County of San Diego

PLANNING & DEVELOPMENT SERVICES
5510 OVERLAND AVENUE, SUITE 310, SAN DIEGO, CA 92123
(858) 505-6445 General ▪ (858) 694-2705 Codes
(858) 565-5920 Building Services
www.SDCPDS.org

**DAHVIA LYNCH**
**DIRECTOR**

# NOTICE OF PREPARATION AND PUBLIC SCOPING MEETING FOR A DRAFT ENVIRONMENTAL IMPACT REPORT

Date: March 23, 2023

NOTICE IS HEREBY GIVEN that the County of San Diego, Planning & Development Services, will be the Lead Agency and will prepare an Environmental Impact Report in accordance with the California Environmental Quality Act for the following project. The Department is seeking public and agency input on the scope and content of the environmental information to be contained in the Environmental Impact Report (EIR). A Notice of Preparation (NOP) document, which contains a description of the probable environmental effects of the project, can be reviewed at the following website link: **http://www.sdcounty.ca.gov/pds/ceqa_public_review.html.**

## STARLIGHT SOLAR, PDS2022-MUP-22-010

### Description of the Project:

The Starlight Solar Project (Project) would utilize photovoltaic (PV) electric generation system technology by constructing a remotely-controlled solar energy generation and storage facility within the Mountain Empire Subregional Plan area in unincorporated San Diego County. The Project would produce a total rated capacity of up to 100 megawatts (MW) of alternating current (AC) solar energy at the utility scale. The Project would also include a battery energy storage system (BESS) that would store up to approximately 217.4 MW of electricity for dispatch into the local San Diego Gas and Electric (SDG&E) grid via the same point of interconnection as the solar array. The power produced by the proposed solar facility would interconnect into the Boulevard East Substation via an underground generation tie-line (gen-tie) located generally on the east side of Tule Jim Lane. The Project would be constructed in two phases, the first of 20 MW solar energy generation and 17 MW of battery storage and the second of 80 MW solar energy generation and 200 MW of battery storage.

Construction of the Project is anticipated to occur over approximately 12-18 months and would employ approximately 125 workers per day during the peak construction period. The Project includes 350,000 cubic yards (cy) of grading with a balance of cut and fill.

The Project would include the following primary components:

- Approximately 255,000 PV modules mounted on support structures (typically single-axis and/or fixed- tilt). The final number of modules and support structures will depend on the final design.

- 1,500-volt direct current (DC) underground collection system linking the modules to the inverters and eight solar array systems based on current design standards.
- Inverter/transformer platforms, located throughout the solar facility, to convert the DC power generated by the modules into AC power, a compatible form for use with the transmission network
- A 34.5-kilovolt (kV) underground AC collection system would link the inverters to the on-site collector substation
- An on-site collector substation located on the northeastern tip of the project site within an approximately 3-acre substation.
- The 7-acre gen-tie line would run from the project substation on site to the Boulevard East Substation. It will consist of two lines – 69 kV and 138 kV, that will be strung overhead to cross Tule Jim Lane and underground the rest of the way.
- BESS systems of up to 217.4 MW of 4-hour battery storage (approximately 8 acres).
- Biological resource mitigation land would be conserved and managed south and west of the project area.
- Supervisory Control and Data Acquisition (SCADA) System
- 24-foot-wide internal access roads
- Security fencing, lighting, and signage
- 30-foot fuel modification zone
- Water tanks for fire protection

**Project Location**

The Project site is located south of the community of Boulevard in southern unincorporated San Diego County (Figure 1, Regional Location Map). The Project site encompasses a total of approximately 565 acres within the Mountain Empire Subregional Plan, which is split into five subregional group areas. The project site is located in the Boulevard Subregional Planning Area (Figure 2, Vicinity Map). The Project site is located south of Interstate 8 (I-8) and Old Highway 80, and east of Tierra Del Sol Road. Regional access to the Project site would be provided by State Route 94 highway and I-8 freeway, respectively. Access to the Project site would be provided by Jewel Valley Road and Tule Jim Lane, which each connect to Old Highway 80 in the town of Boulevard. As depicted in Figure 3, Starlight Solar Site Plan, the Project site would be divided into eight solar array areas totaling approximately 565 acres. An underground gen-tie would be located generally on the east side of Tule Jim Lane and connect into the southeastern corner of the Boulevard East Substation. The following list includes the Assessor's Parcel Numbers (APNs) on the Project site:

- 612-082-1200
- 612-120-0100
- 612-090-5900
- 612-120-4300
- 612-090-6800
- 659-020-0100
- 612-092-1300
- 659-020-0200
- 612-110-0200
- 659-020-0500
- 612-110-0400
- 659-020-0600
- 612-110-1700
- 659-020-0800
- 612-110-1800

- 659-080-0200
- 612-110-1900
- 659-080-0900

**Potential Environmental Effects**

Pursuant to CEQA Guidelines Section 15063, the County has prepared an Initial Study to identify the effects determined not to be significant and focus the EIR on the effects determined to be significant. The impact analysis in the EIR will be conducted in accordance with the CEQA Guidelines and the County's Guidelines for Determining Significance.

Potential issues and impacts to the existing environment to be analyzed in the Draft EIR include the following environmental topics:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Noise
- Public Services
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

The EIR, consistent with CEQA, will include sufficient information to facilitate meaningful public review and informed public decision making regarding the significant effects on the environment that may be caused by the project. The EIR will include information regarding the environmental baseline, including the past, current, and reasonably foreseeable expected future environmental impacts of implementing the project in the project area. Where needed, the Draft EIR will identify potentially feasible mitigation measures to avoid and/or substantially lessen any significant adverse effects identified in the EIR's impact analysis.

The EIR will also address the cumulative environmental consequences of the proposed project in combination with other closely related past, present, and reasonably foreseeable future projects in the area. This will serve to satisfy CEQA requirements regarding potential regional cumulative effects.

In compliance with CEQA Guidelines Section 15126.6, the EIR will describe and evaluate the effects of a reasonable range of alternatives to the proposed project and will compare the impacts of the alternatives to the impacts of the proposed project. The EIR will also identify any alternatives that were considered but rejected by the lead agency as infeasible and briefly explain their reasoning. The EIR will provide an analysis of the No Project Alternative and will also identify the Environmentally Superior Alternative. The alternatives to be analyzed in the EIR will be developed during the environmental review process and will consider input received during the public scoping period.

**Public Scoping Meeting**

The County will conduct a public scoping meeting at 39919 Ribbonwood Road, Boulevard, CA 91905. The scoping meeting will involve a presentation about the proposed project and the environmental review process and schedule. The purpose of the meeting is to facilitate the receipt of written comments about the scope and content of the environmental analysis to be addressed in the Draft EIR. The scoping meeting is for information gathering; it is not a public

hearing, and no public testimony will be taken. No decisions about the project will be made at the public scoping meeting. The meeting date and time are as follows:

**Date**: Wednesday, April 12, 2023

**Time**: 6:00 pm

**Submitting Comments:**

At this time, the County is soliciting comments on the NOP regarding your views on how the project may affect the environment. This information will be considered when preparing the Draft EIR's discussion of environmental topics, significant effects, mitigation measures, and alternatives. Because of time limits mandated by State law, comments should be provided no later than 4:00 p.m. on April 24, 2023 (the end of 30-day comment period, which starts on March 23, 2023).

You have several options for submitting comments: (1) in writing during the scoping meeting, (2) by U.S. mail, or (3) by email. Comments provided by email should include "Starlight Solar Project – NOP Scoping Comments" in the subject line.

Please send all comments to:

**County of San Diego**

Attention: Ashley Smith

Mailing Address: 5510 Overland Avenue, Suite 310, San Diego, CA 92123

OR via email: ashley.smith2@sdcounty.ca.gov; include "Starlight Solar Project – NOP Scoping Comments" in the subject line.

Attachments:

Figure 1 – Regional Location Map
Figure 2 – Vicinity Map
Figure 3 – Project Site Plan

Environmental Initial Study Checklist

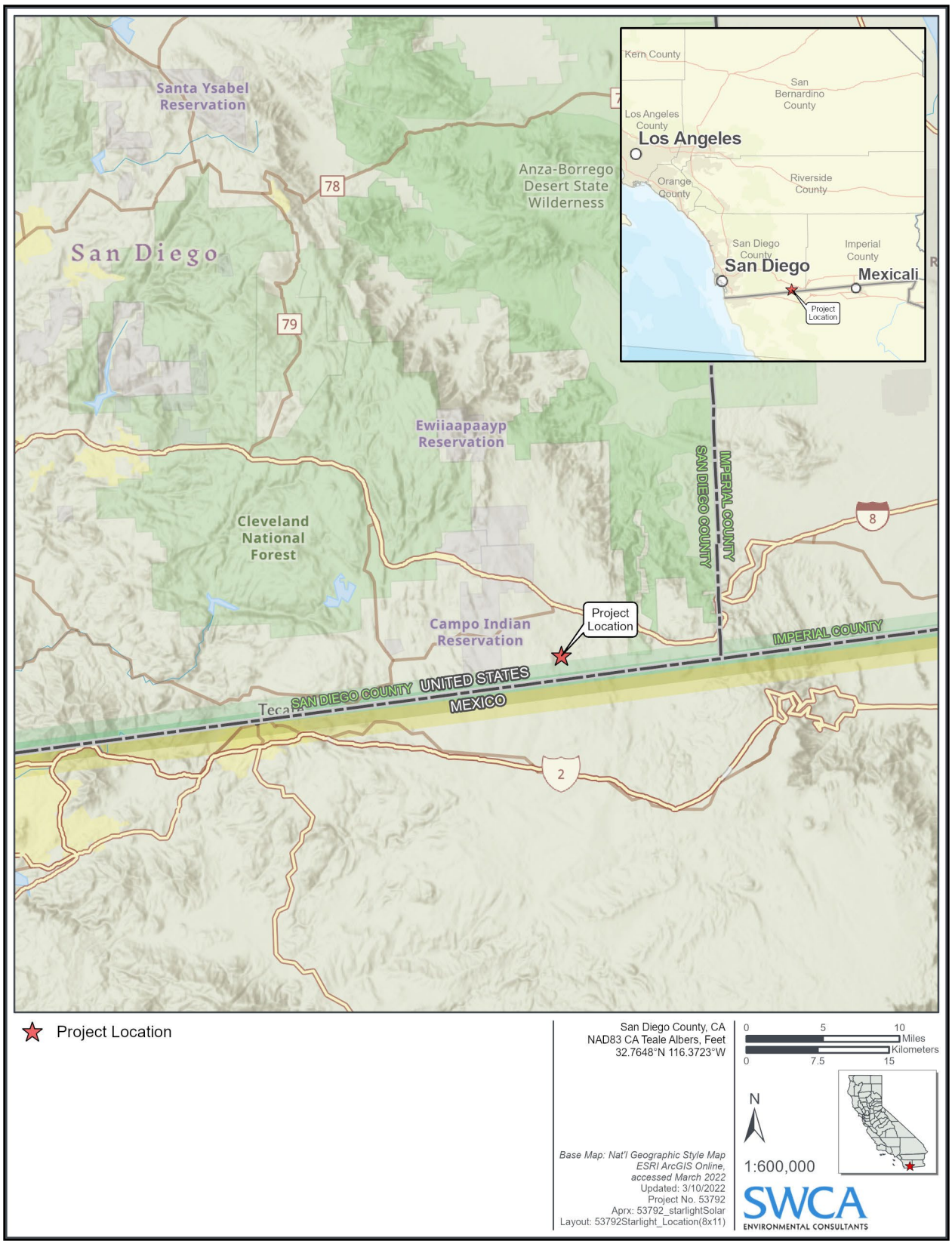


**Figure 1. Regional Location Map.**

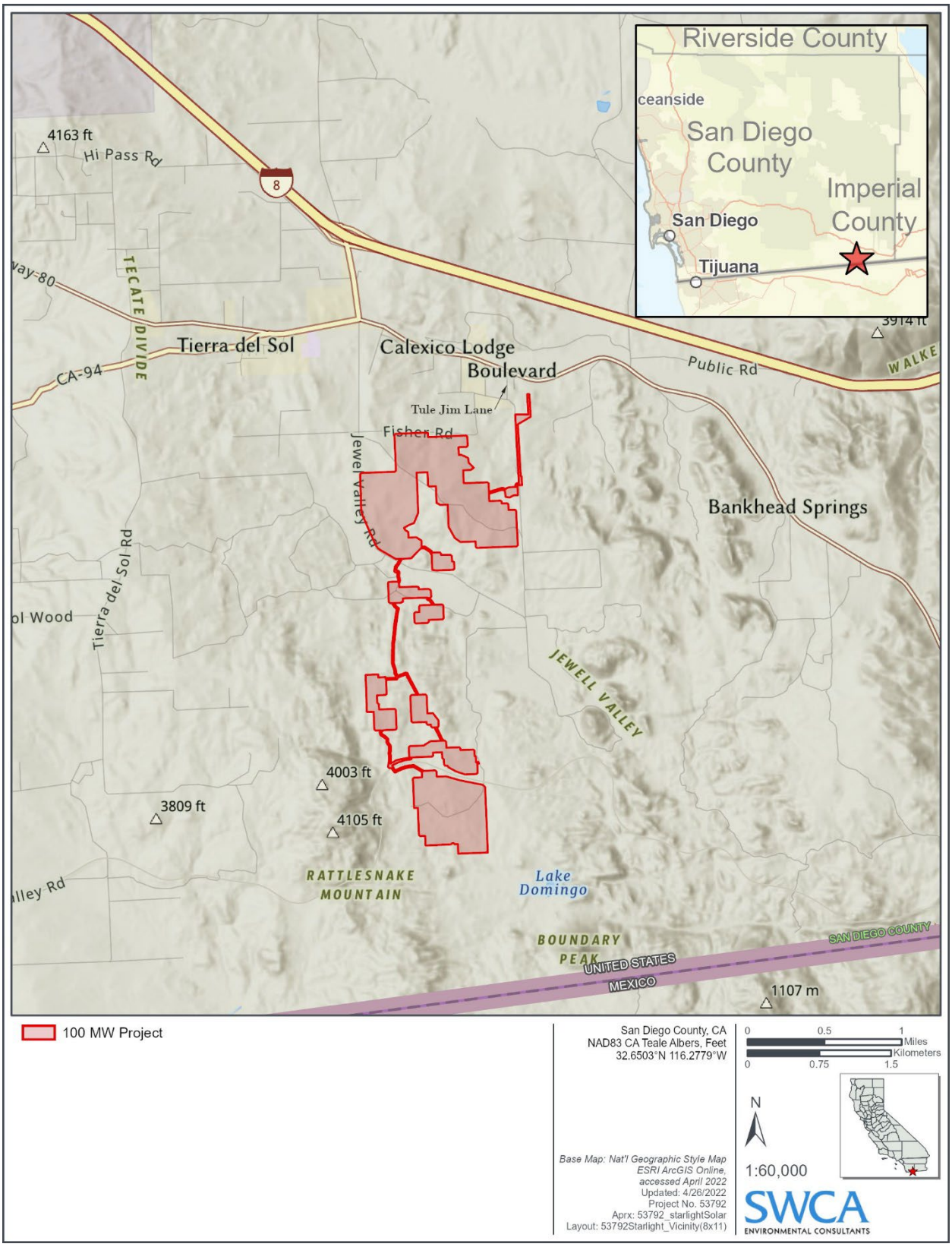


**Figure 2. Vicinity Map.**

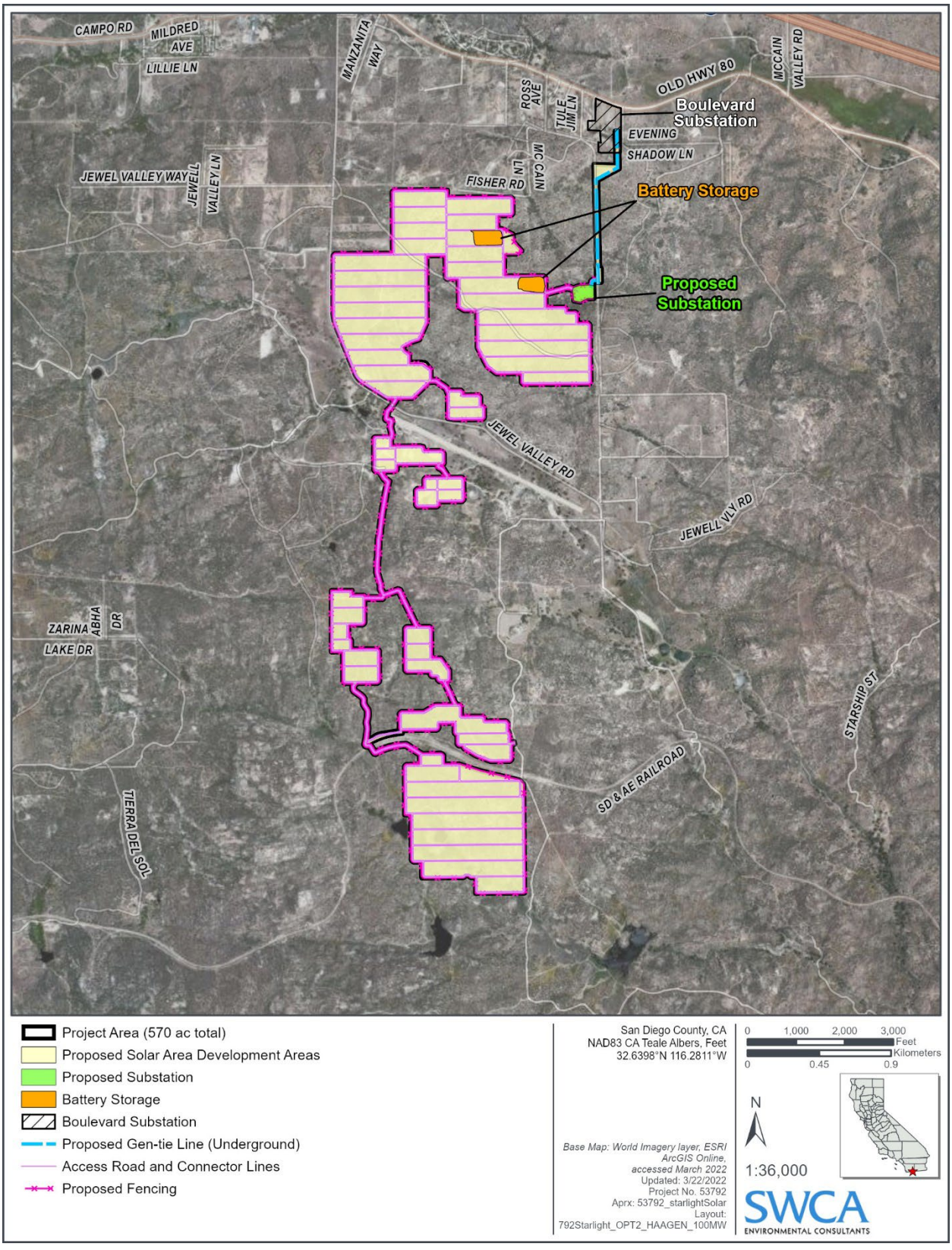


**Figure 3. Project Site Plan.**

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**DIRECTOR**

March 23, 2023

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

1. Title: Starlight Solar Project
   Project Number(s): PDS2022-MUP-22-0

2. Lead agency name and address:
   County of San Diego, Planning & Development Services (PDS)
   5510 Overland Avenue, Suite 310
   San Diego, CA 92123-1239

3. a. Contact: Ashley Smith
   b. Phone number: (619) 857-8012
   c. E-mail: Ashley.smith2@sdcounty.ca.gov

4. Project location:
   The Project site encompasses a total of approximately 565 acres within the Mountain Empire Subregional Plan area in southeastern unincorporated San Diego County (County). The Mountain Empire Subregional Plan area contains five subregional group areas. The Project site is located in the Boulevard Subregional Planning Area. Figure 1, Regional Location Map, shows the location of the Project site in the Boulevard area. The Project site is located south of Interstate (I-) 8 and Old Highway 80, and east of Tierra Del Sol Road. Regional access would be provided by State Routes (SR-) 94 and I-8, respectively. Access to the Project site would be provided by Jewel Valley Road and Tule Jim Lane, which each connect to Old Highway 80 in the town of Boulevard.

5. Project Applicant name and address:
   Empire II, LLC
   12301 Exposition Boulevard
   Los Angeles, CA 90068

6. General Plan

| | |
|---|---|
| Community Plan: | Mountain Empire Subregional Plan |
| Land Use Designation: | Rural Lands 80 (RL-80) |
| Density: | 1 du/80 acres |
| Floor Area Ratio (FAR) | N/A |

7. Zoning

| | |
|---|---|
| Use Regulation: | General Rural (S92) |
| Minimum Lot Size: | 8.0 acres |
| Special Area Regulation: | N/A |

8. Description of Project:

Empire II, LLC (Applicant) is requesting a Major User Permit from the County to construct and operate a remotely-operated photovoltaic (PV) electric generation and storage system in unincorporated San Diego County (see Figure 1, Regional Location Map). The County's General Plan designates the Project site as Rural Lands 80 (RL-80) and the County's Zoning Ordinance identifies the site as General Rural (S92). The County's General Regulation states that solar power plant projects are considered Major Impact Service and Utility in all zones and thus, require the approval of a Major Use Permit.

The Starlight Solar Project (Project) Applicant would construct and operate a remotely-controlled renewable solar energy generation and storage facility, which would produce a total rated capacity of 100 megawatts (MW) of alternating current (AC) solar energy at the utility scale. The power produced by the proposed solar facility would interconnect into the Boulevard East Substation via an underground generation tie-line (gen-tie) located generally on the east side of Tule Jim Lane. The Project would also include a battery energy storage system (BESS) that would store up to approximately 217.4 MW of electricity for dispatch into the local San Diego Gas and Electric (SDG&E) grid via the same point of interconnection as the solar array.

The Project site would be divided into eight solar array areas totaling approximately 565 acres. The Project would include the following primary components:

- Approximately 255,000 PV modules mounted on support structures (typically single-axis and/or fixed-tilt). The final number of modules and support structures will depend on the final design.
- 1,500-volt direct current (DC) underground collection system linking the modules to the inverters and 8 solar array systems based on current design standards.
- Inverter/transformer platforms located throughout the solar facility to convert the DC power generated by the modules into AC power, a compatible form for use with the transmission network
- A 34.5-kilovolt (kV) underground AC collection system would link the inverters to the on-site collector substation
- An on-site collector substation and 20-foot by 20-foot storage building located on the northeastern tip of the Project site within an approximately 3-acre substation.
- The 7-acre gen-tie line would run from the Project substation on-site to the Boulevard East Substation. It will consist of two lines – 69 kV and 138 kV, that will be strung overhead to cross Tule Jim Lane and underground the rest of the way.

- BESS of up to 217.4 MW of 4-hour battery storage (approximately 8 acres).
- Biological resource mitigation land would be conserved and managed south and west of the Project area.
- Supervisory Control and Data Acquisition (SCADA) System
- 24-foot-wide internal access roads
- Security fencing, lighting, and signage
- 30-foot fuel modification zone
- Water tanks for fire protection
- Off-site roadway improvements

Construction

The Project would be constructed in two phases, the first phase would include 20 MW solar energy generation and 17.4 MW of battery storage and the second phase would include 80 MW solar energy generation and 200 MW of battery storage. Construction of the Project is anticipated to occur over approximately 12-18 months and would employ approximately 125 workers per day during the peak construction period. The Project includes 350,000 cubic yards (cy) of grading with a balance of cut and fill.

The battery storage containers would be constructed on concrete pads, and each container would be bolted to the pads. The Power Conditioning System (PCS) and the medium voltage control system (i.e., inverters and transformers) would be constructed on level concrete pads between the battery storage containers. Minor rough grading (included in total 350,000 cy) may be needed for the preparation of the proposed PCS and medium voltage control system pads if the pads cannot be constructed using the existing slope. Any cut-and-fill as a result of rough grading for the BESS would be contained within the proposed Project site. No import or export of soil from the proposed Project site is expected. The BESS would be constructed over an approximate 18-month period.

9. Surrounding land uses and setting:

The Project site is located in the Boulevard community within the Mountain Empire Subregional Plan area in unincorporated San Diego County. Surrounding land uses consist of single-family residences, ranches and vacant land.

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

| **Permit Type/Action** | **Agency** |
|---|---|
| General Construction Storm Water Permit | RWQCB |
| Stormwater Pollution Prevention Plan | RWQCB |
| Nationwide Permit (NWP) under Section 404 of the Clean Water Act | USACE |
| Water Quality Certification under Section 401 of the Clean Water Act and | RWQCB |

| | |
|---|---|
| Waste Discharge Requirements | |
| Lake and Streambed Alteration Agreement (LSAA) Section 1602 | CDFW |
| Fire District Approval | County Fire Authority |
| Air Quality Control Permit | San Diego APCD |

Note: RWQCB = Regional Water Quality Control Board, USACE = U.S. Army Corps of Engineers, CDFW = California Department of Fish and Wildlife, APCD = Air Pollution Control District; this is a non-exhaustive list of approvals that may change when the County begins the Environmental Impact Report.

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

YES ☒ NO ☐

Note: Conducting consultation early in the CEQA process allows tribal governments, public lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and to reduce the potential for delay and conflict in the environmental review process (see Public Resources Code §21080.3.2). Information is also available from the Native American Heritage Commission's Sacred Lands File per Public Resources Code §5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code §21082.3(e) contains provisions specific to confidentiality.

**Figure 1. Regional Location Map**

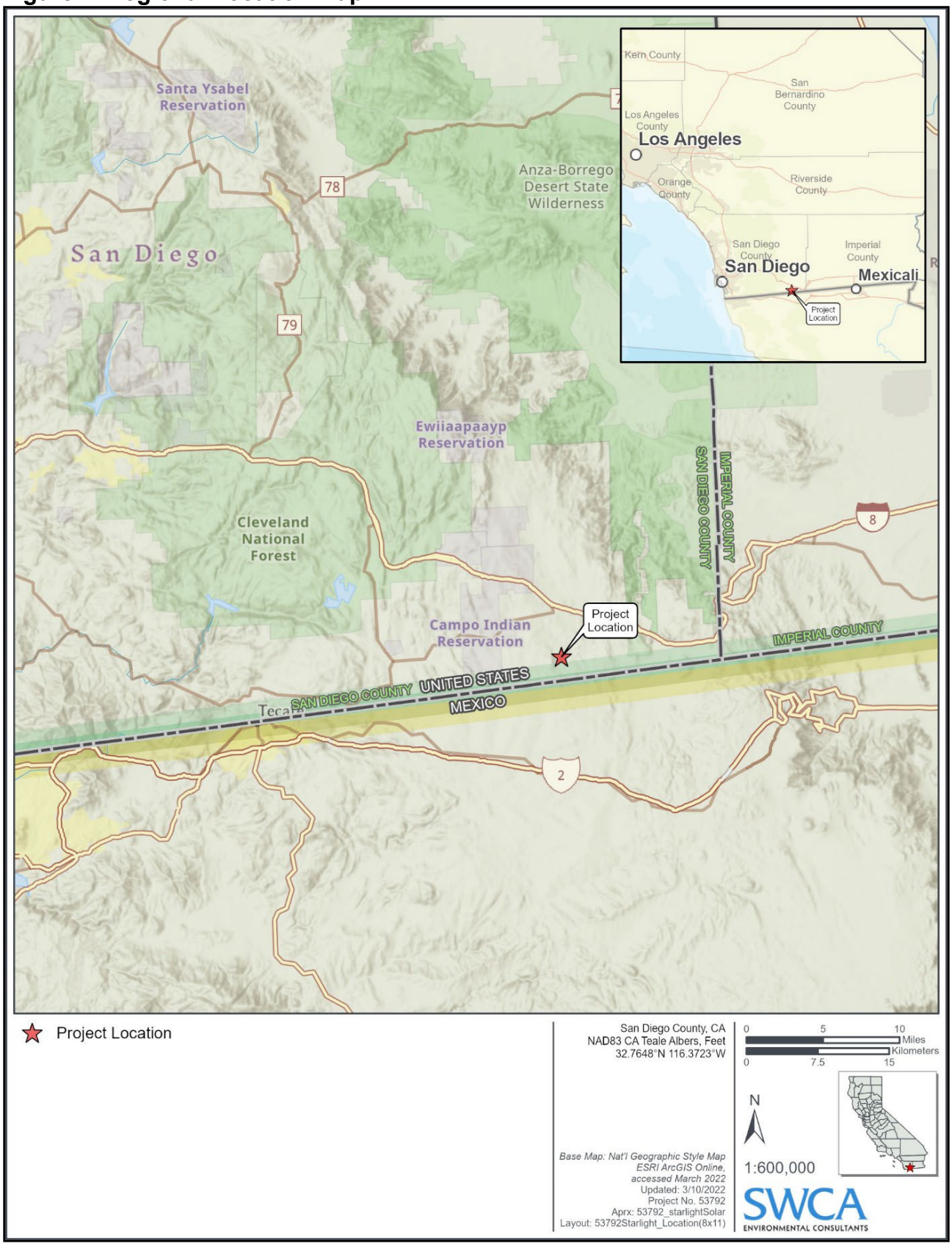
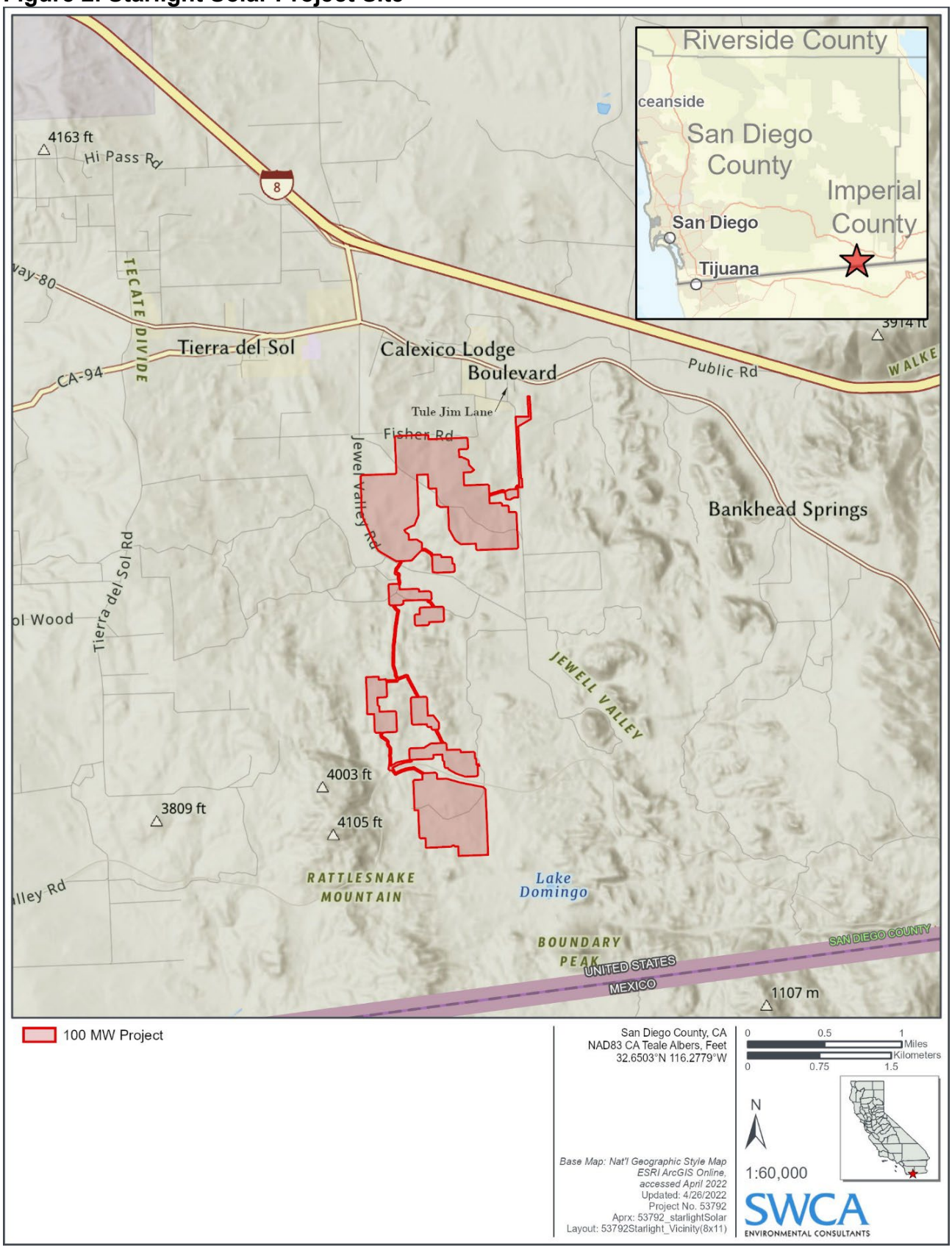


**Figure 2. Starlight Solar Project Site**



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

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

**DETERMINATION:** (To be completed by the Lead Agency)
On the basis of this initial evaluation:

☐ On the basis of this Initial Study, PDS 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, PDS 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, PDS finds that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

| | |
|---|---|
| Signature | Date |
| Ashley Smith | Chief |
| Printed Name | 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 offsite as well as onsite, 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** -- Except as provided in Public Resources Code §21099 -- Would the project:

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

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

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

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

**Potentially Significant Impact:** The Project area is located in San Diego County's geographic transitional zone between the desert region and peninsular ranges. The Laguna Mountains are prominently located to the north of the site. The area landscape is characterized by rolling hills covered by granite boulders and transitional Mountain Chaparral vegetation, such as mixed chaparral and some chamise. Vegetation for the site itself is primarily chaparral, native grasses, and forbs, with scattered juniper. The Project would introduce a large solar array into an otherwise naturalistic setting. Project implementation would introduce a large array of solar panels across currently undeveloped land. Due to the viewshed angles, as well as the layout and scale of the Project, a potentially significant impact to scenic vistas across the Project site may occur from implementation of the Project. Therefore, a Project-specific visual analysis will be prepared for and discussed further in the Draft Environmental Impact Report (DEIR) to analyze potential impacts to scenic vistas.

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 With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

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

**Potentially Significant Impact:** There are no designated scenic highways within vicinity of the Project area, although portions of it may be visible in the distance from I-8. Therefore, the Project would not damage scenic resources within a state scenic highway. However, SR-94 and I-8 are both eligible for Scenic Highway designation. At their nearest respective locations, SR-94 is within 0.8 mile of the Project site and I-8 is approximately 1 mile north of the Project area. Due to distance as well as prevailing slope and topography, it is unlikely the Project site would be visible from these highways. Nevertheless, a Project-specific visual analysis will be prepared for and discussed further in the DEIR to analyze potential impacts to scenic resources.

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

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

Discussion/Explanation: Visual character is the objective composition of the visible landscape within a viewshed; it 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.

**Potentially Significant Impact:** The Project site is located in a non-urbanized area. The Project would introduce development (a large solar array, a BESS, and associated buildings and equipment) on the Project site, which is not found in the existing landscape. Therefore, a potential impact to the existing visual character or quality of public views of the site and its surroundings may occur. A Project-specific visual analysis will be prepared for and discussed further in the DEIR to analyze potential impacts to visual character and quality of the site and its surroundings.

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

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

Discussion/Explanation:

**Potentially Significant Impact:** The Project would introduce a large solar array, which includes reflective surfaces, into an otherwise naturalistic setting. Due to the viewshed angles, as well as the layout and scale of the Project, Project implementation could result in a new source of substantial light or glare. Therefore, a Project-specific visual analysis will be prepared for and discussed further in the DEIR to analyze potential impacts related to light and glare affecting day or nighttime views in the area.

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

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

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

Discussion/Explanation:

**No Impact:** The Project site is not designated by the Farmland Mapping and Monitoring Program (FMMP) as Prime Farmland, Unique Farmland, or Farmland of Statewide or Local Importance. The Project site has been mapped as other lands. Therefore, the Project would not convert an important farmland category designated by the FMMP to a non-agricultural use. The site does not meet other criteria for the definition of an agricultural resource as defined by the County's Guidelines for Determining Significance for Agricultural Resources (Agricultural Guidelines), since the site is not an active agricultural operation and is not designated an important Farmland Category by the FMMP. Therefore, according to the Agricultural Guidelines, the Project site is not considered an agricultural resource. This issue will not be further addressed in the DEIR.

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

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

Discussion/Explanation:

**No Impact:** The Project site is not located within or in the vicinity of a Williamson Act Contract or Agricultural Preserve. The closest Contract or Preserve is located approximately 1.1 miles southwest of the Project site. According to the Agricultural Guidelines, interface conflicts usually only occur within 300 feet. In addition, the Project would be consistent with existing zoning and a rezone of the property is not proposed. Therefore, the Project would not conflict with the existing zoning for agricultural use, or a Williamson Act Contract. This issue will not be further addressed in the DEIR.

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

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

Discussion/Explanation:

**No Impact:** The Project site, including offsite improvements, does not contain forest land or timberland. The County of San Diego does not have any existing Timberland Production Zones. In addition, the Project would be consistent with existing zoning and a rezone of the property is not proposed. Therefore, Project implementation would not conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland production zones. This issue will not be further addressed in the DEIR.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

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

Discussion/Explanation:

**No Impact:** The Project site, including any offsite improvements, does not contain any forest lands as defined in Public Resources Code §12220(g). The nearest forest land to the Project site is the Cleveland National Forest, located approximately 11.5 miles northwest of the Project site. Therefore, due to distance from the Project site to the Cleveland National Forest, Project implementation would not result in the loss of forest land or conversion of forest land to a non-forest use. This issue will not be further addressed in the DEIR.

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 or conversion of forest land to non-forest use?

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

Discussion/Explanation:

**No Impact:** As described above in Section II (a), while the Project site is compatible with agricultural use types due to its rural nature, the Project has been determined to not meet the definition of an agricultural resource pursuant to the Agricultural Guidelines. In addition, the Project is not under a Williamson Act Contract or Agricultural Preserve, nor is the Project site located within the vicinity of a Williamson Act Contract or an Agricultural Preserve. Therefore, the Project would not have significant adverse impacts related to the conversion of Important Farmland or other agricultural resource to a non-agricultural use. In addition, as described above in Section II (c) and (d), the Project would not result in the loss of forest land or conversion of forest land to non-forest use. This issue will not be further addressed in the DEIR.

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

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

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

Discussion/Explanation:

**Potentially Significant Impact:** The Project site is located within the San Diego Air Basin and is subject to the San Diego Air Pollution Control District (SDAPCD) Guidelines and regulations. The RAQS relies on population and projected growth in the County and projects future mobile, area, and all other source emissions. Based on these emissions, the RAQS determines the strategies necessary for the reduction of stationary source emissions through regulatory controls. Mobile source emission projections and growth projections are based on population and vehicle trends and land use plans developed by the cities and the County. As such, projects that are consistent with the growth anticipated in the General Plan would be considered consistent with the RAQS.

The Project may conflict with or obstruct implementation of the RAQS and SIP because the Project requires a Major Use Permit. The Project's potential impacts related to the RAQS and SIP will be discussed in a Project-specific air quality analysis in the DEIR to analyze potential cumulative impacts to air quality.

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?

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

Discussion/Explanation:
The SDAPCD does not provide quantitative thresholds for determining the significance of construction or mobile source-related air emission impacts. However, the SDAPCD does specify screening-level thresholds (SLTs) that trigger an Air Quality Impact Analysis (AQIA) for new or modified stationary sources (SDAPCD Rules 20.2 and 20.3). If these SLTs for stationary sources are exceeded, an AQIA must be performed for the proposed new or modified stationary source. Although these SLTs levels do not generally apply to mobile sources or general land development projects, for comparative purposes these levels may be used to evaluate the increased emissions, which would be discharged to the San Diego Air Basin from proposed land development projects. For projects whose stationary source emissions are below these SLTs, no AQIA is typically required, and project level emissions are presumed to be less than

significant.

For CEQA purposes, these SLTs can be used to demonstrate that a project's total emissions would not result in a significant impact to air quality. The daily SLTs are most appropriately used to compare against standard construction and operational emissions. When project emissions have the potential to approach or exceed the SLTs (Table 1), additional air quality modeling may need to be prepared to demonstrate that ground level concentrations resulting from project emissions (with background levels) will be below National and California Ambient Air Quality Standards (NAAQS and CAAQS, respectively).

SDAPCD Rules 20.2 and 20.3 do not have AQIA thresholds for emissions of volatile organic compounds (VOCs) and particulate matter less than or equal to 2.5 microns ($PM_{2.5}$). The SLT for VOCs is based on the threshold of significance for VOCs established by the South Coast Air Quality Management District (SCAQMD), which is recommended for evaluating projects in San Diego County. For $PM_{2.5}$, the U.S. Environmental Protection Agency (USEPA) "Proposed Rule to Implement the Fine Particle National Ambient Air Quality Standards" published September 8, 2005, which quantifies significant emissions as 10 tons per year, will be used as the SLT as shown in Table 1 below.

**Table 1. San Diego County Screening-Level Thresholds for Air Quality Impact Analysis**

| Pollutant | Total Emissions | | |
|---|---|---|---|
| | Lbs. per Hour | Lbs. per Day | Tons per Year |
| Respirable Particulate Matter ($PM_{10}$) | --- | 100 | 15 |
| Fine Particulate Matter ($PM_{2.5}$) | --- * | 55 | 10* |
| Nitrogen Oxides ($NO_x$) | 25 | 250 | 40 |
| Sulfur Oxides ($SO_x$) | 25 | 250 | 40 |
| Carbon Monoxide (CO) | 100 | 550 | 100 |
| Lead | --- | 3.2 | 0.6 |
| Volatile Organic Compounds (VOCs) | --- | 75** | 13.7*** |

Notes: * EPA "Proposed Rule to Implement the Fine Particle National Ambient Air Quality Standards" published September 8, 2005. Also used by the SCAQMD.
** Threshold for VOCs based on the threshold of significance for VOCs from the SCAQMD for the Coachella Valley.
*** 13.7 Tons Per Year threshold based on 75 lbs/day multiplied by 365 days/year and divided by 2,000 lbs/ton.

**Potentially Significant Impact:** Currently, San Diego County is in "non-attainment" status for the NAAQS and CAAQS federal and state Ozone ($O_3$) and state Particulate Matter less than or equal to 10 microns and less than or equal to 2.5 microns ($PM_{10}$ and $PM_{2.5}$). $O_3$ is formed when volatile organic compounds (VOCs) and nitrogen oxides ($NO_x$) react in the presence of sunlight. VOC sources include any source that burns fuels (e.g., gasoline, natural gas, wood, oil); solvents; petroleum processing and storage; and pesticides. Sources of $PM_{10}$ in both urban and rural areas include the following: 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.

The proposed Project has the potential to exceed SLTs related to construction activities, specifically grading, and operational activities primarily from battery off-gassing. Any exceedance of SLTs could cumulatively contribute to a net increase of a criteria air pollutant or

precursor emissions for which the San Diego Air Basin is in nonattainment under the NAAQS and/or CAAQS. Therefore, the Project may contribute to a cumulatively considerable net increase of criteria pollutants for which the Project region is in non-attainment under an applicable federal or state ambient air quality standard. The Project's potential impacts related to air quality standards and existing or projected air quality violations will be discussed in a Project-specific air quality analysis in the DEIR to analyze potential cumulative impacts to air quality.

c) Expose sensitive receptors to substantial pollutant concentrations?

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

Discussion/Explanation:

**Potentially Significant Impact:** Air quality regulators typically define sensitive receptors as schools (Preschool-12$^{th}$ 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 also considers residences as sensitive receptors since they house children and the elderly. Grading and construction activities associated with the proposed development could expose sensitive receptors to substantial pollutant concentrations. A Project-specific air quality analysis will be prepared for and discussed in the DEIR to analyze the Project's potential to expose sensitive receptors to substantial pollutant concentrations.

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

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

Discussion/Explanation:

**Potentially Significant Impact**: Construction of the Project could result in objectionable odors from the emission of diesel fumes and other odors typically associated with construction activities. If located near sensitive receptors, construction odors could affect a substantial number of people. During operations, land uses and industrial operations that are associated with odor complaints include agricultural uses, wastewater treatment plants, food processing plants, chemical plants, composting, refineries, landfills, dairies, and fiberglass molding. Odor impacts are unlikely with the operation of the solar facility. Construction impacts related to odor will be discussed further in the DEIR.

## IV. BIOLOGICAL RESOURCES -- Would the project:

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional

plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

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

**Potentially Significant Impact:** Sensitive or special status species occur or have the potential to occur within the Project site. Therefore, the Project has the potential to directly and indirectly impact candidate, sensitive, and/or special status species. A Project-specific biological resources analysis will be prepared for and discussed in the DEIR to analyze potential impacts to candidate, sensitive, or special status species.

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 Wildlife or US Fish and Wildlife Service?

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

Discussion/Explanation:

**Potentially Significant Impact:** The Project site is currently undeveloped. Seventeen natural communities and land cover types have been mapped on the site including: granitic northern mixed chaparral, redshank chaparral, granitic chamise chaparral, montane buckwheat scrub, field/pasture, big sagebrush scrub, open coast live oak woodland, non-native grassland, southern riparian scrub, freshwater, coast live oak woodland, tamarisk scrub, freshwater seep, and alkali marsh. In addition to the natural communities, three additional cover types within the category of disturbed or developed areas were also mapped, including “urban/developed,” “bare ground,” and “disturbed.” Therefore, the Project has the potential to result in an adverse effect on riparian habitat or other sensitive natural community. A Project-specific biological resources analysis will be prepared for and discussed in the DEIR to analyze potential impacts to riparian habitat or other sensitive natural community.

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 With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

**Potentially Significant Impact:** The Project site could contain federally protected wetlands as defined by the Section 404 of the Clean Water Act. Therefore, the Project has the potential to cause a substantial adverse effect on state or federally protected wetlands. A Project-specific

biological resources analysis will be prepared for and discussed in the DEIR to analyze potential impacts to a state or federally protected wetland.

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

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

Discussion/Explanation:

**Potentially Significant Impact:** The Project site is currently undeveloped and allows for unrestricted wildlife movement across the site. Given that the Project would include a large solar array bordered by a fence, the Project has the potential to adversely impact native resident or migratory wildlife corridors across the site. A Project-specific biological resources analysis will be prepared for and discussed in the DEIR to analyze potential impacts to wildlife movement.

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
☐ Less than Significant with Mitigation Incorporated
☒ Less than Significant Impact
☐ No Impact

Discussion/Explanation:

**Potentially Significant Impact:** The Project is located within the planned East County Multiple Species Conservation Program area. As stated above, the Project has the potential to conflict with local policies or ordinances protecting biological resources. A Project-specific biological resources analysis will be prepared for and discussed in the DEIR to analyze potential conflicts with local, regional, and state plans, policies, and ordinances.

**V. CULTURAL RESOURCES** -- Would the project:

a) Cause a substantial adverse change in the significance of a historical resource pursuant to 15064.5?

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

Discussion/Explanation:

**Potentially Significant Impact:** Historical resources may be located within the Project stie. Therefore, the Project has the potential to cause a substantial adverse change in the significance of a historical resource. A Project-specific cultural resources analysis will be prepared for and discussed in the DEIR to analyze the potential for impacts to historical resources resulting from the project.

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

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

Discussion/Explanation:

**Potentially Significant Impact:** Archaeological resources may be located within the Project site. Therefore, the Project has the potential to cause a substantial adverse change of an archaeological resource. A Project-specific cultural resources analysis will be prepared for and discussed in the DEIR to analyze the potential for impacts to archaeological resources resulting from the project.

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

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

Discussion/Explanation:

**Potentially Significant Impact:** There may be archaeological resources within the Project area that could contain interred human remains. As outlined in CEQA Guidelines Section 15064.5, in the event that human remains are discovered during grading or construction of the project, the County and applicant would work with the appropriate Native American tribe(s) as identified by the Native American Heritage Commission (NAHC) as provided in Public Resources Code Section 5097.98 to ensure that all human remains would be appropriately treated. A Project-specific cultural resources analysis of the potential impacts to disturb any human remains, including those interred outside of formal cemeteries, will be prepared for and discussed in the DEIR.

**VI. ENERGY** -- Would the project:

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

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

Discussion/Explanation:

**Potentially Significant Impact**. The Project would result in the use of electricity, natural gas, petroleum, and other consumption of energy resources during the construction and operation phases of the project. The Project would construct and operate a remotely-operated renewable solar energy generation and battery storage facility, which would produce a total rated capacity of 100 MW of AC solar energy and include a 217.4 MW BESS, at the utility scale. The facility would only require operational trips during occasional operation and maintenance activities. Further, the Project would improve electric power reliability for the San Diego region by providing a source of local renewable generation as near as possible to existing SDG&E transmission infrastructure. Nonetheless, because the amount of energy anticipated to be used during construction and operation of the Project is not known at this time, the Project could have a potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources. An analysis of the Project's energy consumption will be prepared for and discussed in the DEIR.

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

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

Discussion/Explanation:

**Potentially Significant Impact.** Many of the regulations regarding energy efficiency are focused on increasing the energy efficiency of buildings and renewable energy generation, as well as reducing water consumption and vehicle miles traveled (VMT). The Project would construct and operate an unoccupied renewable solar energy generation and battery storage facility, which would produce a total rated capacity of 100 MW of AC solar energy and include a 217.4 MW BESS, at the utility scale. The facility would only require operational trips during occasional operation and maintenance activities.. Additionally, the Project would generate renewable energy in accordance with state and local plans for renewable energy. Nonetheless, because the amount of energy anticipated to be used during construction and operation of the project, and the features for energy efficiency implemented for the Project are not known at this time, the Project could conflict with or obstruct a state or local plan for renewable energy and/or energy efficiency. An analysis of the potential to conflict with or obstruct a state or local plan for renewable energy or energy efficiency will be prepared for and discussed in the DEIR.

**VII. GEOLOGY AND SOILS** -- Would the project:

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

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

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

**Less than Significant Impact:** The Project site is not located in a fault rupture hazard zone identified by the Alquist-Priolo Earthquake Fault Zoning Act, Special Publication 42, Revised 2007, Fault-Rupture Hazards Zones in California, or located within any other area with substantial evidence of a known fault. Although no active faults traverse the Project site, all new development would be required to comply with the requirements of the Alquist-Priolo Fault Zoning Act and the California Building Code (CBC). CBC requirements address structural seismic safety and include design criteria for seismic loading and other geologic hazards, including design criteria for geologically induced loading that govern sizing of structural members, building supports, and materials and provide calculation methods to assist in the design process. The CBC includes provisions for buildings to structurally survive an earthquake without collapsing and measures such as anchoring to the foundation and structural frame design.

The Project would neither negate nor supersede the requirements of the Alquist-Priolo Earthquake Fault Zoning Act. Given that the Project would construct and operate an unoccupied renewable energy and battery storage facility, the proposed Project would not expose people or structures to potentially substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault as delineated on the current Alquist-Priolo Earthquake Fault Zoning Map. Therefore, impacts would be less than significant.

ii. Strong seismic ground shaking?

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

Discussion/Explanation:

**Less than Significant Impact:** Seismic activity poses two types of potential hazards for people and structures, categorized as either primary or secondary hazards. Primary hazards include ground rupture, ground shaking, ground displacement, subsidence, and uplift from earth movement. Secondary hazards include ground failure (lurch cracking, lateral spreading, and slope failure), liquefaction, water waves (seiches), movement on nearby faults (sympathetic fault movement), dam failure, and fires.

The Project site is in a seismically active region and could experience ground shaking associated with an earthquake along nearby faults. The Project site is likely to be subjected to strong ground motion from seismic activity, similar to the rest of the County and Southern California due to seismic activity in the region as a whole. Given that the Project would construct and operate a remotely-operated renewable energy and battery storage facility, the proposed Project would not expose people to the risk of loss, injury, or death involving strong seismic ground shaking. To ensure the structural integrity of all structures, the Project must conform to the Seismic

Requirements as outlined within the CBC. In addition, 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 CBC and the County Code ensures the Project would not result in a potentially significant impact from the exposure of people or structures to potential adverse effects from strong seismic ground shaking.

iii. Seismic-related ground failure, including liquefaction?

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

Discussion/Explanation:

**Less than Significant Impact:** Liquefaction typically occurs when a site is located in a zone with seismic activity, on-site soils are cohesionless (such as sand or gravel), groundwater is encountered within 50 feet of the surface, and soil relative densities are less than about 70 percent. The Project site is not located within a “Potential Liquefaction Area” per the County geographic information system (GIS) as identified in the County’s Guidelines for Determining Significance for Geologic Hazards (Geologic Hazards Guidelines). As such, there would be a less than significant impact from the exposure of people or structures to adverse effects from a known area susceptible to ground failure, including liquefaction. In addition, given that the Project would construct and operate an unoccupied renewable energy and battery storage facility, the proposed Project would not expose people to the risk of loss, injury, or death involving susceptible to ground failure, including liquefaction.

iv. Landslides?

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

Discussion/Explanation:

**Less than Significant Impact:** The Project site is not located within a “Landslide Susceptibility Area" as identified in the County’s Geologic Hazards Guidelines. Landslide Susceptibility Areas were developed based on landslide risk profiles included in the San Diego County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) (County Office of Emergency Services 2017). Data used to profile liquefaction hazard included probabilistic peak ground acceleration (PGA) data from the United States Geological Survey (USGS) and a Scenario Earthquake Shake map for Rose Canyon from the California Integrated Seismic Network (CISN), along with existing liquefaction hazard areas from local maps. Liquefaction hazards were modeled as collateral damages of earthquakes using HAZUS-MH, which uses base information and National Earthquake Hazards Reduction Program soils data to derive probabilistic peak ground accelerations much like the PGA map from USGS. In addition, given that the Project would construct and operate an unoccupied renewable energy and battery storage facility, the proposed Project would not expose people to the risk of loss, injury, or death involving landslides. Impacts would be less than significant.

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

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

Discussion/Explanation:

**Less than Significant Impact:** Soil erosion may result during construction of the proposed project, as grading and other ground disturbing activities loosen surface soils and make soils susceptible to the effects of wind and water movement across the surface. The construction contractor would be required to implement a Stormwater Pollution Prevention Plan (SWPPP) prepared for the Project prior to grading. The SWPPP would identify site-specific best management practices (BMPs) to control erosion, sediment, and other potential construction-related pollutants from entering downstream waterbodies. By keeping soil stabilized and minimizing soil erosion using BMPs identified in the SWPPP, minimal soil erosion is expected to occur during Project grading.

In addition, the Project would not result in substantial soil erosion or the loss of topsoil for the following reasons:

- The Project would not result in unprotected erodible soils.
- The Project is not located in a floodplain.
- A SWPPP would be prepared for the project, and would include site-specific BMPs to control erosion, sediment, and other potential construction-related pollutants.
- A Standard SWQMP and Drainage Study will be prepared for the project, which will require additional BMPs to minimize soil erosion and sedimentation.
- The Project would be required to comply with the County's Grading Ordinance [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 would minimize the potential for water and wind erosion.

Due to these factors, it has been found that the Project would not result in substantial soil erosion or the loss of topsoil, and impacts would be less than significant.

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

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

Discussion/Explanation:

**Less than Significant Impact:** The Project includes 350,000 cy of grading with a balance of cut and fill. In order to assure that any proposed structures (including those proposed on the Project site) are adequately supported (whether on native soils, cut or fill), a Soils Engineering Report is required as part of the Building Permit process. This report would evaluate the strength of underlying soils and make recommendations on the design of building foundation systems. The Soils Engineering Report must demonstrate that a proposed building meets the structural stability standards required by the CBC. The report must be approved by the County prior to the issuance of a Building Permit. With this standard requirement, impacts would be less than significant. For further information regarding landslides, liquefaction, and lateral spreading, refer to Section VI(a)(iii)-(iv) listed above.

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

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

Discussion/Explanation:

**Less than Significant Impact:** According to the U.S. Department of Agriculture's Web Soil Survey, the Project site is not underlain by expansive soils. In addition, no habitable structures are proposed as part of the Project and the Project would operate as an unoccupied renewable energy and battery storage facility. Therefore, the Project would not create a substantial risk to life or property, and impacts 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 With Mitigation Incorporated
☐ Less than Significant Impact
☒ No Impact

Discussion/Explanation:

**No Impact:** The Project does not include any septic tanks or alternative wastewater disposal systems because the Project includes construction and operation of an unoccupied solar energy and battery storage facility. Therefore, the Project would have no impact related to the use of septic tanks or alternative wastewater disposal systems. This issue will not be further addressed in the DEIR.

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

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

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

**Less than Significant Impact:** A review of the County's Paleontological Resources Maps and data on San Diego County's geologic formations indicates that the Project is located entirely on granitic bedrock and has no potential for producing fossil remains. The site does not contain any unique geologic features that have been listed in the County's Guidelines for Determining Significance for Unique Geology Resources, nor does the site support any known geologic characteristics that have the potential to support unique geologic features. Therefore, impacts would be less than significant.

**VIII. GREENHOUSE GAS EMISSIONS** – Would the project

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

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

Discussion/Explanation: Greenhouse gas (GHG) emissions 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 in buildings as well as personal vehicle use, among other sources.

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.

It should be noted that an individual project's GHG emissions would 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.

**Potentially Significant Impact**: The Project would generate GHG emissions primarily during construction activities. Other potential sources of GHG emissions associated with the Project include vehicle trips and other activities required for maintenance of the Project components. However, the Project is expected to result in net beneficial impacts related to GHG emissions given that the project would be a source of clean energy to indirectly reduce the need to emit GHGs caused by the generation of similar quantities of electricity from either existing or future nonrenewable sources to meet existing and future electricity demands. The Project includes a BESS that would provide clean energy to the grid when the sun is down and/or in time of power safety shut off, and, thus, reduce the need for coal or natural gas-fired peaker plants. Nevertheless, a Project-specific GHG Technical Study will be prepared for and discussed in the DEIR to address the project's potential impacts from GHG emissions.

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

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

Discussion/Explanation:

**Potentially Significant Impact:** The Project would generate GHG emissions primarily during construction activities. Other potential sources of GHG emissions associated with the Project include vehicle trips and other activities required for maintenance of the Project components. However, the Project is expected to result in net beneficial impacts related to GHG emissions given that the Project would be a source of clean energy to indirectly reduce the need to emit GHGs caused by the generation of similar quantities of electricity from either existing or future nonrenewable sources to meet existing and future electricity demands. The Project is anticipated to assist in 1) achieving the state's Renewables Portfolio Standard (RPS), as mandated under the 100 Percent Clean Energy Act of 2018 (Senate Bill [SB] 100), by developing and constructing California RPS-qualified solar generation from eligible renewable energy resources; 2) achieving or exceeding its energy storage targets, consistent with the terms of Assembly Bill (AB) 2514; and 3) achieving its GHG reduction targets, consistent with AB 32, SB 32, and AB 1279. Nevertheless, a Project-specific GHG Technical Study will be prepared for and discussed in the DEIR to quantify and analyze any potential conflicts with any applicable plan, policy, or regulation for the purpose of reducing the emissions of GHG emissions.

## IX. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:

a) Create a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes?

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

Discussion/Explanation:

**Potentially Significant Impact:** During construction activities, typical construction-related hazardous materials would be used in the Project area, including hydraulic fluids and vehicle fuels for construction equipment. Additionally, materials delivery and other heavy construction equipment supporting the construction activities would access the Project site either via Jewel Valley Road or Tule Jim Lane, which pass adjacent to residents in the town of Boulevard. The construction phase may include the transport and on-site storage of petroleum products for the purpose of fueling construction equipment. However, the use and transport of these materials during construction activities would be short-term in nature and would occur in accordance with standard construction BMPs included in the SWPPP required in accordance with the National Pollutant Discharge Elimination System (NPDES) Construction General Permit to control the discharge of material from the site (see Section X, Hydrology and Water Quality). All transport, handling, use, and disposal of substances such as petroleum products related to Project construction would comply with applicable federal, state, and local health and safety regulations. Therefore, impacts associated with Project construction would be less than significant.

Project operation would involve long-term storage of batteries, transformers, and invertors, which may contain hazardous materials. Therefore, the Project could result in potentially significant impacts to hazardous materials during operation. This issue will be discussed further in the DEIR to determine the Project's potential to create a substantial hazard to the public or environment through the routine transport, use, or disposal of hazardous materials .

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

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

Discussion/Explanation:

**Potentially Significant Impact:** The proposed Project may result in a potential risk of upset or accidental release of hydraulic fluid or vehicle fuel resulting from construction activities within the Project site or along construction haul routes. However, all transport, handling, use, and disposal of substances such as petroleum products related to Project construction activities would comply with all federal, state, and local laws regulating the management and use of hazardous materials. The applicant would be required to develop and implement a SWPPP per the requirements of the NPDES Construction General Permit to ensure that reasonably foreseeable risks of upset involving the release of hazardous materials into the environment are avoided and minimized. However, long-term operation of the Project could result in potentially significant impacts to hazardous materials involving long-term storage of batteries, transformers, and invertors. Therefore, impacts will be discussed further in the DEIR.

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

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

Discussion/Explanation:

**Potentially Significant Impact:** There are no schools located within 0.25-mile of the Project site. The nearest school to the Project site is Clover Flat Elementary School, approximately 0.67 mile northwest of the site. Further, the transport and handling of minor amounts of hazardous materials during construction would comply with all applicable federal, state, and local regulations that control hazardous material handling. However, given that materials delivery and other heavy construction equipment supporting the construction activities would access the Project site regionally via Old Highway 80, which is adjacent to Clover Flat Elementary School, this issue will be discussed further in the DEIR.

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

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

Discussion/Explanation:

**Potentially Significant Impact:** The California Department of Toxic Substances Control (DTSC) Hazardous Waste and Substances Sites (Cortese) List is a planning document used by the state, local agencies, and developers to comply with CEQA requirements to provide information about the location of hazardous materials release sites. Numerous known contaminated sites occur throughout the county, and there are likely many more that have not yet been recorded. As a result, there is a potential for construction activities associated with the Project to be located on or adjacent to a contaminated site, which could create a significant hazard to the public or the environment. Impacts could be potentially significant, and will be discussed further in the DEIR.

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

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

Discussion/Explanation:

**Less than Significant Impact:** The Project is not located within two miles of a public Airport Influence Area, Airport Safety Zone, Avigation Easement, Overflight area, or a Federal Aviation Administration Height Notification Surface area. The nearest public airport to the Project site is Jacumba airport, approximately 6.8 miles to the east. A private airstrip is located on the Project site. However, given that the Project would be remotely-controlled, the Project is not expected to expose people in the Project area to a safety hazard or excessive noise levels. In addition, the Project does not propose construction of any structure which would constitute a safety hazard to aircraft and/or operations from an airport or heliport. Therefore, impacts would be less than significant.

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. SAN DIEGO COUNTY OPERATIONAL AREA EMERGENCY PLAN AND MJHMP:

**Potentially 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 MJHMP 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, including all cities and the County unincorporated areas.

Most of the Project (approximately 470 acres) is located within a California Department of Forestry and Fire Protection (CAL FIRE) designated Very High Fire Hazard Severe Zone (FHSZ). Development of the Project could create an increase in demand for fire protection and emergency services due to increased activity, and a greater number of ignition sources on the site. The potential for the Project to impair implementation of or physically interfere with these plans will be analyzed in the DEIR.

ii. UNIFIED SAN DIEGO COUNTY EMERGENCY SERVICES ORGANIZATION AREA HAZARDOUS MATERIALS PLAN: OIL SPILL CONTINGENCIES ELEMENT

**No Impact:** The Oil Spill Contingency Element would not be interfered with because the Project is not located along the coastal zone or coastline. Therefore, no impact would occur. This issue will not be further addressed in the DEIR.

iii. EMERGENCY WATER CONTINGENCIES ANNEX AND ENERGY SHORTAGE RESPONSE PLAN

**Potentially Significant Impact:** The Emergency Water Contingencies Annex and Energy Shortage Response Plan could be interfered with because the Project includes the alteration of energy supply infrastructure. The potential for the Project to impair implementation of or physically interfere with these plans will be analyzed in the DEIR.

v. DAM EVACUATION PLAN

**No Impact:** The Dam Evacuation Plan would not be interfered with because no grading is proposed on the portion of the Project site that is located within a dam inundation zone. In addition, no sensitive receptors, such as a hospital, day-care facility, school, etc., are proposed as part of the project. Because no occupied structures are proposed and Project grading would be located outside the Dam Inundation Zone, no impacts would occur. This issue will not be further addressed in the DEIR.

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

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

Discussion/Explanation:

**Potentially Significant Impact:** Most of the Project (approximately 470 acres) is located within a CAL FIRE designated Very High FHSZ. The Project site is also located adjacent to wildlands that have the potential to support wildland fires. The Project would be required to comply with the regulations relating to emergency access, water supply, and defensible space specified in the Consolidated Fire Code for the 16 Fire Protection Districts in the County. Additionally, given that the Project would construct and operated an unoccupied solar energy generation and battery storage facility, the Project would not include occupied or habitable structures that would expose people or structures to significant risks. Nevertheless, due to the Project's location in a Very High FHSZ, increased activity, and a greater number of ignition sources on the site, a Project-specific Fire Protection Plan will be prepared for and discussed in the DEIR to determine the Project's potential to expose people or structures to a significant risk of loss, injury or death involving wildland fires.

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

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

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

**Potentially Significant Impact:** The Project site is currently undeveloped and vacant. Construction of the proposed BESS facility and substation would increase the total area of impervious surfaces across the Project area, which could result in an increase in peak runoff. Therefore, the Project could potentially result in an increase in stormwater runoff and pollutant discharge. A Project-specific Stormwater Quality Management Plan (SWQMP) will be prepared for and discussed in the DEIR to determine the Project's compliance with regulations pertaining to water quality and waste discharge.

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

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

Discussion/Explanation:

**Potentially Significant Impact:** The Project would require additional water demand that is not required for the existing undeveloped and vacant site. The Project would likely obtain its water supply rom imported water from the Jacumba Community Services District (JCSD). Additionally, construction of the proposed BESS facility and substation would increase the total area of impervious surfaces across the Project area, which could interfere with groundwater recharge at the site. As such, the Project has the potential to decrease groundwater supplies and interfere substantially with groundwater recharge. A Project-specific Groundwater Investigation Report will be prepared for and discussed in the DEIR to determine the Project's potential to substantially decrease groundwater supplies or interfere substantially with groundwater recharge.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surface, in a manner which would:

(i) result in substantial erosion or siltration on- or offsite;

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

Discussion/Explanation:

**Potentially Significant Impact**: The Project could result in the alteration of the existing drainage pattern resulting in erosion or siltation. A Project-specific Drainage Study and SWQMP will be

prepared and discussed within the context of the DEIR to determine the Project's potential to result in substantial erosion or siltation on- or off-site.

(ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;

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

Discussion/Explanation:

**Potentially Significant Impact:** The Project site is currently undeveloped and vacant. Construction of the proposed BESS facility and substation would increase the total area of impervious surfaces across the Project area, which could result in an increase in peak runoff. A Project-specific Drainage Study will be prepared for and discussed in the DEIR to determine the Project's potential impact on drainage patterns of the site and surrounding area related to erosion and siltation.

(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

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

Discussion/Explanation:

**Potentially Significant Impact:** The Project site is currently undeveloped and vacant. Construction of the proposed BESS facility and substation would increase the total area of impervious surfaces across the Project area, which could result in an increase in peak runoff. A Project-specific Drainage Study will be prepared for and discussed in the DEIR to determine the Project's potential impacts on the increases in drainage patterns of the site and surrounding area related to capacity of the stormwater drainage systems.

(iv) impede or redirect flood flows?

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

Discussion/Explanation:

**Potentially Significant Impact:** The Project would include development that may impede or redirect flood flows. A Project-specific Drainage Study will be prepared to analyze the runoff quantities and conditions before and after development of the Project, including analysis of existing and proposed drainage facility capacity and lines of inundation by the 100-year flood.

The Drainage Study will be discussed in the DEIR to determine the Project's potential to impede or redirect flood flows.

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

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

Discussion/Explanation:

i. FLOODING

**Potentially Significant Impact:** The Project site lies outside a mapped dam inundation area for a major dam/reservoir within San Diego County. However, the County of San Diego County Floodplain Maps indicates that sections of the western portion of the Project site are within a Federal Emergency Management Agency (FEMA) and County Floodplain. A Project-specific Drainage Study will be prepared for and discussed in the DEIR to determine the Project's potential to result in a release of pollutants due to inundation.

ii. TSUNAMI

**No Impact:** The Project site is located more than one mile from the coast; therefore, in the event of a tsunami, the Project would not be inundated. This issue will not be further addressed in the DEIR.

iii. SEICHE

**No Impact:** The Project site is not located along the shoreline of a lake or reservoir; therefore, could not be inundated by a seiche. This issue will not be further addressed in the DEIR.

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

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

Discussion/Explanation:

**Potentially Significant Impact**: The Project could potentially result in an increase in stormwater runoff and pollutant discharge which could conflict with the San Diego Basin Plan. A SWQMP will be prepared for and discussed in the DEIR to determine the Project's compliance with a water quality control plan.

Additionally, the Project would require additional water demand that is not required for the existing undeveloped and vacant site. The Project would likely obtain its water supply from imported water from the JCSD. The Project would also result in an increase in impervious surfaces that would affect groundwater recharge in the area. Therefore, the Project could conflict with or obstruct implementation of a sustainable groundwater management plan. A Project-specific Groundwater Investigation Report will be prepared for and discussed in the DEIR to determine if sufficient water supplies are available to serve the Project.

**XI. LAND USE AND PLANNING** -- Would the project:

a) Physically divide an established community?

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

Discussion/Explanation:

**Potentially Significant Impact:** The Project includes the construction and operation of an unoccupied renewable energy solar and battery storage facility. New utility infrastructure and access roadways would be constructed as part of the Project that could potentially divide established communities in the unincorporated areas of the County. An underground gen-tie would be located on the east side of Tule Jim Lane and connect into the southeastern corner of the Boulevard Substation. The majority of the areas surrounding the Project site consist of undeveloped, vacant land, with a few scattered single-family residences. Therefore, the Project has the potential to significantly disrupt or divide the established community, and this issue will be discussed further in the DEIR.

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

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

Discussion/Explanation:

**Potentially Significant Impact:** The Project includes the construction and operation of an unoccupied renewable energy solar and battery storage facility. The Project is anticipated to assist in 1) achieving the state's RPS, as mandated under the 100 Percent Clean Energy Act of 2018 (SB 100), by developing and constructing California RPS-qualified solar generation from eligible renewable energy resources; 2) achieving or exceeding its energy storage targets, consistent with the terms of AB 2514; and 3) achieving its GHG reduction targets, consistent with AB 32 and SB 32. Nevertheless, the potential remains for the Project to conflict with a land use plan, policy, or regulation, and this issue will be discussed further in the DEIR.

**XII. MINERAL RESOURCES** -- Would the project:

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

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

Discussion/Explanation:

**No Impact:** The lands within the Project site have not been classified by the California Department of Conservation – Division of Mines and Geology. The Project site does not contain alluvium or mines. The nearest mineral extraction area to the Project site is a fill dirt production facility located approximately 10.5 miles west of the Project site. Therefore, the proposed Project would not 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. This issue will not be further addressed in the DEIR.

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

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

Discussion/Explanation:

**No Impact:** The Project site is not located in a Mineral Resource Zone, nor is it located within 1,300 feet of such lands, as shown in Figure C-4 of the County General Plan Conservation and Open Space Element. Therefore, the Project would not result in the loss of availability of locally important mineral resource(s). No potentially significant loss of availability of a locally important mineral resource recovery (extraction) site delineated on a local general plan, specific plan, or other land use plan would occur as a result of this project. This issue will not be further addressed in the DEIR.

**XIII. NOISE** -- Would the project result in:

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

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

Discussion/Explanation:

**Potentially Significant Impact:** The Project would generate noise from construction activities and ongoing operations. Construction noise would be primarily associated with ground disturbing

activities, vehicle and truck trips to and from the site, and operation of standard construction equipment. Operational noise would be primarily associated with operation of the proposed transformers and inverters, on-site collector substation, PV tracking systems, and the heating, ventilation, and air conditioning (HVAC) system for the BESS. These construction and operational noise sources could expose people at nearby single-family residences to noise levels that exceed allowable limits of the County of San Diego General Plan, Noise Ordinance and other applicable standards. A Project-specific Noise Analysis Report will be prepared for and discussed in the DEIR to determine if the Project would result in a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of established noise standards.

b) 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:** The Project does not propose any of the following land uses that can be impacted by groundborne vibration or groundborne noise levels:

1. Buildings where low ambient vibration is essential for interior operation, including research and manufacturing facilities with special vibration constraints.
2. Residences and buildings where people normally sleep including hotels, hospitals, residences, and where low ambient vibration is preferred.
3. Civic and institutional land uses including schools, churches, libraries, other institutions, and quiet office where low ambient vibration is preferred.
4. Concert halls for symphonies or other special use facilities where low ambient vibration is preferred.

Additionally, the Project does not propose any major, new, or expanded infrastructure such as mass transit, highways or major roadways, or intensive extractive industry that could generate excessive groundborne vibration or groundborne noise levels. However, the Project may produce groundborne vibration or groundborne noise levels during construction. Blasting activities may be required during construction to facilitate siting of array foundations and the gen-tie. Therefore, impulsive noise sources are expected. A Project-specific Noise Analysis Report will be prepared to evaluate the potential for groundborne vibration and groundborne noise levels during Project construction. The conclusions of the Noise Analysis Report will be discussed in the DEIR to determine the Project's potential generation of groundborne vibration and groundborne noise levels.

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

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

Discussion/Explanation:

**Less than Significant Impact:** The Project is not located within two miles of a public Airport Influence Area, Airport Safety Zone, Avigation Easement, Overflight area, or a Federal Aviation Administration Height Notification Surface area. The nearest public airport to the Project site is Jacumba airport, approximately 6.8 miles to the east. A private airstrip is located on the Project site. However, given that the Project would be remotely-controlled, the Project is not expected to expose people in the Project area to excessive noise levels. Therefore, impacts would be less than significant.

## XIV. POPULATION AND HOUSING -- Would the project:

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

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

Discussion/Explanation:

**No Impact:** The Project does not include residential or commercial uses that would directly increase population growth in the area, nor does it include the extension of infrastructure that would indirectly induce population growth. The Project would construct and operate an unoccupied renewable solar energy generation and storage facility to improve electrical reliability for the San Diego region. Construction employment opportunities provided by the proposed Project would not result in long-term relocation by workers due the temporary nature of the proposed construction activities. The proposed Project would neither affect population or housing located within the Project vicinity, nor in the greater County area. Therefore, there would be no population growth impacts as a result of the proposed Project. This issue will not be further addressed in the DEIR.

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

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

Discussion/Explanation:

**No Impact:** The Project site is currently undeveloped, vacant land, and the Project would not displace any existing people or housing. Therefore, no impact would occur. This issue will not be further addressed in the DEIR.

## XV. PUBLIC SERVICES

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

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

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

Discussion/Explanation:

i. Fire Protection

**Potentially Significant Impact.** There are several fire stations within the Project area; these include CAL FIRE, San Diego County Fire Protection District (SDCFPD), and U.S. Forest Service fire stations. The Boulevard area is serviced by the CAL FIRE's Boulevard Fire Station (Station 47). Fire emergencies that may occur at the Project site would be primarily responded to by CAL FIRE's Boulevard Fire Station (Station 47), which is staffed by both volunteer reserve and career firefighters. Additional response would be available from SDCFPD's Jacumba and Lake Moreno Station (Stations 43 and 42, respectively), and CAL FIRE's Campo Station (Station 40). Most of the Project (approximately 470 acres) is located within a CAL FIRE designated Very High FHSZ. The Project could create an increase in demand for fire protection and emergency services due to increased activity, and a greater number of ignition sources on the site. This issue will be discussed further in the DEIR to determine the Project's potential to result in substantial adverse impacts to fire protection services.

ii. Police Protection

**Less than Significant**. The County Sheriff's Department currently provides law enforcement services to the Project area and would continue to provide services in the area. The Project includes the construction and operation of an unoccupied renewable energy solar and battery storage facility and would not increase demand for law enforcement services. Further, the Project would install security fencing,

motion-detecting lights, and Private Property/No Trespassing and High Voltage signs. Impacts would be less than significant.

iii. Schools

**Less than Significant Impact.** The Project is located in the Unified Mountain Empire School District. The Project includes the construction and operation of an unoccupied renewable energy solar and battery storage facility and would not directly or indirectly increase population growth in the area (refer to Section XIV(a)). Thus, given the nature of the Project, there would be no increased demand for schools or need for new or physically altered school facilities as a result of the Project. Impacts would be less than significant.

iv. Parks

**Less than Significant**. The Project includes the construction and operation of an unoccupied renewable energy solar and battery storage facility and would not directly or indirectly increase population growth in the area (refer to Section XIV(a)). Therefore, the Project would not result in the need for new or physically altered parks. Impacts would be less than significant.

v. Other public facilities

**Less than Significant**. The Project includes the construction and operation of an unoccupied renewable energy solar and battery storage facility and would not directly or indirectly increase population growth in the area (refer to Section XIV(a)). Therefore, the Project would not result in the need for new or physically altered public facilities including libraries. Impacts would be less than significant.

## XVI. RECREATION

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

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

Discussion/Explanation:

**No Impact**: As described in Section XIV(a), the Project does not include residential or commercial uses that would directly increase population growth in the area, nor does it include the extension of infrastructure that would indirectly induce population growth. The Project includes the construction and operation of an unoccupied renewable energy solar and battery storage facility. Therefore, the Project would not 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. No impact would occur. This issue will not be further

addressed in the DEIR.

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

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

Discussion/Explanation:

**No Impact:** The Project does not include recreational facilities or require the construction or expansion of recreational facilities. Therefore, no impacts would occur from the Project. This issue will not be further addressed in the DEIR.

**XVII. TRANSPORTATION** -- Would the project:

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

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

Discussion/Explanation:

**Potentially Significant Impact:** The Project includes the construction and operation of an unoccupied renewable energy solar and battery storage facility. The Project would improve electrical reliability for the San Diego region by providing a source of local generation as near as possible to existing SDG&E transmission infrastructure. Construction and operation of the Project could potentially conflict with a program, plan, ordinance or policy addressing the circulation system. A Project-specific transportation analysis will be prepared for and discussed in the DEIR to determine the Project's potential impact.

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

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

Discussion/Explanation: Per CEQA Guidelines Section 15064.3, *Determining the Significance of Transportation Impacts*, land use projects should be evaluated based on vehicle miles traveled (VMT).

**Potentially Significant Impact:** The Project includes the construction and operation of an unoccupied renewable energy solar and battery storage facility. The Project would improve electrical reliability for the San Diego region by providing a source of local generation as near as possible to existing SDG&E transmission infrastructure. Construction of the Project is anticipated

to occur over approximately 18 months and would employ approximately 125 workers per day during the peak construction period. Over the approximately 12-18-month construction period, the Project would require up to approximately 625 truckloads of construction materials per month for delivery of components and construction materials. Up to 7,500 truck trips would result over the total construction period, excluding travel by construction workers. Average truck traffic would be approximately 150 trucks per day, 25 days per month. During operation of the collector substation, operation and maintenance staff would visit the substation periodically for maintenance. The Project could conflict with CEQA Guidelines Section 15064.3, subdivision (b). A Project-specific transportation analysis will be prepared for and discussed in the DEIR to determine the Project's potential impact on VMT.

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

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

Discussion/Explanation:

**Less than Significant Impact:** The Project would not substantially increase driving hazards due to a geometric design feature or incompatible uses. The Project includes the construction and operation of an unoccupied renewable energy solar and battery storage facility. Access to the solar facility would be provided via Jewel Valley Road and Tule Jim Lane. Each site entrance would feature a manual swing gate, and a sign with a lighted directory map and contact information. The perimeter internal access within the fenced solar facility would be constructed to a minimum improved width of 24 feet. The interior on-site vehicle access roads would be constructed to a minimum improved width of 20 feet. All internal access would be designed to provide a minimum inner turning radius of 28 feet and would be designed and maintained to provide all-weather driving capabilities. Therefore, the Project would not substantially increase hazards due to a geometric design feature or incompatible uses. Impacts would be less than significant.

d) Result in inadequate emergency access?

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

Discussion/Explanation:

**Less than Significant Impact:** Access to the solar facility would be provided via Jewel Valley Road and Tule Jim Lane. Each site entrance would feature a manual swing gate, and a sign with a lighted directory map and contact information. All entrance gates would feature fire authority approved strobe light activation and a 'Knox Box' key-operated switch to allow ease of access for emergency service providers. All access to the site has been designed per the County Fire Code.

The perimeter internal access within the fenced solar facility would be constructed to a minimum improved width of 24 feet. The interior on-site vehicle access roads would be constructed to a minimum improved width of 20 feet. All internal access would be designed to provide a minimum inner turning radius of 28 feet, would be graded and maintained to support the imposed loads of fire apparatus (not less than 75,000 pounds), and would be designed and maintained to provide all-weather driving capabilities. The internal access would allow for two-way access of fire apparatus throughout the solar facility in order to access all of the inverter/transformer pads. Therefore, the Project would not result in inadequate emergency access. Impacts would be less than significant.

**XVIII. TRIBAL CULTURAL RESOURCES** -- Would the project:

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

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

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

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

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

Discussion/Explanation:

**Potentially Significant Impact:** The Project site is entirely undeveloped, vacant land. Construction of the proposed Project components would require ground disturbing activities during which unknown, buried tribal cultural resources could be encountered or disturbed. Consultation with the appropriate tribes will be initiated prior to publishing of the DEIR in accordance with AB 52, and an analysis of tribal cultural resources will be prepared for and discussed in the DEIR to determine the Project's potential impact to tribal cultural resources.

**XIX. UTILITIES AND SERVICE SYSTEMS** -- Would the project:

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications

facilities, the construction or relocation of which could cause significant environmental effects?

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

Discussion/Explanation:

**Potentially Significant Impact:** The Project includes the construction and operation of an unoccupied renewable energy solar and battery storage facility. Given that the Project would not require employees or other occupants at the site, the Project would not require the relocation or construction of new or expanded water, wastewater treatment or stormwater drainage, natural gas, or telecommunication facilities. The Project would include installation of new electric infrastructure and connections to existing infrastructure to improve electrical reliability for the San Diego region. Construction, installation, operation, and maintenance of this proposed infrastructure could cause significant environmental impacts. Therefore, this issue will be discussed further in the DEIR.

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

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

Discussion/Explanation:

**Potentially Significant Impact**: The Project would require water for construction of the Project (e.g., washing construction equipment, watering exposed soils) as well as for operational activities, including washing the solar PV panels and irrigation for landscaping, if required. The Project would likely obtain its water supply from imported water from the JCSD. A Project-specific Groundwater Investigation Report will be prepared for and discussed in the DEIR to determine if sufficient water supplies are available to serve the Project.

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

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

Discussion/Explanation:

**No Impact:** The Project includes the construction and operation of an unoccupied renewable energy solar and battery storage facility. It does not propose any use types that would require wastewater treatment. Therefore, the Project would not interfere with any wastewater treatment

providers service capacity, and there would be no impact. This issue will not be further addressed in the DEIR.

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

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

Discussion/Explanation:

**Less than Significant Impact:** The Project includes the construction and operation of an unoccupied renewable energy solar and battery storage facility and does not propose any new structures or use types that would result in operational solid waste generation. Construction of the proposed Project would result in minor, short-term generation of solid waste. Therefore, impacts would be less than significant.

Following eventual decommissioning of the solar facility, the aboveground (detachable) equipment and structures would be disassembled and removed from the site when it became time to remove or replace equipment. Detachable elements include all PV modules and support structures, battery storage units, inverters, transformers, and associated controllers. Removal of the fencing, substation, and aboveground conductors on the transmission facilities would also be implemented. Underground collector and transmission components would be removed. Most of these materials can be recycled or reclaimed. Remaining materials that cannot be recycled or reclaimed would be limited and would be contained and disposed of offsite, consistent with the County of San Diego Construction Demolition and Debris Management Plan (County Ordinance 68.508-68.518).

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

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

Discussion/Explanation:

**Less than Significant Impact:** The Project would be required to comply with applicable federal, state, and local statutes and regulations related to solid waste and recycling. During construction, solid waste would be appropriately sorted and recycled, when feasible, in accordance with the California Green (CALGreen) Building Standards (i.e., a minimum 65 percent of the nonhazardous construction and demolition waste or meet a local construction and demolition waste management ordinance, whichever is more stringent). Further, construction waste would meet local standards of solid waste and recycling policies as defined in the Conservation and Open Space Element of the County's General Plan and in Chapter 5, Management of Solid Waste, of the County Administrative Code. Compliance with these

regulations and statutes would result in less than significant Project impacts related to disposal of solid waste.

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

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

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

Discussion/Explanation:

**Potentially Significant Impact:** Most of the project (approximately 470 acres) is located within a CAL FIRE designated Very High FHSZ and the remainder of the site is within a Moderate FHSZ. Development of the Project could create an increase in demand for fire protection and emergency services due to increased activity, and a greater number of ignition sources on the site. Therefore, the Project could substantially impair an adopted emergency response plan or emergency evacuation plan during a fire. A Project-specific Fire Protection Plan analysis will be prepared for and discussed in the DEIR to determine the Project's potential to substantially impair an adopted emergency response or evacuation plan.

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

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

Discussion/Explanation:

**Potentially Significant Impact:** As discussed under Section XX(a) above, the majority of the Project site lies within areas designated as Very High FHSZ and the remainder of the site is within a Moderate FHSZ. Additionally, given the electrical nature of the Project, there is potential for the Project to exacerbate wildfire at the site. A Project-specific Fire Protection Plan analysis will be prepared for and discussed in the DEIR to determine the Project's potential to exacerbate wildfire risks.

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

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

Discussion/Explanation:

**Potentially Significant Impact:** The Project would include the proposed solar generation and battery storage facility and associated infrastructure, such as internal roadways, fuel modification buffers, a water tower, and utilities. This infrastructure could exacerbate fire risk that may result in temporary or ongoing impacts to the environment. A Project-specific Fire Protection Plan analysis will be prepared for and discussed in the DEIR to determine the Project's potential to result in exacerbated fire risks or temporary or ongoing impacts to the environment due to installation, operation, or maintenance of Project infrastructure.

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

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

Discussion/Explanation:

**Potentially Significant Impact**: As discussed under Section VII(a)(iv), the Project site is not located within a "Landslide Susceptibility Area" as identified in the County's Geologic Hazards Guidelines. Nonetheless, because the Project is located within Moderate and Very High FHSZs and has steep slopes, the Project could potentially expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes. A Project-specific Fire Protection Plan analysis will be prepared for and discussed in the DEIR to determine the Project's potential to expose people or structures to significant risks associated with wildfire.

## XXI. MANDATORY FINDINGS OF SIGNIFICANCE:

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

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

**Potentially Significant Impact:** The Project has the potential to impact biological resources and important examples of the major periods of California history or prehistory. The DEIR will further analyze the Project's potential to degrade the quality of the environment, 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.

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 With Mitigation Incorporated
☐ Less than Significant Impact
☐ No Impact

**Potentially Significant Impact:** The Project has the potential to incrementally contribute to cumulatively significant impacts. Potentially significant cumulative effects could occur related to Aesthetics, Air Quality, Biological Resources, Cultural Resources, Energy, Geology and Soils, GHG Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use Planning, Noise, Public Services, Transportation, Tribal Cultural Resources, and Utilities and Service Systems. Therefore, cumulative impacts associated with the Project will be analyzed further in the DEIR.

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

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

**Potentially Significant Impact:** The Project has the potential to result in impacts to environmental issue areas that could directly or indirectly affect human beings. The Project is required to prepare a DEIR which shall address environmental effects that may cause adverse direct or indirect effects on humans.

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

County of San Diego; (June 23, 2015), County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Agricultural Resources

County of San Diego; (September 15, 2010), County of San Diego Guidelines for Determining Significance and Report Format and Content Requirements for Biological Resources

County of San Diego; (July 30, 2007), County of San Diego Guidelines for Determining Significance for Geologic Hazards

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.