Ordinance (per Section 86.503(a)(3)), the RPO (per Section 86.603 (a)), or the Habitat Loss Permit Ordinance because a Zoning Ordinance amendment is not considered a land development permit. Depending on the type of land development permit and the location, future wind energy systems may be required to comply with such policies and ordinances for the protection of biological resources. In addition, such permits may be subject to applicable Habitat Conservation Plans (HCPs) or NCCPs. Currently, the County has one adopted HCP/NCCP that could be affected by future wind energy systems, which is the County's MSCP. The MSCP only covers the southwest portion of the County. Ministerial or discretionary permits within the boundaries of the MSCP must avoid preserve lands and make minimum findings of conformance with the MSCP Subarea Plan. Therefore, this proposed Zoning Ordinance amendment and future permits for wind energy systems would not conflict with an adopted HCP, NCCP, or other approved local, regional, or state HCP, or any other local policies or ordinances that protect biological resources.

V. CULTURAL RESOURCES -- Would the project:

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

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

Discussion/Explanation:

Potentially Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. Unincorporated San Diego County contains historical sites that are designated on local, state, and national historical lists and meet the definitions of historical resources under Section 15064.5(a) of the CEQA Guidelines or the County's Resource Protection Ordinance (RPO). Such

resources include historical structures such as residences, school houses, stage depots, and cemeteries throughout the County. Special Area Designator “H” is used to identify some of the historic resources and require review through the Zoning Ordinance. However, some resources exist within the unincorporated County that are historically significant but have not yet been identified or designated.

The project could adversely affect historical sites though the introduction of visual, audible, or atmospheric effects that are out of character with the historical resources or alter the setting of the resources when the setting contributes to the resources’ significance. In addition, the project has the potential to contribute to a cumulatively considerable impact on historical resources in the region. This potential impact will be further analyzed in the PEIR.

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. Some future wind energy systems will be located on developed lots and would not cause a substantial adverse change in the significance of an archaeological resource. In some cases, a project will not impact archaeological resources since prior grading of the project site has eliminated any potential for impacts to buried archaeological resources.

A future wind energy system could result in an adverse change in the significance of archaeological resources by proposing ground-disturbing activities without proper regulation and monitoring. Ground-disturbing activities, such as excavation and grading have the potential to damage or destroy archaeological resources that may be present on or below the ground surface, particularly in areas that have not previously been developed. Any wind energy system that necessitates land modification will require review for cultural resources. A County staff review of the potential for archaeological resources will be a requirement of any discretionary application. If the review indicates a potential for resources either surface or subsurface, an archaeological field survey will be required. If archaeological sites are identified, avoidance by project redesign will be the preferred action. If avoidance is not feasible, site testing for significance will be required. CEQA significant sites may be subject to a data recovery program prior to the actual grading. The cultural review during the discretionary process will also determine whether monitoring by a County approved archaeologist and Native American representative will be required during grading. Therefore, these Zoning Ordinance amendments will result in a less than significant impact on archaeological resources, and will not contribute to a cumulatively considerable impact.

c) Directly or indirectly destroy a unique geologic feature?

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. San Diego County has a variety of geologic environments and geologic processes that generally occur in other parts of the state, country, and world; however, some features stand out as being unique in one way or another within the boundaries of the County. Some future wind energy systems will be located on developed lots that do not support unique geologic features as mapped by the County General Plan. If any future wind energy system involved significant landform modification of undeveloped lots to create a foundation for a future facility, a discretionary grading permit and further environmental review would be required. Also, in some instances, a wind energy system would require issuance of an Administrative or Major Use Permit and would require further environmental review. At that time, a site evaluation could be conducted to determine if the site supports a unique geologic feature. If any future wind energy system did not involve significant landform modification or did not require a grading or clearing permit and subsequently did not require a discretionary grading permit, any potentially significant geologic resources would remain in place and would not be disturbed.

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. San Diego County has a variety of paleontological environments that generally occur in other parts of the state, country, and world; however, some features stand out as being unique in one way or another within the boundaries of the County. Some future wind energy systems will be located on developed lots that do not support unique paleontological resources or sites.

If a future wind energy system involved significant landform modification to create a foundation for a future facility, a discretionary grading permit and further environmental review would be required. At that time, a site evaluation would be conducted to measure the potential for significant impacts on a unique paleontological resource or site. A moderate-to-high potential for impacts would necessitate monitoring during grading by a qualified paleontologist and implementation of mitigation measures in the event that

unique paleontological resources are discovered. If any future wind energy system did not involve significant landform modification or did not require a grading or clearing permit and subsequently did not require a discretionary grading permit, then any unique paleontological resources would remain in place and would not be disturbed. Therefore, potential impacts to paleontological resources would be less than significant.

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

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

Discussion/Explanation:

Less than Significant Impact: See response V(b). In the event a future wind energy system requires ground-disturbing activities and is located in an area known to contain human remains, mitigation measures would be required to ensure impacts are reduced to a level below significance. Mitigation measures would likely include an archaeological monitor being present during ground-disturbance activities and preparation of a cultural resources survey report to determine the potential likelihood of human remains at the site. As outlined in CEQA Guidelines Section 15064.5, in the event that human remains are discovered during grading or construction of a project, the County will work with the appropriate Native Americans as identified by the Native American Heritage Commission (NAHC) as provided in Public Resources Code, Section 5097.98, to ensure that all human remains will be appropriately treated or disposed of, with appropriate dignity and any items associated with Native American burials will be provided to the appropriate Native Americans, as identified by the NAHC. As such, potential impacts associated with these Zoning Ordinance amendments would be less than significant.

VI. GEOLOGY AND SOILS -- Would the project:

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

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. A future wind energy system built pursuant to this Zoning Ordinance amendment may be located within a fault-rupture hazard zone as identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42 (SP 42), Revised 1997, Fault-Rupture Hazards Zones in California, or within an area with substantial evidence of a known fault. However, structures that will be built pursuant this Zoning Ordinance amendment will be required to comply with the County Building Code requirements. Included in the County Building Code are requirements that address seismic events through engineering requirements prior to the issuance of a building permit. Therefore, due to these requirements, the project does not have the potential to expose people or structures to substantial adverse effects. Impacts from the exposure of people or structures to a known fault-rupture hazard zone as a result of this project would be less than significant.

ii. Strong seismic ground shaking?

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. A future wind energy system built pursuant to this Zoning Ordinance amendment may be located near a known active-fault zone as defined within the Uniform Building Code's Maps of Known Active Fault Near-Source Zones in California. To ensure the structural integrity of all buildings and structures, a project must conform to the Seismic Requirements - Chapter 16, Section 162 - Earthquake Design, 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 impacts would be reduced to less than significant from the exposure of people or structures to potential adverse effects from strong seismic ground shaking.

iii. Seismic-related ground failure, including liquefaction?

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

Discussion/Explanation:

Less than Significant: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. A future wind energy system built pursuant to this Zoning Ordinance amendment may be located on soils subject to liquefaction such as a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. To ensure the structural integrity of all buildings and structures, any future structures located in these areas must conform to the Seismic Requirements - Chapter 16, Section 162 - Earthquake Design, as outlined within the California Building Code. Section 162 requires a soils compaction report with proposed foundation recommendations to be approved by a County Structural Engineer before the issuance of a building or grading permit. Therefore, exposure of people or structures to potential adverse effects from seismic-related ground failure as a result of this project would be reduced to less than significant.

iv. Landslides?

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. A future wind energy system may be located within 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, California* (URS 2004, Figure 4.3.6). 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. If a future wind energy system involved substantial landform modification/grading that may expose people or structures to potential substantial adverse effects from landslides, a discretionary grading permit would be required and would require further environmental review. Additionally, future projects involving grading would have to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Section 87.209 and

provide a soils investigation to ensure that recommendations to correct weak or unstable soil conditions have been incorporated in the grading plan and specifications. As part of this process, a Geotechnical Report may be required to demonstrate the area does not show evidence of either pre-existing or potential conditions that could become unstable and result in landslides. Therefore, potential adverse effects from landslides as a result of this project would be less than significant.

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. According to the Soil Survey of San Diego County, soils throughout San Diego County are identified as having a soil erodibility rating of "slight," "moderate," and/or "severe" as indicated by the Soil Survey for the San Diego Area, prepared by the U.S. Department of Agriculture, Soil Conservation and Forest Service dated December 1973. However, the development of a future wind energy system will not result in substantial soil erosion or the loss of topsoil because any project that involves grading is required to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE – EROSION PREVENTION) and 87.417 (PLANTING). Compliance with these regulations minimizes the potential for water and wind erosion. Due to these factors, it has been found that the project will not result in substantial soil erosion or the loss of topsoil on a project level.

In addition, the project will not contribute to a cumulatively considerable impact because all past, present, and future projects in the County's jurisdiction that involve grading or land disturbance are required to follow the requirements of the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Sections 87.414 (DRAINAGE – EROSION PREVENTION) and 87.417 (PLANTING); Order 2001-01 (National Pollutant Discharge Elimination System (NPDES) No. CAS 0108758), adopted by the San Diego Region Regional Water Quality Control Board (RWQCB) on February 21, 2001; County Watershed Protection, Storm Water Management, and Discharge Control Ordinance (WPO) (Ord. No. 9424); and County Storm Water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426).

c) Will the project produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction, or collapse?

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

Discussion/Explanation:

Less than Significant Impact: See response VI(a), i-iv listed above.

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. Future wind energy systems may be located on expansive soils as defined within Table 18-I-B of the Uniform Building Code (1994). However, impacts would be less than significant because all new construction is required to comply with the improvement requirements identified in the 1997 Uniform Building Code, Division III – Design Standard for Design of Slab-On-Ground Foundations to Resist the Effects of Expansive Soils and Compressible Soils, which ensure suitable structure safety in areas with expansive soils. Therefore, the potential for a project to be located on expansive soil, creating substantial risks to life or property, would be less than significant.

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. Most wind energy systems would not propose any septic tanks or alternative wastewater disposal systems since no wastewater will be generated. However, some systems may rely on public water and

sewer for the disposal of wastewater. In this case, no septic tanks or alternative wastewater disposal systems would be proposed. However, a project could propose to discharge domestic waste to on-site wastewater systems (OSWS), also known as septic systems.

If septic systems are proposed, discharged wastewater must conform to the RWQCB's applicable standards, including the Regional Basin Plan and the California Water Code. California Water Code, Section 13282, allows RWQCBs to authorize a local public agency to issue permits for OSWS "to ensure that systems are adequately designed, located, sized, spaced, constructed, and maintained." The RWQCBs with jurisdiction over San Diego County have authorized the County of San Diego, Department of Environmental Health (DEH) to issue certain OSWS permits throughout the County and within the incorporated cities. DEH will review and approve the OSWS layout for future projects pursuant to DEH, Land and Water Quality Division's, "On-site Wastewater Systems: Permitting Process and Design Criteria." Therefore, the project will have to demonstrate the presence of soils capable of adequately supporting the use of septic tanks or alternative wastewater disposal systems as determined by the authorized local public agency. In addition, the project will comply with the San Diego County Code of Regulatory Ordinances, Title 6, Div. 8, Chap. 3, Septic Tanks and Seepage Pits. Therefore, potential impacts related to soils being incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater would be less than significant.

VII. GREENHOUSE GAS EMISSIONS – Would the project

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

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

Discussion/Explanation:

Less than Significant Impact: 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 region1 identified on-road transportation (cars and trucks) as the largest contributor of GHG emissions in the region, accounting for 46 of the total regional emissions. Electricity and natural gas combustion were the second (25%) and third (9%) largest regional contributors, respectively, to regional GHG emissions.

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

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

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

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

In addressing the potential for a project to generate GHG emissions that would have a potentially significant cumulative effect on the environment, a 900-metric-ton threshold was selected to identify those projects that would be required to calculate emissions and implement mitigation measures to reduce a potentially significant impact. The 900-metric-ton screening threshold is based on a threshold included in the California Air Pollution Control Officers Association (CAPCOA) white paper2 that covers methods for addressing GHG emissions under CEQA. The CAPCOA white paper references the

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

[2] See CAPCOA White Paper: *CEQA & Climate Change: Evaluating and Addressing Greenhouse Gas Emissions from Projects Subject to the California Environmental Quality Act* January 2008 (http://www.climatechange.ca.gov/publications/others/CAPCOA-1000-2008-010.PDF).

900-metric-ton guideline as a conservative threshold for requiring further analysis and mitigation. The 900-metric-ton threshold was based on a review of data from four diverse cities (Los Angeles in Southern California and Pleasanton, Dublin, and Livermore in Northern California) to identify the threshold that would capture at least 90 percent of the residential units or office space on the pending applications list. This threshold will require a substantial portion of future development to minimize GHG emissions to ensure implementation of AB 32 targets is not impeded. By ensuring that projects that generate more than 900 metric tons of GHG implement mitigation measures to reduce emissions, it is expected that a majority of future development will contribute to emission reduction goals that will assist the region in meeting its GHG reduction targets.

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

The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. A future wind energy system may be located in various areas throughout the unincorporated portions of the County of San Diego over which the County has land use jurisdiction. The likely areas for wind energy systems are in the East County due to higher wind resource potential. Emissions from future wind energy systems will be generated from construction activities, such as grading, as well as construction vehicle trips. Emissions from the construction phases would be minimal, temporary, and localized. Operational emissions from future wind energy systems would include vehicle trips generated from operation and maintenance, which is expected to result in less than 1 ADT for a typical project. Therefore, the project is expected to generate less than 900 metric tons of GHG emissions based on estimates of GHG emissions for various project types included in the CAPCOA white paper.[3] Additionally, the projects allowed by these amendments would contribute to lowering polluting emissions from large power plants supplying power to the County of San Diego.

Furthermore, projects that generate less than 900 metric tons of GHG will also participate in emission reductions because air emissions including GHGs are under the purview of CARB (or other regulatory agencies) and will be "regulated" either by CARB, the federal government, or other entities. For example, new vehicles will be subject to increased fuel economy standards and emission reductions.[4] As a result, even the

[3] Nine hundred metric tons of GHG emissions are estimated to be generated by 50 Single Family Residential units, 70 apartments/condos, 35,000 square feet of general commercial/office, 11,000 square feet of retail, or 6,300 square feet of supermarket/grocery space.

[4] On September 15, 2009, the United States Environmental Protection Agency (EPA) and the Department of Transportation's National Highway Safety Administration (NHTSA) proposed a national program to reduce GHG emissions and improve fuel economy for new cars and trucks sold in the United States. The proposed standards would cut CO_2 emissions by an estimated 950 million metric tons and 1.8 billion barrels of oil over the lifetime of the vehicles sold under the program.

emissions that result from projects that produce less than 900 metric tons of GHG will be subject to emission reductions. Therefore, given that the project would contribute to lowering polluting emissions from large power plants supplying power to the County of San Diego and would provide a renewable energy source that would reduce emissions from large power plants, impacts would be less than significant.

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

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

Discussion/Explanation:

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

SB 375, passed in 2008, links transportation and land use planning with global warming. It requires ARB to set regional targets for the purpose of reducing GHG emissions from passenger vehicles. Under this law, if regions develop integrated land use, housing, and transportation plans that meet SB 375 targets, new projects in these regions can be relieved of certain review requirements under CEQA. Development of regional targets is underway, and SANDAG is in the process of preparing the region's SCS, which will be a new element of the 2050 RTP. The strategy will identify how regional GHG reduction targets, as established by the ARB, will be achieved through development patterns, transportation infrastructure investments, and/or transportation measures or policies that are determined to be feasible.

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

Until local plans are developed to address GHG emissions, such as a local SCS and updated General Plan policies, the project is evaluated to determine whether it would impede the implementation of AB 32 GHG reduction targets. For the reasons discussed in the response VII (a), the project would not impede the implementation of AB 32 reduction targets. Therefore, the project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.

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

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

☐ Potentially Significant Impact

☑ Less than Significant Impact

☐ Less Than Significant With Mitigation Incorporated

☐ No Impact

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. Projects pursuant to these amendments could involve the routine use and storage of hazardous materials. In addition, a project site could include a facility listed in the U.S. Environmental Protection Agency's (EPA's) Resource Conservation and Recovery Information System (RCRIS) as a Hazardous Materials Handler or could include a permitted facility in the San Diego County Hazardous Materials Establishment database. However, future wind energy systems 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.

A project could propose to demolish or renovate structures on site that were constructed prior to 1980 and that may contain lead-based paint (LBP) and asbestos-containing materials (ACMs). Lead is a highly toxic metal that was used up until 1978 in paint used on walls, woodwork, siding, windows, and doors. Lead containing materials shall be managed by applicable regulations including, at a minimum, the hazardous waste disposal requirements (Title 22 CCR Division 4.5), the worker health and safety requirements (Title 8 CCR Section 1532.1), and the State Lead Accreditation, Certification, and Work Practice Requirements (Title 17 CCR Division 1, Chapter 8). Asbestos was used extensively from the 1940s until the late 1970s in the construction industry for fireproofing, thermal and acoustic insulation, condensation control, and decoration. The EPA has determined that there is no "safe" exposure level to asbestos. It is, therefore, highly regulated by the EPA, California Environmental Protection Agency (CalEPA), and the California Occupational Safety and Health Administration (CalOSHA). Demolition or renovation operations that involve ACMs must conform to SDAPCD Rules 361.140–361.156. In accordance with existing regulations, future wind energy systems will be required to complete asbestos and lead surveys to determine the presence or absence of ACMs or LBP prior to issuance of a building permit that includes demolition of on-site structures and prior to commencement of demolition or renovation activities.

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 that describes the procedures for mitigating a hazardous release, procedures and equipment for minimizing the potential damage of a hazardous materials release, and provisions for immediate notification of the DEH 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 regulatory requirements related to hazardous substances outlined above and the fact that the initial planning, ongoing monitoring, and inspections will occur in compliance with local, state, and federal regulation, the project will not result in any potentially significant impacts related to the routine transport, use, and disposal of hazardous substances or related to the accidental explosion or release of hazardous substances.

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. Such a project could be located within one-quarter mile of an existing or proposed school and could propose the storage and handling of hazardous substances. Future project sites could include facilities listed in the EPA's Resource Conservation and RCRIS as a Hazardous Materials Handler or include a permitted facility in the San Diego County Hazardous Materials Establishment database. 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.

The DEH HMD is the 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 that describes the procedures for mitigating a hazardous release, procedures and equipment for minimizing the potential damage of a hazardous materials release, and provisions for immediate notification of the HMD, the Office of Emergency Services, and other emergency response personnel such as the local fire agency having jurisdiction. Implementation of the emergency response plan facilitates rapid response in the event of an accidental spill or release, thereby reducing potential adverse impacts. Furthermore, the DEH HMD is required to conduct ongoing routine inspections to ensure compliance with existing laws and regulations, to identify safety hazards that could cause or contribute to an accidental spill or release, and to suggest preventative measures to minimize the risk of a spill or release of hazardous substances.

Therefore, due to the regulatory requirements related to hazardous substances outlined above and the fact that the initial planning, ongoing monitoring, and inspections will occur in compliance with local, state, and federal regulation, the project will not result in any potentially significant impacts related to the hazardous emissions or handling of hazardous substances, or waste within one-quarter mile of an existing or proposed school.

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. A future wind energy system may be located on a site listed in the State of California Hazardous Waste and Substances sites list compiled pursuant to Government Code, Section 65962.5. However, the project will not create significant hazard to the public or the environment because if a property is on the list, the County will not issue a building permit until any significant hazard has been referred to and remediated to the satisfaction of the Department of Environmental Health. Because remediation of the site will occur prior to issuance of a building permit, the project will not create a significant hazard to the public or the environment and will not contribute to a cumulatively considerable impact. Therefore, although a project site could be listed, the project would not create a significant hazard to the public or the environment because all site remediation and cleanup would have occurred and would not contribute to a cumulatively considerable impact.

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. A project pursuant to these amendments could be located within an Airport Land Use Compatibility Plan (ALUCP), an Airport Influence Area, or a Federal Aviation Administration (FAA) Height Notification Surface. However, future wind energy systems would not result in hazards to airport safety or surrounding land uses for the following reasons:

- Such projects will comply with the California Land Use Planning Handbook's Safety Compatibility Criteria for Safety Compatibility Zones.
- Such projects would have to be determined to be compatible with the applicable ALUCP and Compatibility Policies for the Airport by the San Diego County Regional Airport Authority.
- If a wind energy system is located within the FAA Height Notification Surface due to its proximity to an airport, notice will be filed with the FAA. The applicant would complete the FAA Form 7460-1 Notice of Proposed Construction or Alteration and submit the form to the FAA for review. The FAA would review the project and identify if the project is an airspace obstruction or hazard. If not, the project would comply with the FAA Regulations, Part 77 – Objects Affecting Navigable Airspace.

Also, in some instances, a wind energy system would require issuance of an Administrative or Major Use Permit and would require further environmental review. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. A project pursuant to these amendments could be located within 1 mile of a private airstrip. It would not have a significant impact on the operation of a facility because If the proposed project is located within the FAA Height Notification Surface due to its proximity to an airport, notice will be filed with the FAA. The applicant would complete the FAA Form 7460-1 Notice of Proposed Construction or Alteration and submit the form to the FAA for review. The FAA would review the project and identify if the project is an airspace obstruction or hazard. If not, the project would comply with the FAA Regulations, Part 77 – Objects Affecting Navigable Airspace.

Also, in some instances, a wind energy system would require issuance of an Administrative or Major Use Permit and would require further environmental review. Therefore, the project will not constitute a safety hazard for people residing or working in the project area.

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

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

Discussion/Explanation:

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

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

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

ii. SAN DIEGO COUNTY NUCLEAR POWER STATION EMERGENCY RESPONSE PLAN

No Impact: The San Diego County Nuclear Power Station Emergency Response Plan will not be interfered with by the project due to the location of the project, plant, and the specific requirements of the plan. The emergency plan for the San Onofre Nuclear Generating Station includes an emergency planning zone within a 10-mile radius. All land area within 10 miles of the plant is not within the jurisdiction of the unincorporated County; as such, a project in the unincorporated area is not expected to interfere with any response or evacuation.

iii. OIL SPILL CONTINGENCY ELEMENT

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

iv. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

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

v. DAM EVACUATION PLAN

No Impact: The Dam Evacuation Plan will not be interfered with because the project will not result in an occupied structure located within a dam inundation zone.

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

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

Discussion/Explanation:

Potentially Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. A future wind energy system may be located in areas that are completely surrounded by urbanized areas, and/or irrigated lands and where there are no adjacent wildland areas. Therefore, future wind energy systems located in an urban area are not anticipated to expose people or structures to a significant risk of loss, injury, or death involving hazardous wildland fires.

Some future wind energy systems may be located within and served by independent fire protection districts and may also be located adjacent to wildlands that have the potential

to support wildland fires. A future wind energy system located adjacent to wildlands has the potential to expose people or structures to a significant risk of loss, injury, or death involving wildland fires in absence of mitigation measures. The PEIR will analyze the potential impacts from future wind energy systems that could be allowed by right under the proposed Zoning Ordinance and the potential impacts that would result in relation to wildland fires.

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. Most wind energy systems do not involve or support uses that allow water to stand for a period of 72 hours (3 days) or more (e.g., artificial lakes, agricultural irrigation ponds), nor do they involve or support uses that will produce or collect animal waste, such as equestrian facilities, animal-raising operations (chicken coops, dairies, etc.), solid waste facilities, or other similar uses. Therefore, the project will not substantially increase current or future residents' exposure to vectors, including mosquitoes, rats, or flies or create a cumulatively considerable impact.

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

a) Violate any waste discharge requirements?

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. A future wind energy system will be required to implement site design measures and/or source control best management practices (BMPs) and/or treatment control BMPs to reduce potential pollutants to the maximum extent practicable from entering storm water runoff. Future wind energy systems are expected to be required to obtain building permits. Other permits may be required as well. For example, in some instances, a wind energy system would require issuance of an Administrative Permit and would require further environmental review. Building permits and Administrative Permits, grading plans, on-site wastewater system

permits, and well permits, as well as other discretionary and ministerial permits, are subject to regional surface water and storm water permitting regulation for the County of San Diego, including the following: Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; WPO (Ord. No. 9424); County Storm Water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426).

These site design measures and/or source control BMPs and/or treatment control BMPs will require future projects to meet waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (San Diego Regional Water Quality Control Board (SDRWQCB) Order No. 2001-01), as implemented by the San Diego County Jurisdictional Urban Runoff Management Program (JURMP) and Standard Urban Storm Water Mitigation Plan (SUSMP).

Finally, conformance of all future projects allowed pursuant to this Zoning Ordinance amendment to the waste discharge requirements ensures the project will not create cumulatively considerable water quality impacts related to waste discharge because, through the permit, the project will conform to Countywide watershed standards in the JURMP and SUSMP, derived from state regulation to address human health and water quality concerns. Therefore, a future project will not contribute to a cumulatively considerable impact to water quality from waste discharges.

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. A future wind energy system may be located in various hydrologic subareas, within the various hydrologic units throughout the unincorporated areas of the County. According to the Clean Water Act Section 303(d) list, July 2003, these watersheds are impaired for numerous pollutants. However, it is expected that future wind energy systems will be required to employ site design measures and/or source control BMPs and/or treatment control BMPs such that potential pollutants will be reduced in any runoff to the maximum extent practicable so as not to increase the level of these pollutants in receiving waters. Wind energy systems are expected to be required to obtain building permits. Other permits may be required as well. For example, in some instances, a wind energy system would require issuance of an Administrative Permit and would require further environmental review. Building permits, Administrative Permits, grading plans, on-site wastewater system permits, and well permits, as well as other discretionary and ministerial permits are subject to

regional surface water and storm water permitting regulation for County of San Diego, including the following: Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; WPO (Ord. No. 9424); County Storm Water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426).

Any proposed BMPs must be consistent with regional surface water and storm water planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result, the project will not contribute to a direct or cumulative impact to an already impaired water body, as listed on the Clean Water Act Section 303(d). Regional surface water and storm water permitting regulation for County of San Diego, incorporated cities of San Diego County, and San Diego Unified Port District includes the following: Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; WPO (Ord. No. 9424); County Storm Water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426). The stated purposes of these ordinances are to protect the health, safety, and general welfare of the County of San Diego residents; to protect water resources and to improve water quality; to cause the use of management practices by the County and its citizens that will reduce the adverse effects of polluted runoff discharges on waters of the state; to secure benefits from the use of storm water as a resource; and to ensure the County is compliant with applicable state and federal laws. Ordinance No. 9424 (WPO) has discharge prohibitions, and requirements that vary depending on type of land use activity and location in the County. Ordinance No. 9426 is Appendix A of Ordinance No. 9424 (WPO) and sets out in more detail, by project category, what dischargers must do to comply with the ordinance and to receive permits for projects and activities that are subject to the ordinance. Collectively, these regulations establish standards for projects to follow that intend to improve water quality from headwaters to the deltas of each watershed in the County. Each project subject to WPO is required to prepare a Storm Water Management Plan that details a project's pollutant discharge contribution to a given watershed and propose BMPs or design measures to mitigate any impacts that may occur in the watershed.

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

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

Discussion/Explanation:

Less than Significant Impact: The RWQCB has designated water quality objectives for waters of the San Diego region as outlined in Chapter 3 of the Water Quality Control Plan (Plan). The water quality objectives are necessary to protect the existing and potential beneficial uses of each hydrologic unit as described in Chapter 2 of the Plan.

The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. Future wind energy systems will lie in various hydrologic subareas, within various hydrologic units that have numerous existing and potential beneficial uses for inland surface waters, coastal waters, reservoirs and lakes, and groundwater. However, it is expected that site design measures and/or source control BMPs and/or treatment control BMPs will be employed to reduce potential pollutants to the maximum extent practicable, such that the proposed project will not cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. Wind energy systems are expected to be required to obtain building permits. Other permits may be required as well. For example, in some instances, a wind energy system would require issuance of an Administrative Permit and would require further environmental review. Building permits, Administrative Permits, grading plans, on-site wastewater system permits, and well permits, as well as other discretionary and ministerial permits, are subject to regional surface water and storm water permitting regulation for County of San Diego, including the following: Order 2001-01 (NPDES No. CAS 0108758), adopted by the San Diego Region RWQCB on February 21, 2001; WPO (Ord. No. 9424); County Storm Water Standards Manual adopted on February 20, 2002, and amended January 10, 2003 (Ordinance No. 9426).

In addition, proposed BMPs must be consistent with regional surface water, storm water, and groundwater planning and permitting process that has been established to improve the overall water quality in County watersheds. As a result, the project will not contribute to a direct or cumulatively considerable exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses. See response IX(b) for more information on regional surface water and storm water planning and permitting process.

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. Most wind energy systems are not expected to use any groundwater for any purpose, including irrigation, domestic, or commercial demands. In addition, projects would not involve operations that would interfere substantially with groundwater recharge, including but not limited to the following: regional diversion of water to another groundwater basin, or diversion or channelization of a stream course or waterway with impervious layers, such as concrete

lining or culverts, for substantial distances (e.g., one-quarter mile). These activities and operations can substantially affect rates of groundwater recharge. Some projects may use small amounts of groundwater for cleaning of the equipment on the site, such as wind energy system rotor blades. The purpose of blade cleaning is to eliminate dust and insect buildup, which otherwise deforms the shape of the airfoil and degrades performance. The American Wind Energy Association estimates water consumption for a wind energy system is approximately 0.001 gallon/kilowatt-hour (kWh).[5] However, these small amounts of water usage are allowed by right in these areas, the same as a residential property would use for cleaning or watering. Therefore, impacts to groundwater resources would be less than significant.

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. A future wind energy system will implement site design measures, source control, and/or treatment control BMPs to reduce potential pollutants, including sediment from erosion or siltation, to the maximum extent practicable from entering storm water runoff. These measures will control erosion and sedimentation and satisfy waste discharge requirements as required by the Land-Use Planning for New Development and Redevelopment Component of the San Diego Municipal Permit (SDRWQCB Order No. 2001-01), as implemented by the San Diego County JURMP and SUSMP. The future projects will be required to specify and describe the implementation process of all BMPs that will address equipment operation and materials management, prevent the erosion process from occurring, and prevent sedimentation in any on-site and downstream drainage swales. The Department of Public Works will ensure that the Plan is implemented as proposed. Due to these factors, it has been found that the project will not result in significantly increased erosion or sedimentation potential and will not alter any drainage patterns of the site or area on or off site. In addition, because erosion and sedimentation will be controlled within the boundaries of the project, the project will not contribute to a cumulatively considerable impact. For further information on soil erosion, see response VI(b).

[5] American Wind Energy Association estimate assumes a 250-kW turbine operating at .25 capacity factor, with blades washed four times annually. http://www.awea.org/faq/wwt_environment.html#How much water do wind turbines use compared with conventional power plants.

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. A future wind energy system will not significantly alter established drainage patterns or significantly increase the amount of runoff because of the regulations established in Title 8, Division 7 (Grading, Clearing and Watercourses), Chapter 6 (Watercourses) that prohibit, in part, the alteration of the surface of land so as to reduce the capacity of a watercourse and prohibit any action that impairs the flow of water in a watercourse. Therefore, future wind energy systems pursuant to this project will not substantially alter existing drainage patterns, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on or off site. Additionally, if a future wind energy system involves any additional grading or clearing in an existing drainage feature, a discretionary grading or clearing permit would be required and would be subject to further environmental review. Moreover, the project will not contribute to a cumulatively considerable alteration of a drainage pattern or increase in the rate or amount of runoff, because all property in the County and all projects are subject to the same regulations that prohibit substantially increasing water surface elevation or runoff exiting the site, as detailed above.

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. The project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems. Any new structure built pursuant to this Zoning Ordinance amendment would be restricted in size to that allowed for any other property in the appropriate Use Regulations. Additionally, wind energy systems occupy significantly less impervious surface than residential uses. The size of these structures would not result in any significant increase in water runoff considering the amount of

impervious surface that would be constructed. This amount of conversion to impervious surfaces will not contribute runoff water that would exceed the capacity of existing storm water drainage systems. Therefore, the project does not propose to create or contribute runoff water that would exceed the capacity of existing or planned storm water drainage systems.

h) Provide substantial additional sources of polluted runoff?

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. Future wind energy systems must include site design measures and/or source control BMPs and/or treatment control BMPs that will be employed such that potential pollutants will be reduced in runoff to the maximum extent practicable. See responses IX(a), (b), and (c) for further information.

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

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

Discussion/Explanation:

No Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. The project does not involve housing and, therefore, will have no impact.

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. Future wind energy systems may be located on property that contains drainage swales, which are identified as being

100-year flood hazard areas. However, these projects will not place structures, access roads, or other improvements that will impede or redirect flood flows in these areas. All future structures that require building permits and are located near one of the flood-prone features listed above are required to comply with the following existing regulations, and through compliance with these existing regulations, no significant impact would result from the construction of a future facility pursuant to this project.

- U.S. Army Corps of Engineers, Clean Water Act – 404 Permit
- California Department of Fish and Game, Streambed Alteration Agreement – 1600 Permit
- County of San Diego, Flood Damage Prevention Ordinance
- County of San Diego, Watercourse Ordinance

Additionally, if a future wind energy system involves any additional grading or clearing in an existing drainage feature, a discretionary grading or clearing permit would be required and would be subject to further environmental review. Therefore, future wind energy systems will not be placed within a 100-year flood hazard area that would impede or redirect flood flows.

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. A future wind energy system may lay within a mapped flood area within San Diego County. If a wind energy system lies within a special flood hazard area as identified on the Flood Insurance Rate Map (FIRM), County Flood Plain Map, or Alluvial Fan Map, future structures would be required to be located at an elevation that would prevent exposure of people or property to flooding.

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

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

Discussion/Explanation:

Less than Significant Impact:
The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. A future wind energy system may lie within a mapped dam inundation area for a major dam/reservoir within San Diego County, as identified on an inundation map prepared by the dam owner. However, the San Diego County Office of Emergency Services has an established emergency evacuation plan for each area, and the project will not interfere with this plan.

If a future wind energy system lies within a special flood hazard area as identified on the FIRM, County Flood Plain Map, or Alluvial Fan Map, future structures would be required to be located at an elevation that would prevent exposure of people or property to flooding.

m) Inundation by seiche, tsunami, or mudflow?

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

Discussion/Explanation:

i. SEICHE

Less than Significant Impact: Future wind energy systems could be located along the shore of a lake or reservoir; however, the elevation differential between the proposed structures and the shoreline will prevent inundation from a seiche.

ii. TSUNAMI

Less Than Significant Impact: Future wind energy systems could be located within a mile of the coast; however, the elevation differential between the proposed structures and sea level will not potentially expose people or structures to inundation due to tsunami.

iii. MUDFLOW

Less than Significant Impact: Mudflow is type of landslide. If a future wind energy system involved substantial landform modification/grading that may expose people or structures to potential substantial adverse effects from mudflows, a discretionary grading permit would be required and would require further environmental review. Additionally, future projects involving grading would have to comply with the San Diego County Code of Regulations, Title 8, Zoning and Land Use Regulations, Division 7, Section 87.209 and provide a soils investigation to ensure that recommendations to correct weak or unstable soil conditions have been incorporated in the grading plan and

specifications. Therefore, there will be no potentially significant impact from the exposure of people or structures to inundation by mudflow.

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

a) Physically divide an established community?

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. The project proposes to introduce new infrastructure to the area. However, the proposed project will not significantly disrupt or divide the established community since the allowable wind energy systems will be located in concert with existing residential, commercial, industrial, and agricultural uses. Therefore, the project will not significantly disrupt or divide an established community.

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. The project is applicable to most Zoning Ordinance use types, and is consistent with corresponding General Plan Land Use Designations because wind energy systems, are anticipated by these Land Use Designations and the Energy Element.

Future wind energy systems may be located throughout the unincorporated areas of the County and will be subject to the policies of any of the County's Community Plans. The Mountain Empire Subregional Plan discourages Industrial and commercial development of wind turbines, However, the intent of the proposed project is to allow Small Wind Turbine Systems which produce less than 50 kilowatts, by right. These Small Wind Turbine Systems are accessory uses and not considered industrial or commercial. Large Wind Turbine Systems which produce greater than 50 kilowatts and may produce energy for off-site consumption require approval of a Major Use permit and are subject to CEQA review including consistency review with all applicable land use and

community plans; therefore, the project will not conflict with the policies of any Community Plan.

XI. MINERAL RESOURCES -- Would the project:

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. A future use allowed pursuant to these amendments may be located on land that has any of the following classifications as identified by the State Department of Conservation, Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997): Mineral Land Classification MRZ-1, which are lands located within an area where geologic information indicates no significant mineral deposits are present; MRZ-2 which is an area of "Identified Mineral Resource Significance"; or MRZ-3, which is an area of undetermined mineral resources. Also, such projects may be located within a region where geologic information indicates significant mineral deposits are present as identified on the County of San Diego's Mineral Resources Map prepared by the County of San Diego. Based on the scale and/or the economic value of future projects, the proposed amendments will not result in the future inaccessibility for recovery of the on-site mineral resources. Therefore, no potentially significant loss of availability of a known mineral resource of value to the region and the residents of the state will occur as a result of this project.

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. Based on the scale and/or the economic value of the projects that would be allowed with these new uses, the proposed amendments will not result in the future inaccessibility for recovery of the on-site mineral resources. Therefore, no potentially significant loss of availability of a known mineral resource of locally important mineral resource recovery (extraction) site

delineated on a local general plan, specific plan, or other land use plan will occur as a result of this project.

XII. NOISE -- Would the project result in:

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

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

Discussion/Explanation:

Potentially Significant Impact: Noise levels are regulated by the County of San Diego General Plan, County of San Diego Noise Ordinance, and other applicable standards. The Noise Element designates permissible noise levels (dBA) for various land use zones. The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems that may impact the existing noise level within the vicinity of a future wind energy system. The PEIR will analyze the potential impacts from both the construction and operational phases of future wind energy systems that could be allowed by right under the proposed Zoning Ordinance.

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

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

Discussion/Explanation:

Potentially Significant Impact: See response XII(a). The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. Future wind energy systems could generate excessive groundborne vibration or groundborne noise levels. The PEIR will analyze the potential impacts from both the construction and operational phases in relation to groundborne vibration and noise levels.

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

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

Discussion/Explanation:

Potentially Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. The project involves permanent noise sources that may increase the ambient noise level. As indicated in the responses listed under Section XII (a), the PEIR will analyze the potential noise impacts that may result from both the construction and operational of future wind energy systems.

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

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

Discussion/Explanation:

Potentially Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. The project does not involve any uses that may create substantial temporary or periodic increases in ambient noise levels, including but not limited to extractive industry; outdoor commercial or industrial uses that involve crushing, cutting, drilling, grinding, or blasting of raw materials; truck depots, transfer stations, or delivery areas; or outdoor sound systems. However, general construction noise may create temporary increases in ambient noise levels. A further assessment of these potential impacts will be addressed in the PEIR.

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

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

Discussion/Explanation:

Potentially Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. The proposed project could be located within an ALUCP for an airport. The PEIR will analyze the potential impacts from both the construction and operational phases of future wind energy systems that could be allowed by right under the proposed Zoning Ordinance.

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

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

Discussion/Explanation:

Potentially Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. The proposed project could be located within a 1-mile vicinity of a private airstrip. The PEIR will analyze the potential impacts from both the construction and operational phases of future wind energy systems that could be allowed by right under the proposed Zoning Ordinance.

XIII. POPULATION AND HOUSING -- Would the project:

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

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

Discussion/Explanation:

Less Than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. The proposed project will not induce substantial population growth in an area because the project does not propose any physical or regulatory change that would remove a restriction to or encourage population growth in an area, including but limited to the following: new or extended infrastructure or public facilities; new commercial or industrial facilities; large-scale residential development; accelerated conversion of homes to commercial or multifamily use; or regulatory changes including General Plan amendments, specific plan amendments, zone reclassifications, or sewer or water annexations; or Local Agency Formation Commission annexation actions. Additionally, these amendments do not increase density or intensity of land use that is inconsistent with the General Plan.

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. The amendments would allow wind energy systems in various zones subject to specified standards and limitations. Although the uses supported by the wind energy systems may expand, residential uses will continue to be allowed by right in conjunction with accessory wind energy systems. As is common with these systems in San Diego County, many residents live on these properties with wind energy systems and are unlikely to eliminate housing for wind energy as these systems are necessary to supplement the use of the housing. Therefore, the project will not displace a substantial number of housing units.

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. The amendments would allow wind energy systems in various zones subject to specified standards and limitations. Although the uses supported by the wind energy systems may expand, residential uses will continue to be allowed by right in conjunction with accessory wind energy systems. As is common with these systems in San Diego County, many residents live on these properties with wind energy systems and are unlikely to eliminate housing for wind energy as these systems are necessary to supplement the use of the people on the site. Therefore, the project will not displace a substantial number of people.

XIV. PUBLIC SERVICES

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

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. Because the project proposes an expansion of accessory uses in most zones, the proposed amendment should not result in the need for significantly altered services or facilities. In addition, the project does not involve the construction of new or physically altered governmental facilities including but not limited to fire protection facilities, sheriff facilities, schools, or parks in order to maintain acceptable service ratios, response times, or other performance service ratios or objectives for any public services. Therefore, the project would not have an adverse physical effect on the environment because the project does not require new or significantly altered services or facilities to be constructed. If a future wind energy system resulted in the need for significantly altered services or facilities, service availability forms would be provided as part of the permitting process, which would indicate services are available to the project.

XV. RECREATION

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

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

Discussion/Explanation:

No Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. The project does not propose 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 Impact
☐ Less Than Significant With Mitigation Incorporated ☑ No Impact

Discussion/Explanation:

No Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. The project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, the project would not have an adverse physical effect on the environment associated with recreational facilities.

XVI. TRANSPORTATION/TRAFFIC -- Would the project:

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

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

Discussion/Explanation:

Less than Significant Impact: Vehicle trips generated from a future project associated with operation and maintenance of a wind energy system will result in less than 1 ADT for a typical project. Given that a wind energy system will result in less than 1 ADT, the project is not expected to conflict with any applicable plans, ordinances, or policies establishing measures of the effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit. Therefore, the project is not expected to have any significant conflicts with applicable transportation plans, ordinances, or policies.

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

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

Discussion/Explanation:

Less than Significant Impact: The designated congestion management agency for the San Diego region is SANDAG. SANDAG is responsible for preparing the RTP of which the Congestion Management Program (CMP) is an element to monitor transportation system performance, develop programs to address near- and long-term congestion, and better integrate land use and transportation planning decisions. The CMP includes a requirement for enhanced CEQA review applicable to certain large developments that generate an equivalent of 2,400 or more average daily vehicle trips or 200 or more peak-hour vehicle trips. These large projects must complete a traffic analysis that identifies the project's impacts on CMP system roadways, their associated costs, and appropriate mitigation. Early project coordination with affected public agencies, the Metropolitan Transit System, and the North County Transit District is required to ensure that the impacts of new development on CMP transit performance measures are identified.

Vehicle trips generated from a future project associated with operation and maintenance of a wind energy system will result in less than 1 ADT for a typical project. Therefore, the project is not expected to conflict with an applicable CMP, including, but not limited to level of service standards and travel demand measures, or other standards established by the County congestion management agency for designated roads or highways.

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. The main compatibility concerns for the protection of airport airspace are related to airspace obstructions (building height, antennas, etc.) and hazards to flight (wildlife attractants, distracting lighting or glare, etc.). The proposed project may be located within an Airport Influence Area, or within 2 miles of a public airport. The project proposes wind energy systems and could be located within the safety zone for an airport. A project would be required to comply with all local airport plans as necessary. Additionally, large wind energy systems of more than 200 feet in height are required to comply with FAA safety height requirements. Therefore, the proposed project will not have a significant impact on air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks.

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. The project would not alter traffic patterns, roadway design, place incompatible uses (e.g., farm equipment) on existing roadways, or create or place curves, slopes, or walls that impede adequate site distance on a road. If necessary, all road improvements would be constructed according to the County of San Diego Public and Private Road Standards. Roads used to access a project site would be up to County standards. Future wind energy projects would not place incompatible uses (e.g., farm equipment) on existing roadways. Therefore, the proposed project will not significantly increase hazards due to design features or incompatible uses.

e) Result in inadequate emergency access?

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. A project pursuant to these amendments would not result in inadequate emergency access. The fire department for the proposed project area would review proposed projects as necessary to determine whether there is adequate emergency fire access proposed. Additionally, roads used will be required to be improved to County standards.

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. A future wind energy system would not result in any conflict with adopted policies, plans, or programs regarding

public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. Any roads used relative to the project will be required to be improved to County standards, including any associated bicycle or pedestrian pathways.

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

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

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

Discussion/Explanation:

No Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. The project does not involve any uses that will discharge any wastewater to sanitary sewer or OSWS (septic). Therefore, the project will not exceed any wastewater treatment requirements.

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

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

Discussion/Explanation:

No Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. The project does not include new or expanded water or wastewater treatment facilities. In addition, future wind energy systems would not require the construction or expansion of water or wastewater treatment facilities. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. Operation of a future wind energy system will not significantly increase the amount of impermeable surface and runoff on the project site and, therefore, will not require new or expanded storm water drainage facilities. If a project involves the construction of new buildings and/or landform modification or grading, adequacy of storm water drainage facilities will be evaluated during review of the building or grading permit and expansion required by the County if determined to be necessary. Any expansion would be reviewed for environmental impacts. Therefore, the project will not require any construction of new or expanded facilities, which could cause significant environmental effects.

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

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

Discussion/Explanation:

Less than Significant Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. Some future wind energy systems will require water service from a water district, while others may need to make a new connection. Before a future wind energy system can connect to a district water system, water district approval must be obtained and the district must assure that there are adequate water resources and entitlements available to serve the requested water resources before any permit approval is granted. Therefore, the project will have sufficient water supplies available to serve future wind energy systems.

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

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

Discussion/Explanation:

No Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. Wind energy systems are not anticipated to produce any wastewater; therefore, the project will not interfere with any wastewater treatment providers' service capacity.

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

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

Discussion/Explanation:

No Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. Wind energy systems are not anticipated to generate any solid waste nor place any burden on the existing permitted capacity of any landfill or transfer station within San Diego County.

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

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

Discussion/Explanation:

No Impact: The project proposes amendments to the County of San Diego Zoning Ordinance for wind energy systems. Wind energy systems are not anticipated to generate any solid waste nor place any burden on the existing permitted capacity of any landfill or transfer station within San Diego County. Therefore, compliance with any federal, state, or local statutes or regulation related to solid waste is not applicable to this project.

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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

Discussion/Explanation:

Potentially Significant Impact: Per the instructions for evaluating environmental impacts in this Initial Study, the potential to degrade the quality of the environment,

substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory were considered in the response to each question in sections IV and V of this form. As discussed in responses IV and V, the project may impact biological and cultural resources, respectively. A PEIR is being prepared to analyze the potential impacts to both biological and cultural resources. Should significant impacts be identified, mitigation measures will be provided.

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

Discussion/Explanation:

Potentially Significant Impact: Per the instructions for evaluating environmental impacts in this Initial Study, the potential for adverse cumulative effects were considered in the response to each question in sections I through XVI of this form. The cumulative effect of the proposed project will be analyzed in the PEIR. Preliminarily, cumulative impacts from aesthetics, agriculture and forestry resources, air quality, cultural resources, hazards and hazardous materials and noise may result. Cumulative impacts will be discussed in the Cumulative Impacts section of the PEIR.

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

Discussion/Explanation:

Potentially Significant Impact: In the evaluation of environmental impacts in this Initial Study, the potential for adverse direct or indirect impacts to human beings were considered in the response to certain questions in sections I. Aesthetics, III. Air Quality, VI. Geology and Soils, VII. Hazards and Hazardous Materials, VIII. Hydrology and Water Quality, XI. Noise, XII. Population and Housing, and XV. Transportation and Traffic. Potential impacts to human beings will be evaluated in the PEIR.

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

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

PROJECT DESCRIPTION

SDG&E. 2010 Semi-Annual Compliance Report Pursuant to the California RPS. March

AESTHETICS

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

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

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

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

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

County of San Diego, General Plan, Scenic Highway Element VI and Scenic Highway Program. (ceres.ca.gov)

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

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

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

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

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

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

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

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

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

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

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

AGRICULTURE AND FOREST RESOURCES

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

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

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

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

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

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

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

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

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

AIR QUALITY

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

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

Federal Clean Air Act US Code; Title 42; Chapter 85 Subchapter 1. (www4.law.cornell.edu)

BIOLOGY

B. A. Cooper and R.J. Ritchie J. 1995. Altitude of Bird Migration in Alaska. Field Ornithol. Vol. 66, No. 4 pp. 607-608.

Birdnature.com. 2009. "North American Migration Flyways". Accessed at http://www.birdnature.com/flyways.html. Accessed on August 5, 2010.

California Department of Fish and Game (CDFG). Southern California Coastal Sage Scrub Natural Community Conservation Planning Process Guidelines. CDFG and California Resources Agency, Sacramento, California. 1993. (www.dfg.ca.gov)

County of San Diego, An Ordinance Amending the San Diego County Code to Establish a Process for Issuance of the Coastal Sage Scrub Habitat Loss Permits and Declaring the Urgency Thereof to Take Effect Immediately, Ordinance No. 8365. 1994, Title 8, Div 6, Ch. 1. Sections 86.101-86.105, 87.202.2. (www.amlegal.com)

County of San Diego, Biological Mitigation Ordinance, Ord. Nos. 8845, 9246, 1998 (new series). (www.co.san-diego.ca.us)

County of San Diego, Implementing Agreement by and between United States Fish and Wildlife Service, California Department of Fish and Game and County of San Diego. County of San Diego, Multiple Species Conservation Program, 1998.

County of San Diego, Multiple Species Conservation Program, County of San Diego Subarea Plan, 1997.

FAA. 2010. "Bird Hazards and Flight Over National Refuges, Parks, and Forests". In: Aeronautical Information Manual: Official Guide to Basic Flight Information and ATC Procedures. Accessed at: http://www.faa.gov/air_traffic/publications/atpubs/aim/Chap7/aim0704.html. Accessed on August 5, 2010.

Hüppop, O, J. Dierschke, K-M Exo, E. Fredrich, and R. Gill. 2006. Bird migration studies and potential collision risk with offshore wind turbines. Ibis 148(s1):90-109.

Holland, R.R. Preliminary Descriptions of the Terrestrial Natural Communities of California. State of California, Resources Agency, Department of Fish and Game, Sacramento, California, 1986.

Memorandum of Understanding [Agreement Between United States Fish and Wildlife Service (USFWS), California Department of Fish and Game (CDFG), California Department of Forestry and Fire Protection (CDF), San Diego County Fire Chief's Association and the Fire District's Association of San Diego County.

Stanislaus Audubon Society, Inc. v County of Stanislaus (5th Dist. 1995) 33 Cal.App.4th 144, 155-159 [39 Cal. Rptr.2d 54]. (www.ceres.ca.gov)

Unitt, P. 2004. San Diego County Bird Atlas. Proceedings of the San Diego Natural History Museum No. 39, Ibis Publishing, Temecula, California.

U.S. Army Corps of Engineers Environmental Laboratory. Corps of Engineers Wetlands Delineation Manual. U.S. Army Corps of Engineers, Wetlands Research Program Technical Report Y-87-1. 1987. (http://www.wes.army.mil/)

U.S. Environmental Protection Agency. America's wetlands: our vital link between land and water. Office of Water, Office of Wetlands, Oceans and Watersheds. EPA843-K-95-001. 1995b. (www.epa.gov)

U.S. Fish and Wildlife Service and National Marine Fisheries Service. Habitat Conservation Planning Handbook. Department of Interior, Washington, D.C. 1996. (endangered.fws.gov)

U.S. Fish and Wildlife Service and National Marine Fisheries Service. Consultation Handbook: Procedures for Conducting Consultation and Conference Activities Under Section 7 of the Endangered Species Act. Department of Interior, Washington, D.C. 1998. (endangered.fws.gov)

U.S. Fish and Wildlife Service. Environmental Assessment and Land Protection Plan for the Vernal Pools Stewardship Project. Portland, Oregon. 1997.

U.S. Fish and Wildlife Service. Vernal Pools of Southern California Recovery Plan. U.S. Department of Interior, Fish and Wildlife Service, Region One, Portland, Oregon, 1998. (ecos.fws.gov)

U.S. Fish and Wildlife Service. Birds of conservation concern 2002. Division of Migratory. 2002. (migratorybirds.fws.gov)

USGS. 2006. "Migration of Birds". Accessed at http://www.npwrc.usgs.gov/resource/birds/migratio/routes.htm. Accessed on August 5, 2010.

Williams, G. G. (1950). "Weather and spring migration.". Auk 67: 52–65.

CULTURAL RESOURCES

California Health & Safety Code. §18950-18961, State Historic Building Code. (www.leginfo.ca.gov)

California Health & Safety Code. §5020-5029, Historical Resources. (www.leginfo.ca.gov)

California Health & Safety Code. §7050.5, Human Remains. (www.leginfo.ca.gov)

California Native American Graves Protection and Repatriation Act, (AB 978), 2001. (www.leginfo.ca.gov)

California Public Resources Code §5024.1, Register of Historical Resources. (www.leginfo.ca.gov)

California Public Resources Code. §5031-5033, State Landmarks. (www.leginfo.ca.gov)

California Public Resources Code. §5097-5097.6, Archaeological, Paleontological, and Historic Sites. (www.leginfo.ca.gov)

California Public Resources Code. §5097.9-5097.991, Native American Heritage. (www.leginfo.ca.gov)

City of San Diego. Paleontological Guidelines. (revised) August 1998.

County of San Diego, Local Register of Historical Resources (Ordinance 9493), 2002. (www.co.san-diego.ca.us)

Demere, Thomas A., and Stephen L. Walsh. Paleontological Resources San Diego County. Department of Paleontology, San Diego Natural History Museum. 1994.

Moore, Ellen J. Fossil Mollusks of San Diego County. San Diego Society of Natural history. Occasional; Paper 15. 1968.

U.S. Code including: American Antiquities Act (16 USC §431-433) 1906. Historic Sites, Buildings, and Antiquities Act (16 USC §461-467), 1935. Reservoir Salvage Act (16 USC §469-469c) 1960. Department of Transportation Act (49 USC §303) 1966. National Historic Preservation Act (16 USC §470 et seq.) 1966. National Environmental Policy Act (42 USC §4321) 1969. Coastal Zone Management Act (16 USC §1451) 1972. National Marine Sanctuaries Act (16 USC §1431) 1972. Archaeological and Historical Preservation Act (16 USC §469-469c) 1974. Federal Land Policy and Management Act (43 USC §35) 1976. American Indian Religious Freedom Act (42 USC §1996 and 1996a) 1978. Archaeological Resources Protection Act (16 USC §470aa-mm) 1979. Native American Graves Protection and Repatriation Act (25 USC §3001-3013) 1990. Intermodal Surface Transportation Efficiency Act (23 USC §101, 109) 1991. American Battlefield Protection Act (16 USC 469k) 1996. (www4.law.cornell.edu)

GEOLOGY & SOILS

California Building Code (CBC), Seismic Requirements, Chapter 16 Section 162. (www.buildersbook.com)

California Department of Conservation, Division of Mines and Geology, California Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 1997. (www.consrv.ca.gov)

California Department of Conservation, Division of Mines and Geology, Fault-Rupture Hazard Zones in California, Special Publication 42, revised 1997. (www.consrv.ca.gov)

California Department of Conservation, Division of Mines and Geology, Special Publication 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California, 1997. (www.consrv.ca.gov)

County of San Diego Code of Regulatory Ordinances Title 6, Division 8, Chapter 3, Septic Ranks and Seepage Pits. (www.amlegal.com)

County of San Diego Department of Environmental Health, Land and Water Quality Division, February 2002. On-site Wastewater Systems (Septic Systems): Permitting Process and Design Criteria. (www.sdcounty.ca.gov)

County of San Diego Natural Resource Inventory, Section 3, Geology.

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

URS. Multi-Jurisdictional Hazard Mitigation Plan, San Diego, California 2004. Figure 4.3.6.

GREENHOUSE GASES

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

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

HAZARDS & HAZARDOUS MATERIALS

American Planning Association, Zoning News, "Saving Homes from Wildfires: Regulating the Home Ignition Zone," May 2001.

California Building Code (CBC), Seismic Requirements, Chapter 16 Section 162. (www.buildersbook.com)

California Education Code, Section 17215 and 81033. (www.leginfo.ca.gov)

California Government Code. § 8585-8589, Emergency Services Act. (www.leginfo.ca.gov)

California Hazardous Waste and Substances Site List. April 1998. (www.dtsc.ca.gov)

California Health & Safety Code Chapter 6.95 and §25117 and §25316. (www.leginfo.ca.gov)

California Health & Safety Code § 2000-2067. (www.leginfo.ca.gov)

California Health & Safety Code. §17922.2. Hazardous Buildings. (www.leginfo.ca.gov)

California Public Utilities Code, SDCRAA. Public Utilities Code, Division 17, Sections 170000-170084. (www.leginfo.ca.gov)

California Resources Agency, "OES Dam Failure Inundation Mapping and Emergency Procedures Program", 1996. (ceres.ca.gov)

County of San Diego, Consolidated Fire Code Health and Safety Code §13869.7, including Ordinances of the 17 Fire Protection Districts as Ratified by the San Diego County Board of Supervisors, First Edition, October 17, 2001 and Amendments to the Fire Code portion of the State Building Standards Code, 1998 Edition.

County of San Diego, Department of Environmental Health Community Health Division Vector Surveillance and Control. Annual Report for Calendar Year 2002. March 2003. (www.sdcounty.ca.gov)

County of San Diego, Department of Environmental Health, Hazardous Materials Division. California Accidental Release Prevention Program (CalARP) Guidelines. (http://www.sdcounty.ca.gov/, www.oes.ca.gov)

County of San Diego, Department of Environmental Health, Hazardous Materials Division. Hazardous Materials Business Plan Guidelines. (www.sdcounty.ca.gov)

County of San Diego Code of Regulatory Ordinances, Title 3, Div 5, CH. 3, Section 35.39100.030, Wildland/Urban Interface Ordinance, Ord. No.9111, 2000. (www.amlegal.com)

Robert T. Stafford Disaster Relief and Emergency Assistance Act as amended October 30, 2000, US Code, Title 42, Chapter 68, 5121, et seq. (www4.law.cornell.edu)

Unified San Diego County Emergency Services Organization Operational Area Emergency Plan, March 2000.

Unified San Diego County Emergency Services Organization Operational Area Energy Shortage Response Plan, June 1995.

Uniform Building Code. (www.buildersbook.com)

Uniform Fire Code 1997 edition published by the Western Fire Chiefs Association and the International Conference of Building Officials, and the National Fire Protection Association Standards 13 &13-D, 1996 Edition, and 13-R, 1996 Edition. (www.buildersbook.com)

HYDROLOGY & WATER QUALITY

American Planning Association, Planning Advisory Service Report Number 476 Non-point Source Pollution: A Handbook for Local Government

California Department of Water Resources, California Water Plan Update. Sacramento: Dept. of Water Resources State of California. 1998. (rubicon.water.ca.gov)

California Department of Water Resources, California's Groundwater Update 2003 Bulletin 118, April 2003. (www.groundwater.water.ca.gov)

California Department of Water Resources, Water Facts, No. 8, August 2000. (www.dpla2.water.ca.gov)

California Disaster Assistance Act. Government Code, § 8680-8692. (www.leginfo.ca.gov)

California State Water Resources Control Board, NPDES General Permit Nos. CAS000001 INDUSTRIAL ACTIVITIES (97-03-DWQ) and CAS000002 Construction Activities (No. 99-08-DWQ) (www.swrcb.ca.gov)

California Storm Water Quality Association, California Storm Water Best Management Practice Handbooks, 2003.

California Water Code, Sections 10754, 13282, and 60000 et seq. (www.leginfo.ca.gov)

Colorado River Basin Regional Water Quality Control Board, Region 7, Water Quality Control Plan. (www.swrcb.ca.gov)

County of San Diego Regulatory Ordinance, Title 8, Division 7, Grading Ordinance. Grading, Clearing and Watercourses. (www.amlegal.com)

County of San Diego, Groundwater Ordinance. #7994. (www.sdcounty.ca.gov, http://www.amlegal.com/,)

County of San Diego, Project Clean Water Strategic Plan, 2002. (www.projectcleanwater.org)

County of San Diego, Watershed Protection, Storm Water Management, and Discharge Control Ordinance, Ordinance Nos. 9424 and 9426. Chapter 8, Division 7, Title 6 of the San Diego County Code of Regulatory Ordinances and amendments. (www.amlegal.com)

County of San Diego. Board of Supervisors Policy I-68. Diego Proposed Projects in Flood Plains with Defined Floodways. (www.co.san-diego.ca.us)

Federal Water Pollution Control Act (Clean Water Act), 1972, Title 33, Ch.26, Sub-Ch.1. (www4.law.cornell.edu)

Freeze, Allan and Cherry, John A., Groundwater, Prentice-Hall, Inc. New Jersey, 1979.

Heath, Ralph C., Basic Ground-Water Hydrology, United States Geological Survey Water-Supply Paper; 2220, 1991.

National Flood Insurance Act of 1968. (www.fema.gov)

National Flood Insurance Reform Act of 1994. (www.fema.gov)

Porter-Cologne Water Quality Control Act, California Water Code Division 7. Water Quality. (ceres.ca.gov)

San Diego Association of Governments, Water Quality Element, Regional Growth Management Strategy, 1997. (www.sandag.org

San Diego Regional Water Quality Control Board, NPDES Permit No. CAS0108758. (www.swrcb.ca.gov)

San Diego Regional Water Quality Control Board, Water Quality Control Plan for the San Diego Basin. (www.swrcb.ca.gov)

LAND USE & PLANNING

California Department of Conservation Division of Mines and Geology, Open File Report 96-04, Update of Mineral Land Classification: Aggregate Materials in the Western San Diego County Production Consumption Region, 1996. (www.consrv.ca.gov)

California Environmental Quality Act, CEQA Guidelines, 2003. (ceres.ca.gov)

California Environmental Quality Act, Public Resources Code 21000-21178; California Code of Regulations, Guidelines for Implementation of CEQA, Appendix G, Title 14, Chapter 3, §15000-15387. (www.leginfo.ca.gov)

California General Plan Glossary of Terms, 2001. (ceres.ca.gov)

California State Mining and Geology Board, SP 51, California Surface Mining and Reclamation Policies and Procedures, January 2000. (www.consrv.ca.gov)

County of San Diego Code of Regulatory Ordinances, Title 8, Zoning and Land Use Regulations. (www.amlegal.com)

County of San Diego, Board of Supervisors Policy I-84: Project Facility. (www.sdcounty.ca.gov)

County of San Diego, Board Policy I-38, as amended 1989. (www.sdcounty.ca.gov)

County of San Diego, Department of Planning and Land Use. The Zoning Ordinance of San Diego County. (www.co.san-diego.ca.us)

County of San Diego, General Plan as adopted and amended from September 29, 1971 to April 5, 2000. (ceres.ca.gov)

County of San Diego. Resource Protection Ordinance, compilation of Ord.Nos. 7968, 7739, 7685 and 7631. 1991.

Design Review Guidelines for the Communities of San Diego County.

Guide to the California Environmental Quality Act (CEQA) by Michael H. Remy, Tina A. Thomas, James G. Moore, and Whitman F. Manley, Point Arena, CA: Solano Press Books, 1999. (ceres.ca.gov)

MINERAL RESOURCES

National Environmental Policy Act, Title 42, 36.401 et. seq. 1969. (www4.law.cornell.edu)

Subdivision Map Act, 2003. (ceres.ca.gov)

U.S. Geologic Survey, Causey, J. Douglas, 1998, MAS/MILS Mineral Location Database.

U.S. Geologic Survey, Frank, David G., 1999, (MRDS) Mineral Resource Data System.

NOISE

California State Building Code, Part 2, Title 24, CCR, Appendix Chapter 3, Sound Transmission Control, 1988. . (www.buildersbook.com)

County of San Diego Code of Regulatory Ordinances, Title 3, Div 6, Chapter 4, Noise Abatement and Control, effective February 4, 1982. (www.amlegal.com)

County of San Diego General Plan, Part VIII, Noise Element, effective December 17, 1980. (ceres.ca.gov)

Federal Aviation Administration, Federal Aviation Regulations, Part 150 Airport Noise Compatibility Planning (revised January 18, 1985). (http://www.access.gpo.gov/)

Harris Miller Miller and Hanson Inc., *Transit Noise and Vibration Impact Assessment*, April 1995. (http://ntl.bts.gov/data/rail05/rail05.html)

International Standard Organization (ISO), ISO 362; ISO 1996 1-3; ISO 3095; and ISO 3740-3747. (www.iso.ch)

U.S. Department of Transportation, Federal Highway Administration, Office of Environment and Planning, Noise and Air Quality Branch. "Highway Traffic Noise Analysis and Abatement Policy and Guidance," Washington, D.C., June 1995. (http://www.fhwa.dot.gov/)

POPULATION & HOUSING

Housing and Community Development Act of 1974, 42 USC 5309, Title 42--The Public Health And Welfare, Chapter 69--Community Development, United States Congress, August 22, 1974. (www4.law.cornell.edu)

National Housing Act (Cranston-Gonzales), Title 12, Ch. 13. (www4.law.cornell.edu)

San Diego Association of Governments Population and Housing Estimates, November 2000. (www.sandag.org)

US Census Bureau, Census 2000. (http://www.census.gov/)

RECREATION

County of San Diego Code of Regulatory Ordinances, Title 8, Division 10, Chapter PLDO, §810.101 et seq. Park Lands Dedication Ordinance. (www.amlegal.com)

TRANSPORTATION/TRAFFIC

California Aeronautics Act, Public Utilities Code, Section 21001 et seq. (www.leginfo.ca.gov)

California Department of Transportation, Division of Aeronautics, California Airport Land Use Planning Handbook, January 2002.

California Department of Transportation, Environmental Program Environmental Engineering – Noise, Air Quality, and Hazardous Waste Management Office. "Traffic Noise Analysis Protocol for New Highway Construction and Reconstruction Projects," October 1998. (www.dot.ca.gov)

California Public Utilities Code, SDCRAA. Public Utilities Code, Division 17, Sections 170000-170084. (www.leginfo.ca.gov)

California Street and Highways Code. California Street and Highways Code, Section 260-283. (www.leginfo.ca.gov)

County of San Diego, Alternative Fee Schedules with Pass-By Trips Addendum to Transportation Impact Fee Reports, March 2005. (http://www.sdcounty.ca.gov/dpw/land/pdf/TransImpactFee/attacha.pdf)

County of San Diego Transportation Impact Fee Report. January 2005. (http://www.sdcounty.ca.gov/dpw/permits-forms/manuals.html)

Fallbrook & Ramona Transportation Impact Fee Report, County of San Diego, January 2005. (http://www.sdcounty.ca.gov/dpw/permits-forms/manuals.html)

Office of Planning, Federal Transit Administration, Transit Noise and Vibration Impact Assessment, Final Report, April 1995.

San Diego Association of Governments, 2030 Regional Transportation Plan. Prepared by the San Diego Association of Governments. (www.sandag.org)

San Diego Association of Governments, Comprehensive Land Use Plan for Borrego Valley Airport (1986), Brown Field (1995), Fallbrook Community Airpark (1991), Gillespie Field (1989), McClellan-Palomar Airport (1994). (www.sandag.org)

US Code of Federal Regulations, Federal Aviation Regulations (FAR), Objects Affecting Navigable Airspace, Title 14, Chapter 1, Part 77. (www.gpoaccess.gov)

UTILITIES & SERVICE SYSTEMS

California Code of Regulations (CCR), Title 14. Natural Resources Division, CIWMB Division 7; and Title 27, Environmental Protection Division 2, Solid Waste. (ccr.oal.ca.gov)

California Integrated Waste Management Act. Public Resources Code, Division 30, Waste Management, Sections 40000-41956. (www.leginfo.ca.gov)

County of San Diego, Board of Supervisors Policy I-78: Small Wastewater. (www.sdcounty.ca.gov)

Unified San Diego County Emergency Services Organization Annex T Emergency Water Contingencies, October 1992. (www.co.san-diego.ca.us)

United States Department of Agriculture, Natural Resource Conservation Service LESA System.

United States Department of Agriculture, Soil Survey for the San Diego Area, California. 1973.

US Census Bureau, Census 2000.

US Code of Federal Regulations, Federal Aviation Regulations (FAR), Objects Affecting Navigable Airspace, Title 14, Chapter 1, Part 77.

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

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