



County of San Diego

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KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT March 7, 2019

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. A Notice of Preparation document, which contains a description of the probable environmental effects of the project, can be reviewed on at http://www.sdcounty.ca.gov/pds/ceqa_public_review.html, at the Planning & Development Services (PDS), Project Processing Counter, 5510 Overland Avenue, Suite 110, San Diego, California 92123 and at the public library listed below. Comments on the Notice of Preparation document must be sent to Bronwyn Brown, Planning and Development Services, 5510 Overland Avenue, Suite 310, San Diego, CA 92123 or the email address listed below and should reference the project number and name.

JVR ENERGY PARK (PDS2018-GPA-18-010, PDS2018-REZ-18-007, PDS2018-MUP-18-022)

The JVR Energy Project involves the operation and construction of a 90 megawatt (MW) solar energy facility and a 20-MW energy storage system. The Project components include approximately 300,000 photovoltaic modules fitted on single axis trackers, an underground electrical collection system, a substation, an overhead gen-tie line, and access roads. The development footprint of the proposed facilities is approximately 691 acres. The Project would require a General Plan Amendment, a Rezone, and a Major Use Permit. Eventual decommissioning would occur at the end of the Project's useful life. The Project site, approximately 1,345 total acres, is in unincorporated southeastern San Diego County. The area is located within the Mountain Empire Subregion of the County. The Project site is located adjacent to the community of Jacumba Hot Springs and the Jacumba Airport, and to the south of Interstate 8 (I-8). Primary access would be provided from I-8 with local access from Carrizo Gorge Road and Old Highway 80.

A public scoping meeting will be held to solicit comments on the EIR. The meeting will be held on March 21, 2019 at 6:00 p.m. at the Highland Community Center, 44681 Old Highway 80, Jacumba Hot Springs. Comments on this Notice of Preparation document must be received no later than **April 8, 2019 at 4:00 p.m.** (a 30 day public review period). This Notice of Preparation can also be reviewed at the Jacumba Branch Library, 44605 Old Highway 80, Jacumba Hot Springs. For additional information, please contact Bronwyn Brown at (858) 495-5516 or by e-mail at Bronwyn.Brown@sdcounty.ca.gov



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NOTICE OF PREPARATION DOCUMENTATION

DATE: MARCH 7, 2019

PROJECT NAME: JVR ENERGY PARK

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

PROJECT APPLICANT: JVR Energy Park, LLC.

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

PROJECT DESCRIPTION:

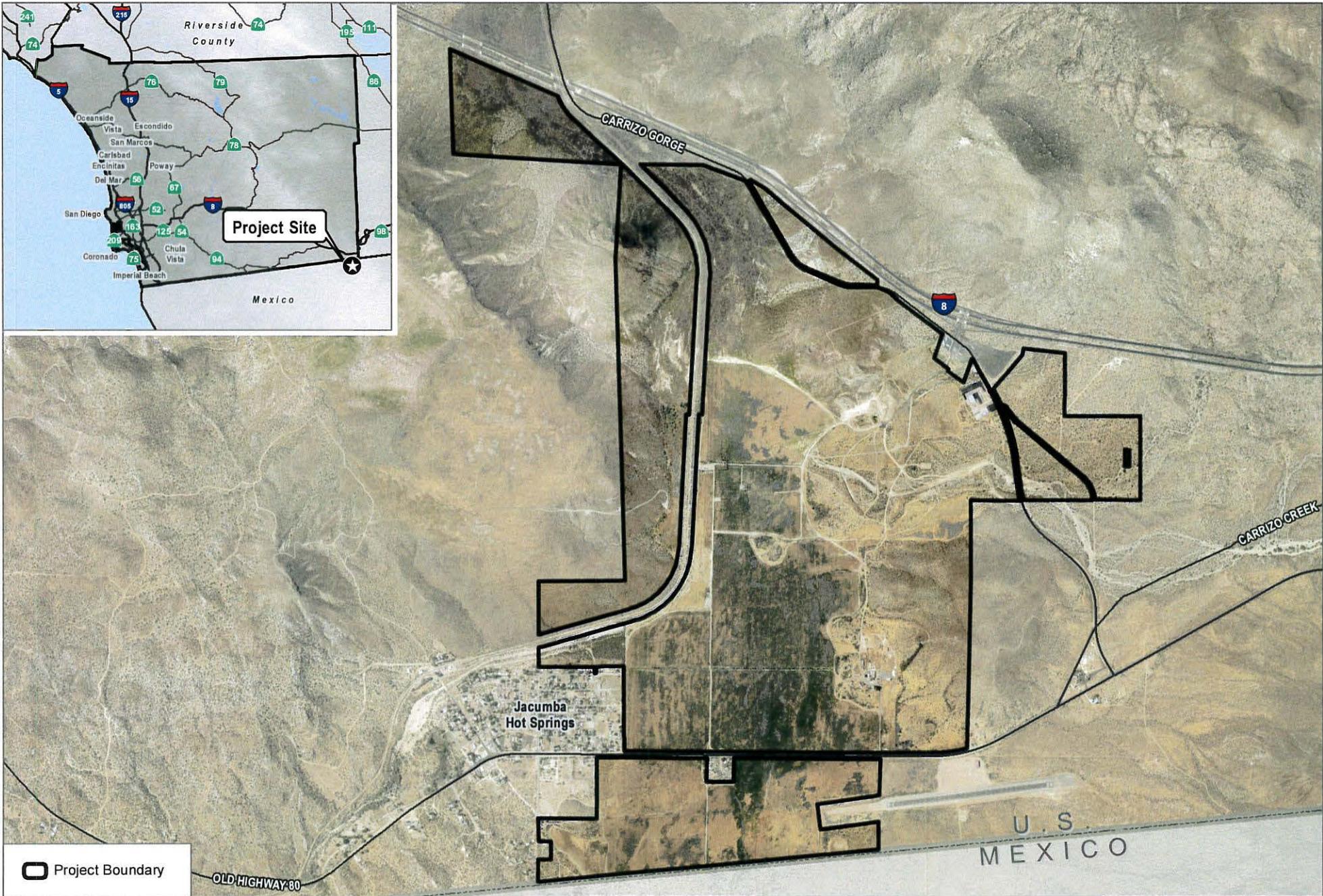
The JVR Energy Project involves the operation and construction of a 90 megawatt (MW) solar energy facility and a 20-MW energy storage system. The Project components include approximately 300,000 photovoltaic modules fitted on single axis trackers, an underground electrical collection system, a substation,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

PROJECT LOCATION:

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

PROBABLE ENVIRONMENTAL EFFECTS:

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



SOURCE: SANGIS 2017

DUDEK



Regional Location Map

JVR Energy Park



County of San Diego

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ASSISTANT DIRECTOR

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

1. Project Name:
JVR Energy Park (PDS2018-GPA-18-010; PDS2018-REZ-18-007;
PDS2018-MUP-18-022)
2. Lead agency name and address:
County of San Diego, Planning & Development Services
5510 Overland Avenue, 3rd Floor
San Diego, California 92123
3.
 - a. Contact: Bronwyn Brown, Project Manager
 - b. Phone number: (858) 495-5375
 - c. E-mail: Bronwyn.Brown@sdcounty.ca.gov
4. Project location:
The JVR Energy Park (Project) site totals approximately 1,345 acres in southeastern San Diego County. The Project site is located within the Jacumba Subregional Group Area of the Mountain Empire Subregional Plan area in unincorporated San Diego County. The Project site is located directly north of the U.S.–Mexico International Border, to the south of Interstate 8 (I-8), and immediately east of the community of Jacumba Hot Springs (see Regional Location Map). Regional access is provided by I-8. Access to the Project site would be provided off of Old Highway 80 and Carrizo Gorge Road. Land ownership in the surrounding area includes private land and State land (Anza Borrego State Park).
5. Project Applicant name and address:
JVR Energy Park, LLC
17901 Von Karman Avenue, Suite 1050
Irvine, California 92614
6. General Plan
Community Plan: Mountain Empire Subregional Plan
Land Use Designation: Specific Plan Area (SPA), Public Agency
Lands, Village Residential (VR-2), Rural Lands (RL-40), and Rural Commercial

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

PV Modules

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

Electrical Collection System

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

Inverters, Transformers, and Associated Equipment

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

Collector Substation

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

Connector Line

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

Control System

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

Roads

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

Security Fencing

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

Lighting

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

Construction

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

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

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

9. Surrounding land uses and setting:

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

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

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

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

**Table 2
Other Public Agency Permits/Actions Required**

Permit Type/Action	Agency
<ul style="list-style-type: none"> • Clean Water Act Section 401 Water Quality Certification • General Construction Stormwater Permit 	Regional Water Quality Control Board (RWQCB)
<ul style="list-style-type: none"> • Review and Approval of Proposed Project • FAA 7460 – Aeronautical Study Determination of No Hazard 	Regional Airport Authority (SDCRAA)
<ul style="list-style-type: none"> • 1603 – Streambed Alteration Agreement 	California Department of Fish and Wildlife (CDFW)
<ul style="list-style-type: none"> • Transportation permits for the movement of vehicles or loads exceeding the limitations on the size and weight contained in Division 15, Chapter 5, Article 1, Section 35551, of the California Vehicle Code (1983) 	California Department of Transportation (Caltrans)

I. AESTHETICS — Except as provided in the Public Resources Code Section 21099, would the project:

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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

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

Potentially Significant Impact: The Project includes the construction and operation of a solar energy facility in the Mountain Empire Subregional Plan area, adjacent to the community of Jacumba Hot Springs. The Project would include PV modules, battery storage units, an on-site substation, switchyard, internal roads, perimeter fencing, and a transmission line to the proposed Kettle One Substation adjacent to the Project site. A Visual Impact Analysis will be required to identify and address all potential impacts to scenic resources, and this issue will also be addressed in the Draft Environmental Impact Report (DEIR).

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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

Potentially Significant Impact: The Project includes the construction and operation of a solar energy facility, as described in item a) above. The Project site is located in the

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

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

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

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

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

wood, oil), solvents, petroleum processing and storage, and pesticides. Sources of PM₁₀ in both urban and rural areas include motor vehicles, wood burning stoves and fireplaces, dust from construction, landfills, agriculture, wildfires, brush/waste burning, and industrial sources of windblown dust from open lands.

Potentially Significant Impact: Air quality emissions associated with the Project could include emissions of PM₁₀, NO_x, and VOCs from construction/grading activities. An air quality study will be completed to identify and address any direct and/or cumulative air quality impacts resulting from the project. Air quality will be addressed in the DEIR.

c) Expose sensitive receptors to substantial pollutant concentrations?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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

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

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project would not be considered an odor generating Project, and VOC emissions from architectural coatings and other potential sources of odor are not expected to be significant. However, some odors would be present during the construction phase of the Project. Therefore an air quality study will be completed to identify and address any direct and/or cumulative air quality impacts resulting from the Project. Air quality will be addressed in the DEIR.

IV. BIOLOGICAL RESOURCES — Would the project:

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

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

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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

V. CULTURAL RESOURCES — Would the project:

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: Historical resources may be located on the Project site and/or in the nearby vicinity, the significance of which will be evaluated within a Cultural Resources Report. Any direct and/or cumulative impacts to cultural resources that result from the Project will be addressed in the DEIR.

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

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

VII. GEOLOGY AND SOILS — Would the project:

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

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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

ii. Strong seismic ground shaking?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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

iii. Seismic-related ground failure, including liquefaction?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less Than Significant Impact: As shown in the County of San Diego Geologic Hazards Guidelines (Figure 6, Potential Expansive Soils), the Project site may contain expansive soils (County of San Diego 2007, 2011), as defined by Table 18-1-B of the Uniform Building Code (1994). The soils on site are mostly La Posta rocky/loamy coarse sand, with areas of Mottsville loamy coarse sand, Tollhouse rocky coarse sandy loam, Calpine coarse sandy loam, and loamy alluvial land. This was confirmed by a review of the Soil Survey for the San Diego Area (Conservation Biology Institute 2011), prepared by the U.S. Department of Agriculture, Soil Conservation and Forest Service dated December 1973. A Geologic Investigation Report will be prepared and soil expansion will be further discussed in the DEIR.

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

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

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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

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

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

The project consists of a 90 MW solar energy project that will provide renewable energy. Although the Project facilitates the development of renewable energy sources in place of a typical fossil fuel-based electrical generation resulting in long-term air quality benefits, the development could have the potential to result in emissions related to construction activities and vehicle trips. Emissions from the construction activities are anticipated to be minimal, temporary, and localized. Operational emissions are anticipated to be minimal and would be generated from vehicle trips for ongoing operation and maintenance activities. The Project is expected to offset GHG emissions by serving as a long-term renewable energy source, thereby decreasing overall emissions attributable to electrical generation in California and assisting the state in meeting its 50 percent by 2030 and 60 percent by 2045 Renewable Portfolio Standard, which was put in place by SB 350 and SB 100. A climate change analysis will be prepared in order to GHG emissions. This topic will be further discussed in the DEIR.

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less Than Significant Impact: For the reasons discussed in response VII (a), the Project is not anticipated to impede the implementation of any applicable plan, policy or regulation adopted for the purpose of reducing GHG emissions. Regardless, a climate change analysis will be prepared and this topic will be discussed in the DEIR.

IX. HAZARDS AND HAZARDOUS MATERIALS — Would the project:

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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

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

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

- | | |
|---|---|
| <input type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input checked="" type="checkbox"/> No Impact |

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

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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

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

v. DAM EVACUATION PLAN

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

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project site is located in a "very high" Fire Hazard Severity Zone as determined by the California Department of Forestry and Fire Protection. A Fire Protection Plan (FPP) will be prepared for the Project that will describe how the Project will comply with requirements related to emergency access, water supply, and fire suppression design measures in consideration of the high concentration of electrical equipment that will be present on the Project site. The FPP will identify and address any direct and/or cumulative impacts resulting from the Project regarding fire hazards, and this topic will be addressed in the DEIR.

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

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project site may contain jurisdictional areas, and the Project may propose discharges (in the form of soil material) to those areas during the construction phase of the Project. If this occurs, the project may be required to obtain a Section 401 Water Quality Certification, General Construction Storm Water Permit, and Waste Discharge Requirements Permit from the San Diego Basin or Colorado River Basin RWQCBs. This topic will be addressed in the DEIR.

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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

iv. Impede or redirect flood flows?

- | | |
|--|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
|--|---|

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

XI. LAND USE AND PLANNING — Would the project:

a) Physically divide an established community?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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

XII. MINERAL RESOURCES — Would the project:

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

- | | |
|---|--|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The lands within the Project site have not been classified by the California Department of Conservation – Division of Mines and Geology (Update of Mineral Land Classification: Aggregate Materials in the Western San Diego Production-Consumption Region, 1997). The Project site is underlain by Quaternary alluvium, which may contain mineral resource deposits suitable for crushed rock. However, the Project

- 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?

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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

XIV. POPULATION AND HOUSING — Would the project:

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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

XV. PUBLIC SERVICES

- a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or

expansion of recreational facilities cannot have an adverse physical effect on the environment.

XVII. TRANSPORTATION— Would the project:

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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

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

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Less Than Significant Impact: The Project would not alter existing roadway geometry on Interstate 8 or Old U.S. Highway 80. A safe and adequate sight distance shall be

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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

XIX. UTILITIES AND SERVICE SYSTEMS — Would the project:

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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

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

- | | |
|---|--|
| <input type="checkbox"/> Potentially Significant Impact | <input checked="" type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

Potentially Significant Impact: The Project site is located in a “very high” Fire Hazard Severity Zone as determined by the California Department of Forestry and Fire Protection. A Fire Protection Plan will be prepared for the Project that will describe how the Project will comply with requirements related to emergency access, water supply, and fire suppression design measures. The FPP will identify and address any direct and/or cumulative impacts resulting from the Project regarding adopted emergency response plans and emergency evacuation plans. This topic will be addressed in the DEIR.

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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

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

- | | |
|---|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
| <input type="checkbox"/> Less Than Significant With Mitigation Incorporated | <input type="checkbox"/> No Impact |

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

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

- | | |
|--|---|
| <input checked="" type="checkbox"/> Potentially Significant Impact | <input type="checkbox"/> Less than Significant Impact |
|--|---|

Less Than Significant With
Mitigation Incorporated

No Impact

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