



County of San Diego, Planning & Development Services
**APPLICATION FOR AN ENVIRONMENTAL
 INITIAL STUDY (AEIS)**
 ZONING DIVISION

For Applications NOT covered by a previously completed CEQA document

NOTE: if the proposed project was considered in a previous CEQA document (Negative Declaration or EIR) which has received previous environmental review, do not complete this form. Complete PDS-366 for an environmental review update.

1. Complete the attached application so possible environmental impacts of your project may be assessed. If a question is not applicable to your project, fill in "N/A."
2. Provide a current United States Geographical Survey (USGS) quadrangle map showing the **exact, accurate project location** or a clear 8.5 x 11" copy with the project delineated in the middle of the copy.
3. Provide clear, representative, color photographs **looking into the project site** from the North, South, East and West.
4. Provide any additional data, information, or special study reports that may be necessary to determine whether the project may have a significant effect on the environment, to evaluate any adverse impacts and determine how they may be mitigated.

COUNTY USE ONLY Project Number(s): PDS2014-MUP-14-044

THIS FORM IS BEING COMPLETED BY:

David Pressman

Name (Please Print)

OCI Solar Power

Development Manager

8/18/14

Agency (If applicable)

Title

Date

300 Convent St. Suite 1900

Address

San Antonio

TX

78209

617-962-0058

City

State

Zip

Phone Number

Fax Number

EL Monte Rd., Lakeside, CA APN 393-011-15

Project Location (including APN)

I hereby certify that the statements furnished below and in the attached exhibits present the data and information required for adequate evaluation of this project to the best of my ability, that the facts, statements, and information presented are true and correct to the best of my knowledge and belief. I further understand that additional information may be required to be submitted before an adequate evaluation can be made by the County of San Diego.

Signature:

Date: _____

---- COUNTY USE ONLY ----

**SDC PDS RCVD 10-10-14
 MUP14-044**

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<http://www.sdcountry.ca.gov/pds>



GENERAL PROJECT INFORMATION

I. PROJECT APPROVALS

1. Indicate all discretionary permits, approvals, or findings from the County of San Diego needed to complete the project that are *anticipated at this time*.

PLANNING & DEVELOPMENT SERVICES ISSUED PERMITS:

- | | |
|---|---|
| <input type="checkbox"/> Administrative Permit | <input type="checkbox"/> Open Space Easement Vacation |
| <input type="checkbox"/> Borrow Pit | <input type="checkbox"/> Parcel Map Modification |
| <input type="checkbox"/> Grading and Clearing | <input type="checkbox"/> Reclamation Plan |
| <input type="checkbox"/> Lot Area Averaging | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> Agricultural Preserve | <input type="checkbox"/> Road Opening |
| <input type="checkbox"/> Amendment to the Preserve | <input type="checkbox"/> Road Vacation |
| <input type="checkbox"/> Cancellation | <input type="checkbox"/> Site Plan |
| <input type="checkbox"/> Boundary Adjustment | <input type="checkbox"/> Specific Plan |
| <input type="checkbox"/> Certificate of Compliance | <input type="checkbox"/> Specific Plan Amendment |
| <input type="checkbox"/> Final Map Modifications | <input type="checkbox"/> Tentative Map |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Expired Map |
| <input type="checkbox"/> Habitat Loss Permit | <input type="checkbox"/> Resolution Amendment |
| <input type="checkbox"/> Landscape Plans | <input type="checkbox"/> Revised Map |
| <input checked="" type="checkbox"/> Major Use Permit | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Modification | <input type="checkbox"/> Tentative Parcel Map |
| <input type="checkbox"/> Time Extension | <input type="checkbox"/> Amendment of Conditions |
| <input type="checkbox"/> Minor Grading Permit | <input type="checkbox"/> Expired Map |
| <input type="checkbox"/> Minor Use Permit | <input type="checkbox"/> Revised Map |
| <input type="checkbox"/> Modification/Waiver | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Time Extension | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Open Space Easement Encroachment | <input type="checkbox"/> Other: _____ |

DEPARTMENT OF PUBLIC WORKS ISSUED PERMITS:

- | | |
|---|---|
| <input type="checkbox"/> County Right of Way Permits | <input type="checkbox"/> Improvement Plans |
| <input type="checkbox"/> Construction Permit | <input type="checkbox"/> Map Modification |
| <input checked="" type="checkbox"/> Encroachment Permit | <input type="checkbox"/> Remandment of Relinquished Access Rights |
| <input type="checkbox"/> Excavation Permit | <input type="checkbox"/> Condemnation of Right-of-Way |
| <input type="checkbox"/> Grading Permit | |
| <input type="checkbox"/> Grading Permit Plan Change | |

DEPARTMENT OF ENVIRONMENTAL HEALTH ISSUED PERMITS:

- Exploratory Borings, Direct-push Samplers, and Cone Penetrometers Permits
- Groundwater Wells and Exploratory or Test Borings Permit
- Septic Tank Permit
- Underground Storage Tank Permit
- Water Well Permit

I. PROJECT APPROVALS (cont.)

2. Indicate other permits, approvals, or findings required from regional, state, and federal jurisdictions that are anticipated at this time.

	PERMIT	AGENCY WITH JURISDICTION	If previously granted, date of approval
<input type="checkbox"/>	Annexation to a City or Special District	Local Agency Formation Commission (LAFCO)	
<input type="checkbox"/>	State Highway Encroachment Permit <i>http://www.dot.ca.gov/hq/traffops/developserv/permits/</i>	CalTrans	
<input type="checkbox"/>	401 Permit - Water Quality Certification <i>http://www.swrcb.ca.gov/rwqcb9/Programs/Special_Programs/401_Certification/401_certification.html</i>	Regional Water Quality Control Board (RWQCB)	
<input type="checkbox"/>	404 Permit – Dredge and Fill <i>http://www.swrcb.ca.gov/rwqcb1/Program_Information/wq_wetcert.html</i>	US Army Corps of Engineers (ACOE)	
<input type="checkbox"/>	1603 – Streambed Alteration Agreement <i>http://www.acwanet.com/regulatory/wildlife/streambed_alt_agmnts.asp</i>	CA Department of Fish and Wildlife (CDFW)	
<input type="checkbox"/>	Section 7 - Consultation or Section 10a Permit – Incidental Take <i>http://www.fws.gov/</i>	US Fish and Wildlife Services (USFWS)	
<input type="checkbox"/>	Air Quality Permit to Construct <i>http://www.sdapcd.co.san-diego.ca.us/facts/permits.pdf</i>	Air Pollution Control District (APCD)	
<input type="checkbox"/>	Air Quality Permit to Operate – Title V Permit <i>http://www.sdapcd.co.san-diego.ca.us/rules/randr.htm#REGULATION%20XIV</i>	APCD	
<input type="checkbox"/>	National Pollutant Discharge Elimination System (NPDES) Permit <i>http://www.swrcb.ca.gov/rwqcb9/</i>	RWQCB	
<input type="checkbox"/>	General Industrial Stormwater Permit <i>http://www.swrcb.ca.gov/rwqcb9/</i>	RWQCB	
<input type="checkbox"/>	General Construction Stormwater Permit <i>http://www.swrcb.ca.gov/rwqcb9/</i>	RWQCB	
<input type="checkbox"/>	Waste Discharge Requirements Permit <i>http://www.swrcb.ca.gov/rwqcb9/</i>	RWQCB	
<input type="checkbox"/>	Water District Approval	Designated Water District	
<input type="checkbox"/>	Sewer District Approval	Designated Sewer District	
<input type="checkbox"/>	School District Approval	Designated School Districts	
<input type="checkbox"/>	Others:		

II. CODE COMPLIANCE/VIOLATION ISSUES

Describe any known open or active code compliance/violation issues on the proposed project site. Indicate related Violation Numbers. If no open or active code compliance/violation issues are present or known, please state "NONE" or "UNKNOWN", as appropriate. *(Use additional sheets if necessary):*

N/A

PROJECT DESCRIPTION

III. FEATURES OF THE PROJECT *(Note: Filling out Sections IV. and VII. of this form may help in completing a full project description)*

DESCRIBE IN DETAIL the features of the project. This description should adequately reflect the construction and development (for example, grading) as well as the ultimate use and intention of the site (for example, a 40,000 sq. ft. industrial facility). The narrative must be supplemented by a project plan or map of appropriate scale and legibility.

- Include technical aspects of the project such as the considerations of land use, density and intensity, engineering requirements, and visual or aesthetic features.
- Include environmental constraints or characteristics, or compliance with environmental regulations/policies which may have influenced the initial project design such as avoidance of geologic hazards known to the site, steep topography, avoidance of impacts to sensitive resources (for example biological, natural, water, cultural), compliance with the Resource Protection Ordinance, storm discharge requirements, Air Pollution Control District (APCD) permit requirements, project accessibility, hazards (for example floodway avoidance, noise buffering), etc.
- Include description of all the stages of project development that could cause physical changes in the environment including construction, operation and maintenance.
- If the project will be phased, the anticipated phasing schedule should be described.
- Include the objectives of the proposal in a discussion that identifies why the applicant is undertaking the proposed project (for example, provision of housing or commercial services, reduction in traffic congestion, reduction of a flood hazard at a reasonable cost).

Lack of detail may result in project delay and the requirement to resubmit a more detailed project description.

(Use additional sheets if necessary):

See Attachment A

IV. ENVIRONMENTAL ASPECTS OF PROJECT

This section is to help evaluate all reasonably foreseeable impacts of the proposed project. An answer to each question is required to have well-reasoned and substantiated conclusions, when possible, regarding potential environmental effects of the proposed project. If an answer is unknown, explain why the answer is unknown. Use additional sheets if necessary:

- | | YES | NO | UNKNOWN | |
|----------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--|
| 1. LAND USE: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Will the project be a land use not presently existing in the surrounding neighborhood? |
| | See Attachment A | | | |
| 2. AGRICULTURE RESOURCES: | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Has the property been in any agricultural use within the last 20 years? If yes, please describe below and include the timeframe and use of the land: |
| | See Attachment A | | | |
| 3. POPULATION AND HOUSING: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Will existing housing be removed to allow construction of the proposed project? |
| | See Attachment A | | | |
| 4. GEOLOGICAL ISSUES: | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Are there any identified or suspected geologic hazards on the site or in the immediate area (landslides, subsidence, earthquake faults, slopes > 25%, etc.)? |
| | See Attachment A | | | |
| 5. WATER RESOURCES: | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | Does the project propose to use groundwater for any purpose (for example water supply, irrigation, grading)?
<i>(Note: If it is stated that the project will not use groundwater for any purpose, the project will be conditioned to either install all necessary public water infrastructure or may be limited from using groundwater)</i> |
| | See Attachment A | | | |

5. WATER RESOURCES (cont.):
- | YES | NO | UNKNOWN |
|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

Are there any existing water wells on the property? If yes, state how many are currently in-use. (Show all wells on site/plot plans or maps)

See Attachment A

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------

Will the project require new stormwater/drainage facilities?

See Attachment A

6. AIR QUALITY:
- | | | |
|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|-------------------------------------|--------------------------|

Will the project generate smoke, fumes, or odors?

See Attachment A

7. TRANSPORTATION /CIRCULATION:
- | | | |
|--------------------------|-------------------------------------|--------------------------|
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--------------------------|-------------------------------------|--------------------------|

Will the project affect pedestrians or horse riders or vehicular traffic (including bicycles) in the immediate area?

See Attachment A

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------

Is there any traffic congestion during commute hours at any nearby street intersections providing access to the project that will be substantially affected? If yes, list the intersection(s):

See Attachment A

8. BIOLOGICAL RESOURCES: YES NO UNKNOWN
 Will the project require the removal of natural vegetation (excluding landscaping and agriculture)?
See Attachment A

 Has the project site been cleared/graded in the past 5 years prior to the submittal of this application? If yes, explain and include details as to the extent, times, and reasons for clearing or Permit Number:

See Attachment A

 Are there any known or identified unique, rare, threatened, or endangered animals or plants residing on the site or in close proximity?

See Attachment A

 Are there any existing Biological Open Space Easements on the project site or affected by project improvements off-site?

See Attachment A

9. HAZARDS: YES NO UNKNOWN

Are there any potentially hazardous and/or toxic materials exist on either this site or nearby property? (Examples of hazardous and/or toxic materials include, but are not limited to PCB's; radioactive substances; pesticides and herbicides; fuels, oils, solvents, and other flammable liquids and gases. Also note, underground storage of any of the above.) If yes, explain and list the material(s) and location(s):

See Attachment A

Will the proposed project involve the temporary or long-term use, storage or discharge of hazardous and/or toxic materials?

See Attachment A

Will the project involve the burning of wastes? If yes, explain what materials will be burned:

See Attachment A

10. NOISE:

Will the project cause a substantial change in existing noise levels in the vicinity?

See Attachment A

Will the project place new residents in an area of current or anticipated high traffic noise or noise from other sources?

See Attachment A

11. PUBLIC SERVICES:

Will the project involve the siting of any schools?

See Attachment A

12. UTILITIES AND SERVICES: YES NO UNKNOWN
 Does the project propose to have septic or an on-site sewage treatment facility (for example package treatment plants)?

See Attachment A

- Will the project require annexation to any service agency?

See Attachment A

13. AESTHETICS (INCLUDES LANDFORMS): Will the project be more visible to the public than are its neighbors (larger than average, not screened by landscaping)?

See Attachment A

- Does the property contain natural features of scenic value or rare unique characteristics, including but not limited to trees, rock outcroppings?

See Attachment A

- Will the project introduce glare, reflecting materials or unusually bright colors?

See Attachment A

14. CULTURAL AND HISTORICAL RESOURCES: Will the project disturb any archaeological resource such as rock art, grinding and milling features, or artifacts?

See Attachment A

14. CULTURAL AND HISTORICAL RESOURCES (cont.):
- YES NO UNKNOWN
- Will your project involve the demolition or modification of a structure(s) greater than 50 years in age? If yes, explain and supply picture(s) of structure.

See Attachment A

Are there any existing Archaeological Open Space Easements on the project site?

See Attachment A

15. MISCELLANEOUS
-
- Have all known easements including all easements on the property Title report been shown? (*Show all easements on site/plot plans or maps*)

See Attachment A and title report attached to this submittal.

V. OFF-SITE IMPROVEMENTS

Describe all of the **off-site** improvements necessary to implement the project and their points of access or connection to the project site that are **anticipated at this time**:

1. STREETS:
- YES NO
- Is the **construction of new off-site streets or widening of existing off-site streets** proposed? If yes, describe:

2. EXTENSION OF UTILITY LINES:
-
- Is the extension of **sewer/water/electric/gas lines** proposed? If yes, describe (include distance to the nearest existing lines – in miles or feet, and the location of anticipated connection point:

The Project will construct distribution facilities on the property to interconnect with San Diego Gas and Electric's existing distribution system on the south side of El Monte Road.

3. DRAINAGE/
STORMWATER/
FLOOD
CONTROL : YES NO
 Are new off-site drainage/stormwater/flood control facilities or improvements to the existing off-site drainage/stormwater/flood control facilities proposed? If yes, describe:

4. PATHS: Are pedestrian and/or bicycle paths proposed?

VI. GRADING: DO NOT complete this section if this application is for one or more of the following exclusively: Agricultural Preserve, General Plan Amendment, Rezone, or Specific Plan Amendment.

YES NO

 Will grading or filling be required? If yes, please provide the following information:
 Vol. of cut: cubic yards. Max cut slope ratio: Max. height: ft.
 Vol. of fill: cubic yards. Max fill slope ratio: Max. height: ft.
 If soil is to be imported/exported please describe the source of import/export location, if known.
(Use additional sheets if necessary):

 Will grading or filling be required off-site? Explain *(Use additional sheets if necessary):*

 Is blasting anticipated? If so, please indicate the possible location of blasting sites on the grading plan & detail the areas expected to be blasted (if known):

 Are retaining walls proposed? If yes, what is max. height? ft. *(Show all retaining walls on site/plot plan or map)*

VII. PROPOSED SITE UTILIZATION: Complete **ONLY** if this application is for one or more of the following: Administrative Permits, Grading Permits, Major Use Permits, Minor Use Permits, Site Plans, and Variances.

1. Total area acres
Total net acres (total minus area of public and private streets and parkland dedication)
2. Number of buildings Height Stories
3. Number of attached residential units Detached
4. Number of floor area: Commercial uses Industrial uses
5. Number of off-street parking spaces

VIII. COMMERCIAL/INDUSTRIAL SITE UTILIZATION: Complete **ONLY** for proposed projects associated with Commercial or Industrial development (including Day Care Centers and Cottage Industries). Fill out to the extent known.

A. Project Operations

1. Number of average daily vehicle trips generated by the project
2. Facilities to be open on weekdays from a.m. to p.m.
On weekends from a.m. to p.m.
3. Total number of employees Each Shift
4. Number of clients, customers, or users EACH weekday
5. Radius of the service area
6. Total floor area square feet Type of uses
7. Number of off-site parking spaces provided
8. North American Standard Industrial Classification Code(s)
(<http://www.census.gov/epcd/www/naicstab.htm>):

B. Industrial Waste

- | | YES | NO | UNKNOWN | |
|----|--------------------------|-------------------------------------|--------------------------|--|
| 1. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Will industrial waste be discharged? If yes, attach a discussion of the provisions for disposal. |

- YES NO UNKNOWN
2. Will the project result in the use or discharge of hazardous materials including hazardous air emissions (i.e., chemicals, dust, smoke, etc.)?
- If yes, attach a discussion of the pollutants mandated for control and any special permits required. Also answer the following (*Use additional sheets if necessary*):
- a. What type of material (s):
- See Attachment A, Items 6 and 9.
- b. How often?

Miscellaneous

- YES NO UNKNOWN
1. Could the project result in the emission of any substances or energy such as odor, vibration, glare, or electrical disturbance?

See Attachment A, Items 6 and 13.

2. Will the project contain any unique elements, such as industrial machinery, generators, exterior heavy work areas, outdoor speakers, heavy equipment operation that could generate substantial noise that could be heard outside the project? (Do not include common noise sources associated with all projects such as construction and traffic.)

See Attachment A, Item 10.

3. Will the project involve the storage of dangerous materials (for example liquefied petroleum)? If yes, what safety measures have been taken (*Use additional sheets if necessary*)

Appendix A

Application for an Environmental Initial Study

Project Description

III. Features of the Project:

About OCI Solar Power:

OCI is a utility-scale solar photovoltaic developer, owner and operator headquartered in San Antonio, TX. OCI has 91 MW of operating solar capacity spread across six projects in Georgia, New Jersey and Texas, and 105 MW under construction in Texas. OCI has approximately 500 MW of solar capacity in various stages of project development, including 210 MW signed to a long-term Power Purchase Agreement with CPS Energy, the San Antonio municipal utility. The 210 MW of solar capacity will reach commercial operation by the end of 2016.

Description of the Facility:

OCI Solar Lakeside (Project) is a 2.0 megawatt (MW) alternating current (AC) and (2.5 MW direct current [DC]) solar photovoltaic (PV) facility located north of El Monte Road in Lakeside, California (see figures 1 and 2). The Project will have a footprint of between 25-40 acres and is located on a site previously graded for agricultural activity.

The proposed Project would include the following primary components, each are described in detail below:

- A 1,000-volt DC underground collection system and a 12-kilovolt (kV) underground collection system linking the inverters to the onsite project substation.
- An approximately 8-foot x 8-foot on-site private collector substation site encompassing a fenced pad area and an approximate height of 6 feet to surrounding equipment.
- Four inverters, each on a pad approximately 4 feet by 8 feet.
- A 12 kV overhead transmission line (gen-tie) connecting the on-site substation to San Diego Gas and Electric's (SDG&E's) distribution system.

Components of the proposed Project would include installation of PV modules which generate electricity by safely converting the energy of the sun's photons into DC electrons. The PV module arrays (a row of PV modules) would be supported by a tracking system that would be east-west oriented. The mounting structures are typically mounted on tubular shaped piles or beams.

The east-west arranged arrays would be constructed approximately 6 feet apart (centerline to centerline) in a north-south direction, with an east-west array spacing of approximately 20 feet. PV modules would be electrically connected to adjacent modules via underground wiring.

The Project will be comprised of approximately 8,065 Renesola 310 Watt PV modules (or equivalent) mounted on single-axis tracking system. The Project will use approximately 20 modules per string, and would require approximately 404 strings. PV modules will range from 5-15 feet in height, depending on final tracker design.

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, medium-voltage transformers, and other electrical equipment would sit on site, mounted on concrete foundation pads. The Project will utilize four KACO New Energy XP500-OD-TL inverters (or equivalent). The inverter output voltage is stepped up to 12 kV at the inverter pad mount transformers. Each inverter will be approximately four feet by eight feet and seven feet tall.

The Project will interconnect into San Diego Gas and Electric's (SDG&E) distribution system via 12 kV circuit 240, fed by SDG&E's Los Coches Substation. An overhead crossing easement will be required by SDG&E for purposes of interconnecting the Project to SDG&E's distribution system. SDG&E will specify the exact location and details of their point of interconnection.

The project site would be fenced along the entire property boundary for security with an 8 foot high slatted chain link fence. Roads proposed for the Project that would be covered with gravel in order to reduce fugitive dust and erosion. To comply with the fire code, clearing and grubbing, as necessary, in localized areas would be required for construction and access to the project site. Additionally, a Fire Protection Plan will be prepared for the proposed Project.

Project Construction

The construction of the proposed Project would consist of several phases including site preparation, development of staging areas and site access roads, solar PV system assembly and installation, and construction of electrical transmission facilities. After site preparation, initial Project construction would include the development of the staging and assembly areas, and the grading of site access roads for initial PV system installation.

The Project's construction will kick off with light vegetation clearing. Steel pile foundations will be driven into the ground, with single or dual-axis trackers installed on top of the piles. AC and DC trenching of underground electrical wires and installation of electrical inverters will follow. After the electrical work and tracker installation have been completed, the contractor will erect the photovoltaic

panels in place on top of the tracker systems. Finally, the contractor will connect the four inverters to project switchgear, which will interconnect with SDG&E's distribution system on the south side of El Monte Rd.

Construction of the Project will occur over an approximately 3 month period. Because the site has been heavily modified for agricultural production, no grading is not expected at this time. Project construction trips will remain below 40 trips per day.

Project Operation:

Operation activities include the following: (1) routine inspection of overhead components and underground portions of cable systems; (2) routine maintenance including, but not limited to, PV panel washing, equipment testing, monitoring, and repair; routine procedures to ensure service continuity; and standard preventative maintenance; (3) maintenance and repair of transmission facilities, including pole or structure vegetation removal, application of herbicides, equipment repair, and replacement.

The proposed Project is anticipated to operate, at a minimum, for the life of its long-term Power Purchasing Agreement (PPA). The initial term of the PPA for the project is for 20 years, with additional terms anticipated. At the end of the useful project life, decommissioning would commence involving the removal of the panels for sale into a secondary solar PV panel market. The Projects' components and on-site materials can be readily recycled.

Project Closure:

Dismantling the Project would entail disassembly of the solar facilities and substantive restoration of the site. Impacts associated with closure and decommissioning of the project site would be temporary and would span three basic activities: (1) disassembly and removal of all detachable above-ground elements of the installation; (2) removal of panel and racks and any other structural elements including those that penetrate the ground surface to a depth of 2 feet below grade; and (3) reuse of the land consistent with the Zoning Ordinance, which could include ground surface restoration to surrounding grade and reseeding with appropriate native vegetation.

Air Quality, Biology, Noise, and Visual Resources technical studies and a Phase 1 Environmental Site Assessment are submitted as part of the Major Use Permit (MUP) Application.

IV. Environmental Aspects of Project:

1. Land Use:

Will the project be a land use not presently existing in the surrounding neighborhood?
Yes.

The Project would be a solar PV facility located north of El Monte Road in Lakeside, California. The Project would be located in an area of Lakeside surrounded by agricultural and semi-rural residential uses. There are no PV facilities in the project area.

The site is located within the Lakeside Community Planning Area (CPA). The Lakeside CPA contains more industrial land uses than any other CPA. These uses are primarily located in three distinct areas. This first area is located in the northern portion of the CPA off SR-67, just southwest of the San Vicente Reservoir (approximately 5 miles northwest of the project site). The second area is located in the Upper San Diego River Improvement Project area (approximately 3.5 miles southwest of the project site). The third area of concentrated industrial uses is located west of SR-67 along the western boundary of the Pepper Drive/Bostonia area (approximately 6.5 miles southwest of the project site). There are other scattered locations of industrial uses along Old Highway 80 in the southern portion of the CPA (San Diego County General Plan Update EIR, 2011).

The Lakeside Community Plan supports a rural residential community. The goal of the Plan is to foster development that will preserve a rural atmosphere and enhance a sense of spaciousness. The Plan ensures that land uses within or adjacent to recreational, natural preserve, agricultural, or industrial areas are compatible with those areas (Lakeside Community Plan, 2011 as amended).

The project site is zoned (A70) Limited Agriculture and (S82) Extractive Use Regulations. Solar facilities are classified as Major Impact Services and Utilities in the County Zoning Ordinance. While the proposed Project is not rural residential development, solar facilities are an allowed use in the A70 and S82 zones upon approval of a Major Use Permit. Furthermore, the Project will conform to all applicable setbacks within the zones and all requirements of Section 6952 (Solar Energy System) of the County Zoning Ordinance, as well as the Lakeside Design Guidelines. The Project would require a CEQA document with mitigation measures to lessen Project impacts, from scale, bulk, site coverage, height, and density, upon desirable neighborhood character.

2. Agriculture Resources:

Has the property been in any agricultural use within the last 20 years? If yes, please describe below and include the timeframe and use of the land: Yes.

The developable area of the project site contains Prime and Local farmlands (Figure 1, attached). Construction and operation of the proposed Project may take Prime and Local farmlands out of production. The site is considered an agricultural resource, as defined by the County of San Diego Guidelines for Determining Significance for Agricultural Resources.

However, the project site is currently fallow with active agriculture adjacent to the north and northeast. The Project has been designed to preserve current active

agricultural uses off-site including a pomegranate orchard and hay production. Pomegranate and hay production are a small fraction of the total San Diego County crops according to the 2012 Crop Statistics and Annual Report. The project site is not irrigated and there are no plans to provide irrigation to the site.

There is no water used on site for agricultural purposes. There are no groundwater wells on the project site. There is an abandoned groundwater well north of the project site within APN 393-011-15.

According to County staff, it appears that both citrus and avocado production has occurred in the past (County of San Diego Major Pre-Application Letter, Attachment E).

3. Population and Housing:

Will existing housing be removed to allow construction of the proposed project? No.

There is no housing on the project site. Therefore, the Project would not displace existing housing or people.

4. Geological Issues:

Are there any identified or suspected geologic hazards on the site or in the immediate area (landslides, subsidence, earthquake faults, slopes > 25%, etc.)? Unknown.

The site is generally within flat terrain, gently sloping to the north and located along the south bank of the San Diego River downstream of El Capitan Reservoir. The river valley cuts through moderate to steeply sloping terrain of foothills and mountains. The southern boundary intersects portions of the foothills along El Monte Road. The site is currently developed for agricultural use.

The project site is mostly underlain by an apparently thick sequence of late Quaternary-age alluvial deposits. In general, the alluvium consists of sand, silt, and gravel and likely cobbles and possibly boulders. The alluvium overlies granitic rock mapped as tonalite of Alpine and tonalite of Japatul Valley. The alluvium generally forms a wedge that thins to the south toward the flanks of foothills.

There are four wells near the project site that encountered shallow groundwater. Groundwater has reportedly been measured at about 13 feet below ground surface throughout the year (please see the Phase 1 Environmental Site Assessment provided as part of the MUP Application).

Based on review of geologic conditions at the site, and faults and seismicity in the surrounding areas, the site is likely to be subject to moderate ground motions from future earthquakes. Regional probabilistic hazard mapping (California Geological Survey, 2003) estimates the site ground motion for the hazard level associated with a 10 percent probability of exceedance in 50 years to be 0.30g (gravitational force)

in alluvium. There are no active or potentially active faults mapped within the site, so fault rupture is not considered a significant hazard.

Liquefaction and seismic settlement are geologic hazards that may be encountered within the project area given the potential for young, granular alluvial deposits and shallow groundwater.

Landslides are not a significant hazard in the project area given the gentle topography and general geologic setting.

The potential for inundation due to overtopping or dam failure at the El Capitan Reservoir will be considered by design level studies.

5. Water Resources:

Does the project propose to use groundwater for any purpose (for example water supply, irrigation, grading)? (Note: If it is stated that the project will not use groundwater for any purpose, the project will be conditioned to either install all necessary public water infrastructure or may be limited from using groundwater). No.

There are no groundwater wells on the project site. There is an abandoned groundwater well north of the project site within APN 393-011-15.

There are four wells near the project site that encountered shallow groundwater. Groundwater has reportedly been measured at about 13 feet below ground surface throughout the year. However, the proposed Project does not require the use of groundwater (please see the Phase 1 Environmental Site Assessment submitted as part of the MUP Application).

Are there any existing water wells on the property? If yes, state how many are currently in-use. (Show all wells on site/plot plans or maps): No.

There are no groundwater wells on the project site. There is an abandoned groundwater well north of the project site within APN 393-011-15. There are four wells near the project site that encountered shallow groundwater. Groundwater has reportedly been measured at about 13 feet below ground surface throughout the year. However, the proposed Project does not require the use of groundwater (please see the Phase 1 Environmental Site Assessment, submitted as part of the MUP Application).

Will the project require new stormwater/drainage facilities? No.

The proposed Project will not require new stormwater/drainage facilities. Both a Drainage Report and Storm Water Management Plan were prepared and submitted as part of the MUP Application.

6. Air Quality:

Will the project generate smoke, fumes, or odors? No.

Construction activities would result in temporary increases in air pollutant emissions. These emissions would be generated in the form of fugitive dust emissions from earth-disturbing activities during construction activities related to the solar panels. Fuel combustion exhaust emissions would result from the operation of heavy equipment and vehicles during construction.

Construction associated with the Project could result in minor amounts of odor compounds associated with diesel heavy equipment exhaust. However, all diesel equipment would not be operating at once, and construction near existing receptors would be temporary. Based on aerial photographs and limited field activities by URS' noise team, scattered residences exist south of the larger project site and near the eastern corner of the anticipated project boundary. Potential receptors would be individuals located at these residences, and these receptors may be exposed to odors on a relatively short duration (please see the Noise Technical Report submitted as part of the MUP Application).

The California Air Resources Board's (CARB) Air Quality and Land Use Handbook: A Community Health Perspective (CARB 2005) identifies a list of the most common sources of odor complaints received by local air districts. Typical sources of odor complaints include facilities such as sewage treatment plants, landfills, recycling facilities, petroleum refineries, and livestock operations. The Project would be a solar power facility and its operation would not typically result in sources of nuisance odors. There are no point sources included in Project operations (see please see the Air Quality and Greenhouse Gas Technical Report submitted as part of the MUP Application).

7. Transportation/Circulation:

Will the project affect pedestrians or horse riders or vehicular traffic (including bicycles) in the immediate area? No.

The County Trails Program (CTP) serves as the guiding document for multi-use trails and pathways throughout the unincorporated County. The Community Trails Master Plan (CTMP) is the implementing document for the CTP. The CTP encompasses both regional and community facilities. Regional facilities span long linear distances that cross multiple communities and function as a backbone for local trail networks. Community facilities serve local needs and are contained in the CTMP, an independent planning document. Regional and community facilities are further separated into the classification of trails and pathways. Trails are typically located away from vehicular roads, are primarily recreational in nature but can also serve as an alternative mode of transportation. They are soft-surface facilities for single or multiple uses by pedestrians, equestrians, and mountain bicyclists.

Approximately 121 miles of trails exist in the County. Regional pedestrian pathways are primarily located in the Pendleton/De Luz, Jamul/Dulzura, Otay, Central Mountain, Alpine, and North Mountain communities of the unincorporated area. The only existing community pedestrian pathways are located in Jamul/Dulzura, Sweetwater, and Central Mountain. An inventory of existing sidewalk facilities for the unincorporated County is not available (San Diego County General Plan Update EIR, 2011).

The San Diego County Bicycle Transportation Plan serves as a guiding document for bicycle facilities development in unincorporated areas. The Plan identifies existing and proposed bikeways for each community. Bikeways can be classified into three types of bicycle facilities: bike path, bike lane, and bike route. Bike paths refer to paths that provide for bicycle travel on a paved right-of-way completely separated from any street or highway. A bike lane provides a striped and stenciled lane for one-way travel on a street or highway. Bike lanes help position cyclists in the roadway, as practicable, but do not preclude vehicular movements such as merging and entering turn lanes. A bike route designates networks for shared use with pedestrian or motor vehicle traffic and is identified only by signage. Bike routes require shared use of road lanes with motorists. All County roadways (excluding freeways, except where allowed by Caltrans) are open for travel by bicycle, regardless of bikeway treatment (San Diego County General Plan Update EIR, 2011).

According to Figure 2.15-7 of the General Plan Update EIR, *Bike and Pedestrian Routes within the Unincorporated County*, there is an existing regional trail located north of the project site. The closest existing bikeway (bike lane) is located south of the project site near Interstate 8. The Project would not interrupt use of this regional trail nor does the Project propose construction or alteration of any off-site street or roadway.

Is there any traffic congestion during commute hours at any nearby street intersections providing access to the project that will be substantially affected? If yes, list the intersection(s): No.

All roadways near the project site operate at level-of-service (LOS) E or F (San Diego County General Plan Update EIR, Table 2.15-21, 2011). LOS standards are not provided for El Monte Road in the General Plan Update EIR. The Project would add minimal vehicle trips to the surrounding street system associated with workers commuting, amounting to two roundtrips per day, Monday through Friday; weekend operations are not anticipated (please see the Air Quality and Greenhouse Gas Technical Report submitted as part of the MUP Application).

8. Biological Resource:

Will the project require the removal of natural vegetation (excluding landscaping and agriculture)? No.

A total of five vegetation communities were identified within the project site during the botanical survey: Agriculture - Row Crops, Agriculture - Orchards and Vineyards, Non-Native Grassland, Disturbed areas, and other Developed areas. Excluding the agriculture on site, the project site contains approximately 1.4 acres of non-native grassland (please see the Biological Resources Report submitted as part of the MUP Application). The Project is being designed to avoid permanent impacts to this area.

Has the project site been cleared/graded in the past 5 years prior to the submittal of this application? If yes, explain and include details as to the extent, times, and reasons for clearing or Permit Number: Unknown.

The Project is located on a site previously graded for agricultural activity. However, it is not known if the project site has been graded in the past 5 years.

Are there any known or identified unique, rare, threatened, or endangered animals or plants residing on the site or in close proximity? Yes.

In total, 44 plant species were observed during the botanical survey conducted by URS on April 24, 2014. A majority of these species (37 out of 44) are non-native plants that characterize Disturbed Habitat and/or are present in the area due to direct cultivation (crop species).

A total of 38 wildlife species were observed during biological surveys. All wildlife species were identified based on visual and/or aural cues or by animal tracks and other sign when direct observation was unachievable.

No arroyo toads (County of San Diego: Group 1; ESA: Endangered; CDFW: SSC) were detected during the arroyo toad protocol survey conducted on March 19, 2014. URS determined that no surface water was present in the area and that the project site does not contain suitable arroyo toad breeding habitat.

The general biological and focused arroyo toad surveys of the area conducted by URS in 2014 resulted in the detection of only one special-status wildlife species, a single white-tailed kite (County of San Diego: Group 1 Species; CDFW: Fully Protected) flying over the project site. A California Native Species Field Survey Form will be submitted to the California Natural Diversity Database (CNDDDB) in conjunction with the Biological Resources Report (please see the Biological Resources Technical Report submitted as part of the MUP Application).

Are there any existing Biological Open Space Easements on the project site or affected by project improvements off-site? No.

The project site is not within an existing biological open-space easement. However, the site is located within the Metro-Lakeside-Jamul Segment of the County's Multiple Species Conservation Program (MSCP) Subarea where it is within a Pre-Approved Mitigation Area (PAMA) and is part of the Lake Jennings/Wildcat Canyon- El Cajon

Mountain Core Resource Area. As a result, conformance with the County's MSCP Subarea Plan through its Biological Mitigation Ordinance (BMO), which will address all federal, state, and County conservation issues for species covered by the MSCP is required.

9. Hazards:

Are there any potentially hazardous and/or toxic materials exist on either this site or nearby property? (Examples of hazardous and/or toxic materials include, but are not limited to PCB's; radioactive substances; pesticides and herbicides; fuels, oils, solvents, and other flammable liquids and gases. Also note, underground storage of any of the above.) If yes, explain and list the material(s) and location(s): Yes.

URS contracted an environmental database firm, EDR, to conduct a search for facilities listed by regulatory agencies as potentially having environmental concerns. The search was limited to a one-mile radius (i.e., ASTM and AAI standards) of the project site to assess whether activities on or near the project site have the potential to create Recognized Environmental Conditions (RECs) at the project site. The project site was not identified in the EDR Radius Map Report. However, one facility, LJ Russo's Paint and Body, located at 15209 El Monte Road was identified as the target property on the map report. This facility is located on the southeast side of El Monte Road adjacent to the project site (please see the Phase 1 Environmental Site Assessment submitted as part of the MUP Application).

URS conducted a Phase I ESA of the site located approximately 3 miles northeast of Lakeside, San Diego County, California. The project area was identified by assessor parcels 393-010-31 and 393-011-15 (please see the Phase 1 Environmental Site Assessment submitted as part of the MUP Application).

Based on the scope of services performed to date, both RECs and potential RECs were identified in connection with historic onsite activities that include the following:

- *Agricultural Land Use:* Based on the long-term agricultural use of the project site it is possible that pesticide or herbicide residues remain in soil from potential use either during or prior to the present owner's occupancy of the site. This is considered to be a REC.
- *Former USTs:* One 10,000-gallon diesel Underground Storage Tank (UST) and one 5,000-gallon gasoline UST were reportedly removed from the site in about 1989. However, these tanks were not registered with the County of San Diego Department of Environmental Health (DEH) and there are no records that include analytical testing of soil and/or groundwater samples collected during excavation of the tanks to verify that potential concentrations of residual petroleum hydrocarbons remaining in soil and/or groundwater are below regulatory criteria. This is considered to be a REC.
- *Poor Housekeeping Practices:* Generally poor housekeeping observed appears to have resulted in several areas of oily stained soil associated with the

1,000-gallon diesel Above Ground Storage Tank (AST), two 55-gallon oil drums, two concrete and cinderblock storage/containment areas and possibly broader staining of soil in the equipment storage area at the northeast corner of the proposed lease area. Also the release of fertilizers to the ground and long-term storage of unlabeled 55-gallon drums was observed at the long storage shed. This is considered to be a potential REC.

- *Potential Asbestos-Containing Building Materials and Lead-Based Paint:* It is possible that lead-based paint and or asbestos-containing building materials may be present in the structures that have been made available for potential lease. This is considered to be a potential REC.
- *Offsite Database-Listed Facilities:* Three adjacent offsite facilities located in cross to upgradient directions to the project site with respect to the assumed groundwater flow direction were listed on agency databases. These facilities are considered potential RECs based on their close proximity to the project site and lack of information.

Will the proposed project involve the temporary or longterm use, storage or discharge of hazardous and/or toxic materials? No.

The Project will not involve temporary or long term use, storage, or discharge of hazardous or toxic materials.

Will the project involve the burning of wastes? If yes, explain what materials will be burned: No.

The Project will not include the burning of any wastes.

10. Noise:

Will the project cause a substantial change in existing noise levels in the vicinity? No.

The future outdoor ambient sound environment in the vicinity of the project site would remain unchanged from the current condition, which is due to vehicular traffic on El Monte Road. The new noise sources from operation of the proposed Project would include two sets of two inverters and a transformer.

As described in the Noise Analysis Technical Report (submitted as part of the MUP Application), construction noise levels at noise sensitive receivers should not exceed an average sound level of 75 dBA for an 8-hour period between 7:00 a.m. and 7:00 p.m. at the property lines of noise sensitive receivers. The two noisiest pieces of equipment other than pile driving would be a grader and a water truck. Because construction activity would move within the project site, and consistent with Federal Transit Authority general assessment methodology for estimating construction noise, it is appropriate to locate these two noise sources at the center of construction site in order to produce an average sound level for an 8-hour period. The noise source level at the center of the construction site would be the logarithmic combination of concurrent noise from the grader and the water truck: 88 dBA at 50

feet. The property line of the closest noise sensitive receiver is approximately 450 feet from the center of the construction site to the northwest. The predicted construction noise level at this location, excluding pile driving, would be 69 dBA and complies with the 75 dBA threshold.

Due to the installation of PV module strings across a large portion of the total project site, the location of pile driving activity could be as close as 100 feet from the property line of the nearest sensitive receptors. When pile driving activity occurs at 100 feet from the property line, the noise level would be as loud as 89 dBA, which exceeds the allowable threshold of 75 dBA. However, as described in detail in the Noise Technical Report submitted as part of the MUP Application, mitigation measures have been developed and will be implemented to ensure that the construction noise impact would be less than significant.

Will the project place new residents in an area of current or anticipated high traffic noise or noise from other sources? No.

The Project is not a residential development nor does it propose any habitable space.

11. Public Services:

Will the project involve the siting of any schools? No.

The Project is a PV solar facility that would not include housing or any habitable space. There would be no siting of any schools, or alteration of any school facilities as a result of the Project.

12. Utilities and Services:

Does the project propose to have septic or an on-site sewage treatment facility (for example package treatment plants)? No.

The Project does not propose to have septic or an on-site sewage treatment facility. There are no habitable spaces proposed for the Project and, therefore, no septic facilities.

Will the project require annexation to any service agency? No.

According to Figure 2.16-1, *Water Serving District Boundaries*, the project site is located within the Padre Dam Municipal Water District (PDMWD). Therefore, the Project water requirements would not require annexation to any service agency.

The PDMWD provides water service to portions of the unincorporated communities of Alpine, Crest/Dehesa, and Lakeside. PDMWD covers 54,400 acres and has approximately 21,454 connections. PDMWD has approximately 353 miles of pipelines, 26 potable water reservoirs, one recycled water reservoir, and 16 lift stations. One hundred percent of PDMWD's water supply is imported from the San

Diego County Water Authority (SDCWA). PDMWD provides 88 percent of its water service to residential land uses, 10 percent to commercial land uses, and two percent to agricultural land uses. The average daily consumption for PDMWD is 38 mega-gallons per day (mgd) during peak summer demand and 25 mgd during the rest of the year.

Primary water use during construction will be for dust control and cement mixing. The Project anticipates entering into a commercial water supply agreement with PDMWD to provide water for this use. Water is not expected to be required during operation of the Project. If conditions warrant mirror washing, a supply agreement for the limited water required will be obtained.

13. Aesthetics (Including Landforms):

Will the project be more visible to the public than are its neighbors (larger than average, not screened by landscaping)? No.

Visual resources in the area of the project site have been affected by past and present actions, including roadway construction and residential and agricultural uses. The viewshed of the area has already been modified with the presence of the existing transmission lines, agricultural facilities, rural residences, and estate residences in the immediate vicinity of the Project. Generally the character of the project area is defined by rolling topography and sparsely populated rural areas. For a visual depiction of typical views available in the project area, see the character photos in the Visual Resources Report, submitted as part of the MUP Application.

The topography and vegetation in the area blocks many views of the Project from surrounding areas. For those areas not obstructed, the Project would not cause a large amount of change to the existing viewshed. The visual character of this area will not change significantly from agricultural, rural residential and open space uses. Agricultural fields that can be seen from nearby have a geometric matrix pattern. The geometric layout of a field of PV modules creates a similar visual pattern to an agricultural field (please see the Visual Resources Report, submitted as part of the MUP Application).

The Project would alter the appearance of the project site from Willow Road. However, the number of potential viewers from this area is very limited and viewer reaction may vary. Through vegetative screening and topography, Willow Road would continue to be a road through a rural area in which character essence is unchanged.

The project site would not require grading due to the project site having been heavily modified for agricultural production. During the Project construction period, construction activities, construction materials, equipment, trucks, temporary structures, and vehicles would be partially visible to all areas that have views to the Project.

While visual changes associated with construction activities at the project site would introduce new activities, construction activities would be conducted within allowable daytime hours in accordance with County Regulatory Ordinance Section 36.408 (7:00am and 7:00pm). Therefore, visual impacts are considered temporary. Indirect impacts associated with the construction of the Project may include impacts associated with fugitive dust, and the presence of construction equipment. Construction activities would be conducted in a manner that minimizes (visible) dust emissions. Additionally, the project site is currently used for agricultural purposes, which would have some dust associated with tilling and soil work. Therefore, the Project would offer similar views to the public as are currently viewed by surrounding neighbors.

The Project would be consistent with applicable design guidelines and, therefore, does not introduce features that detract from or contrast with the existing visual character or quality of this area.

Does the property contain natural features of scenic value or rare unique characteristics, including but not limited to trees, rock outcroppings? No.

The project site is located on relatively flat land previously graded for agricultural use. There are no landmarks, historic resources, or rock outcroppings. Trees on the site including the screen along El Monte Road and the strand of palm trees along the eastern site boundary are proposed to remain for screening; therefore, the Project will not result in a change to the visual character or image or the neighborhood, community, or localized area. There are no trails, scenic vistas, highways, or recreational areas with views of the project site.

Will the project introduce glare, reflecting materials or unusually bright colors? No.

The Project would be comprised of approximately 8,065 Renesola 310 Watt PV modules (or equivalent) mounted on single -axis tracking system. The Project would use approximately 20 modules per string, and would require approximately 404 strings. PV modules would range from 5-15feet in height, depending on final tracker design. Each PV module would have an anti-reflective coating to minimize glare. Additionally, the Project would be surrounded by a slatted fence.

The Project would not introduce glare, reflecting materials, or unusually bright colors to the area. Due to the anti-reflective coating on the PV modules and screening of the project site with trees and a fence, motorists along El Monte or any other nearby roadway would not experience significant glare or reflection from the PV modules. Additionally, an insignificant amount of glare or reflective materials would be visible to overflights in the area.

14. Cultural and Historical Resources:

Will the project disturb any archaeological resource such as rock art, grinding and milling features, or artifacts? Unknown.

URS performed a records search for the project area in November of 2012. The results of the record search identified no previously recorded cultural resources within the project site and a total of 15 in the vicinity of the project site. For the purposes of the cultural resources analysis, the vicinity used was the area within approximately four miles of the project site. A formal California Historical Resources Information System (CHRIS) search would be within one mile of the site; however, a larger area was used so that conservative layers of data and historic context could be acquired. Of the 15 previously recorded resources in the vicinity, all are historic structures or buildings and all are located more than two miles from the project site. One resource has been determined eligible for listing in the National Register of Historic Places (NRHP), one resource is listed as California State Landmark, four resources are County of San Diego Historic Sites, and nine have been identified as historically significant (but not formerly determined eligible or listed to any register) in the Lakeside Community Plan. No previously recorded prehistoric or historic-period archaeological sites were identified.

County staff reviewed County records, as well as the cultural database maintained by the South Coastal Information Center. Two cultural studies have been completed for the project site. Two cultural sites are present within the project boundaries. The previous studies were prepared in 1973 and 1975, and as such are dated. An updated study is required to determine the significance of the sites according to CEQA and the County Resource Protection Ordinance. County staff will also conduct a Sacred Lands Check with the Native American Heritage Commission. In addition, staff will communicate with any Native American individual or organization that may possess knowledge about Sacred Sites or be affected by the Project.

Will your project involve the demolition or modification of a structure(s) greater than 50 years in age? If yes, explain and supply picture(s) of structure. No.

There are no historic structures on the project site. The Project does not involve the demolition or modification of any structures.

Are there any existing Archaeological Open Space Easements on the project site? No.

There are no existing archaeological open space easements on the project site.

15. Miscellaneous:

Have all known easements including all easements on the property Title report been shown? (Show all easements on site/plot plans or maps). Yes.

A copy of the property title report is provided with the Major Use Permit submittal.

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