



County of San Diego

ERIC GIBSON
INTERIM DIRECTOR

DEPARTMENT OF PLANNING AND LAND USE

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DOCKET	
07-SPPE-2	
DATE	AUG 03 2007
RECD.	JAN 16 2008

August 3, 2007

Uday Singh
TRC Solutions, Inc.
21 Technology Drive
Irvine, CA 92618

RE: PRE-APPLICATION MEETING SUMMARY: MAJOR PRE-APP (07-085)

Dear Mr. Singh:

The Department of Planning and Land Use (DPLU) appreciates your participation in the new Major Pre-Application Meeting process initiated for large-scale and complex discretionary projects in the County of San Diego. On July 2, 2007, the Department of Planning and Land Use (DPLU) held a Pre-Application meeting on the discussed project. This letter provides a summary of the major issues discussed at the conference, key decisions or determination, and guidance for project processing. Additional information is provided in the attachments to the letter. The information is based on a project description provided to the County prior to the Major Pre-Application Meeting.

I. OVERVIEW

A. Project Description

The project is a Major Use Permit for a proposed 96 Mega Watt power plant and qualifies as a Major Impact Services and Utilities under Civic Use Types. The project would include a retention basin, ammonia storage area, transformer with an underground power line connecting to an existing sub-station, gas metering area, water storage tanks, warehouse, two 80-foot smoke stacks, office area, and employee parking. The project will include extending a water line approximately 1.8 miles to the north along an existing private road and also extension of a gas line for approximately 2 miles to the west. The project site is located near the intersection of Pala Del Norte Road and Highway 76 in the Pala-Pauma Community Planning Area, within unincorporated San Diego County. The

rec'd 818107

applicant is also requesting an exception to the height limit for the smoke stacks, from 35 feet to 80 feet, pursuant to 4620.g. of the Zoning Ordinance. The California Energy Commission will be the lead CEQA agency to process this proposal under a Small Power Plant Exemption process as a Mitigated Negative Declaration.

C. Land Use Designation and Zoning

The site is subject to the General Plan Regional Category 20 (General Agriculture), Land Use Designation and Regional Land Use Element 1.6 (ECA) Environmentally Constrained Areas. Zoning for the site is A72 (General Agricultural) with a minimum lot size of 10 acres. Assessor Parcel Numbers 110-072-26 and 110-370-01 are zoned with an A designator and subject to "A" Agricultural Designator which requires findings pursuant to Section 5110 of the Zoning Ordinance. The parcels are also zoned with the floodplain/floodway designator (POR F). The proposed project is compatible with the Agricultural Preserve (Pala #15) and is not in a Williamson Act contract. The two contiguous parcels currently have a former citrus grove which has been recently fallowed, a storage area, and the remaining portion is vacant. The proposed pad location would be located within the area used for agriculture until recently. Access would be provided via a driveway connecting to Pala Del Norte Road and SR 76. The project would be served by septic and groundwater/imported water from the Rainbow Municipal Water District. Calculations for grading have not yet been provided.

II. REQUIRED DISCRETIONARY ACTIONS

Based on the information provided by the applicant, the following discretionary actions may be required for processing the proposed project. See Attachment B for more information.

Major Use Permit

III. OTHER PROJECT REQUIREMENTS

- **Stormwater - see Attachment K**
- **Drainage – see Attachment N**
- **Biological – see Attachment D**
- **Cultural/Historical Resources – see Attachment E**
- **Agriculture – see Attachment I**
- **Air Quality – see Attachment J**
- **Noise Analysis – see Attachment F**
- **Fire/Technical Study – see Attachment H**
- **Geotechnical – see Attachment O**

- **Trails – see Attachment P**
- **Prelim Grading – see Attachment G**
- **Traffic – see Attachments L and M**
- **Visual – see Attachment R**
- **Septic – see Attachment Q**
- **Public Services and Utilities – Completed Fire, School and Water Availability Forms will be required at the time of formal project application.**

IV. CONSULTANT LIST & MEMORANDUM OF UNDERSTANDING (MOU)

(Fire Protection Plan/Technical Study only)

The County of San Diego's CEQA guidelines require that environmental technical studies be prepared by a consultant from the County's CEQA Consultant List, which can be found on the County of San Diego's website at:

<http://www.sdcdplu.org/dplu/Resource/docs/3~pdf/consList.pdf>. No list is maintained for hydrology and stormwater management planning. With the exception of minor stormwater management plans, only registered engineers registered in the State of California shall be permitted to submit hydrology/drainage studies and only registered engineers or Certified Professionals in Storm Water Quality certified by CPESC, Inc., or an equivalent entity approved by the Director of Public Works, shall be permitted to submit stormwater management plans.

Applicants are responsible for selecting and direct contracting with specific consultants from the County's list to prepare CEQA documents for private projects. Prior to the first submittal of a CEQA document prepared by a listed consultant for a private project, the applicant, consultant, consultant's firm (if applicable) and County shall execute the attached Memorandum(s) of Understanding (MOU). The responsibilities of all parties involved in the preparation of environmental documents for the County (i.e. applicant, individual CEQA consultants/sub-consultants, consulting/sub-consultant firms, and County) are clearly established in the MOU for each requested applicable study. The clear identification of roles and responsibilities for all parties is intended to contribute to improved environmental document quality. The MOU can be found on the Department's website at: <http://www.sdcounty.ca.gov/dplu/docs/MOU.doc>

V. PROJECT PROCESSING GUIDANCE

A number of issues have been identified that may affect the design of the proposed project. To assist you in addressing these and other issues in advance of a formal application, staff is available to meet with you and/or to review additional project related information. Please contact me if you should require additional assistance.

An estimated processing schedule is attached showing an estimated hearing/decision date of February 10, 2008. The schedule is based on various assumptions, which can

vary to duration of the review period (i.e. CEC determines a mitigated negative declaration to be appropriate and has reached their decision by the end of 2007).

VI. APPLICATION SUBMITTAL GUIDANCE

The following is a summary of the items that must be submitted for initiation of the processing of your proposed project. Please submit the following information to the DPLU Zoning Counter at 5201 Ruffin Road, Suite B, San Diego, CA 92123. You will be required to schedule an appointment with zoning counter (858 694-2262) to make your submittal appointment.

A. Required Submittal Items

INFORMATION/DOCUMENT	# OF COPIES	LEAD REVIEW /SECTION or Dept.
Application Package for Major Use Permit Maps must be folded to 8-1/2 x 11 maximum with the lower right hand corner exposed	1	PPCC for Distribution
All application filing fees	-	PPCC for Distribution

INFORMATION/DOCUMENT	# OF COPIES	LEAD REVIEW /SECTION or Dept.
Plot Plan (Maps must be folded to 8-1/2 x 11 maximum with the lower right hand corner exposed)	30	PPCC for Distribution
Biological Letter Report with Open Space Exhibit	5	DPLU PM (2), Biologist (3)
Archaeological Report	3	DPLU PM (1), Archeologist (2)
Noise Analysis	3	DPLU PM (1), Noise Specialist (2)
Preliminary Grading Plan (with Supporting Information)	5	DPLU PM (2), DPW (2), DEH (1), Biologist (1)
Mineral Resource Evaluation	3	DPLU PM (1), Staff Geologist (2)
Fire Protection Plan with Technical Report	5	DPLU PM (1), DPW (1), North County Fire Protection District – Sid Morel (1), DPLU Fire Marshal (1), Biologist (1)
Air Quality Study	3	DPLU PM (1), Air Quality Specialist (2)
Hazardous Materials Information	3	DPLU PM (1), Haz Specialist (2)
Stormwater Management Plan	3	DPLU PM (1), DPW (2)

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INFORMATION/DOCUMENT	# OF COPIES	LEAD REVIEW /SECTION or Dept.
<u>Focused Traffic Study</u>	4	DPLU PM (1), DPW (3)
<u>Drainage/Flooding</u>	5	DPLU PM (2), DPW (3)
<u>Memorandum of Understanding according to Attachment C</u>	Fire Subject Area (1 Copy each)	DPLU PM (1)

Most of the items required to be submitted to DPLU may be adequately addressed in the CEC CEQA record. Because the Small Power Plant Exemption permit process has not been implemented yet in unincorporated San Diego County, DPLU staff will work with you to optimize the use of existing information, augmented where needed to fulfill County-specific requirements.

VII. PRE-APP EXPIRATION DATE

The information provided in the Major Pre-Application Meeting is valid for a period of one year from the initial meeting. Therefore, submittal of a project application must be received by the Department of Planning and Land Use prior to August 2, 2008. Should this time period expire, a subsequent Major Pre-Application Meeting may be required.

If you have any questions regarding this letter or other aspects of your project, please contact me at (858) 694-3015.

Sincerely,



Jarrett Ramaiya, Project Manager
Regulatory Planning Division

cc: Joseph L. Stenger, TRC, 2666 Rodman Drive, Los Osos, CA 93402
Felisha Miller, California Energy Commission, 1516 Ninth Street, Sacramento, CA 95814
Nael Areigat, Project Manager, Department of Public Works, M.S. O336
Joseph Farace, Planning Manager, Department of Planning and Land Use, M.S. O650

SCOPING LETTER MATRIX

Attachment	Item
A	Project Description
B	Planning Issues
C	Memorandum of Understanding
D	Biological Resources
E	Archaeological / Historical Resources
F	Noise Analysis
G	Preliminary Grading Plan
H	Fire Protection Plan & Technical Study
I	Agricultural Resources
J	Air Quality Study
K	Stormwater Management Plan
L	Focused Traffic Analysis
M	Traffic Impact Fee
N	Drainage/Flooding
O	Geologic
P	Dept of Parks and Recreation Comments
Q	Department Of Environmental Health Comment
R	Visual Impact Analysis
S	Estimated Processing Schedule

ATTACHMENT A
ADDITIONAL PROJECT DESCRIPTION INFORMATION

The project description that you provide to the County will be the basis for the County's review for compliance with applicable laws and regulations as well as the determination of potential environmental affects related to your project. Please provide as much detail as possible. Lack of sufficient information can lead to delays, additional costs, and/or changes to your project.

OFF-SITE IMPROVEMENTS – Off-site improvements may be necessary to implement the project. Please describe all off-site improvements necessary to implement the project and their points of access or connection to the project site:

- a. **STREETS:** Describe all proposed construction of new off-site streets or widening of existing off-site streets.
- b. **EXTENSION OF UTILITY LINES:** Describe all proposed extensions of sewer/water/electric/gas lines (include distance to the nearest existing lines – in miles or feet, and the location of anticipated connection point).
- c. **DRAINAGE/ STORMWATER/ FLOOD CONTROL:** Describe all proposed new off-site drainage/stormwater/flood control facilities or improvements to the existing off-site drainage/stormwater/flood control facilities.
- d. **PATHS:** Describe all proposed pedestrian and/or bicycle paths.

Additionally, plot/site plans shall include all off-site improvements. All technical studies will also need to address impacts from off-site improvements.

**ATTACHMENT B
PLANNING ISSUES**

Based on the information provided by the applicant, the following discretionary actions may be required for processing the proposed project. Further details on the submittal requirements, forms, and fees associated with these actions can be found at: <http://www.sdcounty.ca.gov/dplu/appforms/index.html>

Planning:

Please ensure that all of the parcels included in the proposed project have legal lot status and may require a grant deed prior to zoning (9/24/1972).

Major Use Permit - The requested powerplant would require a Major Use Permit under the Use Regulation of Major Impact Services and Utilities. Please see the following County webpage for further guidance and access to the application: <http://www.sdcounty.ca.gov/dplu/docs/ZPC-mup.pdf>

Required Major Use Permit Findings that would need to made (as well as consistency with the General Plan Designation 20 (Agriculture) and the Environmentally Constrained Areas (ECA):

- (a) The location, size, design, and operating characteristics of the proposed use will be compatible with adjacent uses, residents, buildings, or structures with consideration given to:
 - 1. Harmony in scale, bulk, coverage, and density
 - 2. The availability of public facilities, services, and utilities
 - 3. The harmful effect, if any, upon desirable neighborhood character
 - 4. The generation of traffic and the capacity and physical character of surrounding streets
 - 5. The suitability of the site for the type and intensity of use or development which is proposed
 - 6. Any other relevant impact of the proposed use
- (b) The impacts, as described in Findings (a) above, and the location of the proposed use will be consistent with the San Diego County General Plan.
- (c) That the requirements of the California Environmental Quality Act have been complied with.

ATTACHMENT C
Memorandum of Understanding

The MOU can be downloaded in word format from
<http://www.sdcounty.ca.gov/dplu/docs/MOU.doc>

The responsibilities of all parties involved in the preparation of environmental documents for the County (i.e. applicant, individual CEQA consultants/sub-consultants, consulting/sub-consultant firms, and County) are clearly established in the attached MOU for the requested applicable study. The clear identification of roles and responsibilities for all parties is intended to contribute to improved environmental document quality.

Copies must be made and signed by the applicant, consultant and firm (if applicable) for each of the following requested subject area technical study:

- Fire Protection Planning/Technical Report

ATTACHMENT D ***Biological Resources***

Project Specific Information: The project site contains biological habitats, known locations of at least one sensitive plant, and potentially supports other sensitive animal and plant species. To evaluate the impacts of the proposed project on biological resources, a Biological Report is required, and must include a Biological Resources Map, Wetlands Survey, and Open Space Map as detailed below.

According to the Biological Resources Map submitted with the project application, the project site contains the following vegetation types: coast live oak trees, abandoned orchard, non-native grassland, open riparian woodland, coastal sage scrub, disturbed and developed. The map also shows observed locations of Parry's tetracoccus, a County Group A sensitive plant. The mapped vegetation types do not conform to the County's requirements. Vegetation mapping must be completed in accordance with the County of San Diego Survey, Report Format and Mapping Requirements at http://www.co.sandiego.ca.us/dplu/Resource/docs/3~pdf/Biological_Guidelines_Report.pdf.

The project site occurs between two natural drainages that likely qualify as wetlands under the San Diego County Resource Protection Ordinance (RPO). The Resource Protection Ordinance prohibits impacts to wetlands and wetland buffers. These natural features are constraints for land uses on the project site and may affect project design. The biological information requested below is required for staff to determine project compliance with the RPO.

The project site contains coastal sage scrub vegetation and will require a Habitat Loss Permit. County staff will evaluate the project for conformance with the County Habitat Loss Permit Ordinance and if necessary, will write Findings required under Section 4(d) of the Endangered Species Act. The biological information requested below is required for staff to complete this review.

Wetlands Survey. During the July 2, 2007 meeting, TRC's biologist indicated that site-specific biological survey work resulted in a conclusion that the two drainages that occur east and west of the site, respectively, are upland drainages that do not contain wetlands as defined in the County's Resource Protection Ordinance (RPO). DPLU will evaluate results of biological survey work when the Biological Report is submitted to determine whether County requirements for buffer zones adjacent to wetlands may apply to this Project. A wetlands survey must be completed using the wetlands definition in the County's Resource Protection Ordinance (RPO). The County's definition of wetlands varies from the federal U.S. Army Corps of Engineers' definition. All RPO wetlands shall be mapped on the Biological Resources Map using aerial photographs and a field site visit. Should there be a disagreement over the extent of wetlands, staff may require further surveys using the U.S. Army Corps of Engineers standards and guidance for conducting wetland delineations.

The RPO requires buffers between 50 and 200 feet wide on all RPO wetlands depending on the biological resources present. The biological resources map shall designate an appropriate wetland buffer width of 50-200 feet, depending on the biological resources present. The RPO prohibits impacts to wetlands and wetland buffers. Any part of the site that is a wetland and/or a wetland buffer must be placed into a dedicated Biological Open Space Easement. All Biological Open Space Easements shall be protected from future fire-clearing through the dedication of a Limited Building Zone Easement. This easement is 100 feet wide and extends outward from the Biological Open Space Easement boundary. The Limited Building Zone Easement prohibits the construction of houses, barns, or other habitable structures that would require fire clearing into the Biological Open Space. During the meeting on July 2, 2007, the applicant indicated that the project has been designed to avoid impacts to the two drainages that occur to the east and west of the site, respectively. The applicant indicated that the secondary project access has been moved to exit directly to SR 76 instead of Pala Del Norte Road, and the primary access has been designed as a free-span bridge instead of using culverts over the drainage. In addition, the water line will be attached to the bridge, and the underground electric transmission line will be horizontal-bored beneath the drainage bottom. The applicant is advised that disturbance within the Corps of Engineers (COE) jurisdiction Once the wetland(s), wetland buffer(s) and limited building zone easement(s) are mapped, redesign of the proposed project may be required.

DPLU staff has determined that the project may disturb wetlands, lakes, streams, and/or waters of the U. S. that may require notification to the California Department of Fish and Game (CDFG) and/or the Army Corps of Engineers (ACOE). Although it is not required at this time, DPLU recommends that you contact the above agencies about the permitting requirements for potential disturbances to wetlands, lakes, streams, and/or waters of the U. S. within 30 days of this letter. If such permitting requirements are incorporated into the project at this time, it may prevent future delays or changes in the project design. CDFG general information and submittal information can be obtained through the CDFG website http://www.dfg.ca.gov/1600/notification_pkg.html or by contacting the CDFG South Coast Regional Office @ (858) 467-4251. Information for consultation and formal submittal of the 404 Permit application required by the ACOE can be obtained through their website at: <http://www.spl.usace.army.mil/regulatory/> or through the general information number at (858) 674-5387. When a formal wetland delineation is requested, the ACOE 1987 Wetland Delineation Manual and supplement "Guidelines for Jurisdictional Determinations for Waters of the United States in the Arid Southwest" should be used (<http://www.spl.usace.army.mil/regulatory/technical.htm>). **Be aware that the County will condition your project to provide written evidence that all required permits from these agencies have been obtained or that such permits are not required before issuing any authorization for land disturbance (e.g., grading permits).**

Biological Resource Report. A biological resource report is required using the County of San Diego Survey, Report Format and Mapping Requirements at http://www.co.san-diego.ca.us/dplu/Resource/docs/3~pdf/Biological_Guidelines_Report.pdf. The report

must include a complete survey of the project area, including any off-site project related improvements, fire-clearing / fuel modification requirements, offsite improvements (utility extensions, road improvements, drainage facilities, etc). The report must include project modifications and mitigation measures to avoid or reduce significant biological resource impacts, and shall discuss how the modifications or measures will reduce impacts to a level below significance.

Impacts to sensitive habitats must be mitigated through habitat preservation at ratios in accordance with the County of San Diego's Guidelines for Determining Significance. Since the project site contains high value biological habitats, mitigation requirements should be met through onsite preservation.

Based on County records, a comprehensive list of sensitive species that may exist on your project site has been prepared and attached. The biological report shall address each sensitive species on the attached list in table form including its sensitivity status (County, State and Federal, as appropriate), its preferred habitat and whether it was detected on-site by direct or indirect evidence. If the species was not detected, the table shall address its potential for occurrence (habitat assessment) with facts to support each conclusion. Any of these sensitive species that are detected or are likely to occur on-site shall be addressed in the impact assessment in the body of the report with the following: an estimate of the total population size, the regional significance of the population including specific information about the species' distribution in the project vicinity, an estimate of the number of individuals that will be impacted (include the area in acres of impact), and a determination whether the impact is significant. The report shall propose mitigation measures as appropriate, and determine if the mitigation reduce the impact to less than significance. The observed locations of these species shall be included on the Biological Resources Map. For species too numerous to map, a notation on the map is appropriate.

DPLU may require supplemental focused surveys after review of the first draft biological survey report.

Focused Search(es) for individual plant and animal species). DPLU has also determined that the biological survey shall include focused survey(s) for the following rare and endangered species: CALIFORNIA GNATCATCHER, QUINO CHECKERSPOT BUTTERFLY, ARROYO TOAD, LEAST BELL'S VIREO, SOUTHWESTERN WILLOW FLYCATCHER, SENSITIVE PLANTS. The focused survey(s) must be done by biologist(s) with demonstrable knowledge in field detection of the subject species (focused surveys for Federally listed species shall be in compliance with USFWS protocol, when such protocol exists, and must be done by a USFWS permitted biologist -- contact the USFWS at (760) 431-9440). If no protocol has been established, the methods of the directed search shall be described in the report. At a minimum, focused surveys must consist of walking transects across all areas with potential habitat for the species. The point locations and inferred territories of these species shall be included on the biological resources map. Focused surveys reports

may be attached to the biological survey report in appendix form, but survey results must be evaluated in the biological survey report.

DPLU has also determined that the biological survey shall include a site assessment for the following rare and endangered species: STEPHENS' KANGAROO RAT. If the site provides suitable habitat for any of these species, a focused survey must be done by biologist(s) with demonstrable knowledge in field detection of the subject species (focused surveys for Federally listed species shall be in compliance with USFWS protocol, when such protocol exists, and must be done by a USFWS permitted biologist -- contact the USFWS at (760) 431-9440). The point locations and inferred territories of these species shall be included on the biological resources map. Focused surveys reports may be attached to the biological survey report in appendix form, but survey results must be evaluated in the biological survey report.

Open Space Easements. If biological open space is proposed, please submit a project-scale Open Space Map. The Open Space Map must show what biological resources are being protected and include a table showing the area (in acres) of land preserved according to vegetation type. All Biological Open Space Easements shall be protected from future fire-clearing through the dedication of a Limited Building Zone Easement. This easement is 100 feet wide and extends outward from the Biological Open Space Easement boundary. The Limited Building Zone Easement prohibits the construction of houses, barns, or other habitable structures that would require fire clearing into the Biological Open Space.

In association with any proposed open space easements, temporary and/or permanent fencing and permanent signs may be required to protect the easements. These conditions are meant to protect from inadvertent disturbance of all open space easement(s) that do not allow grading, brushing or clearing.

HLP Conformance. Based upon a preliminary review of the project site, the project may disturb or remove coastal sage scrub habitat. Coastal sage scrub habitat is subject to the Habitat Loss Permit (HLP) Ordinance and the Natural Community Conservation Planning (NCCP) Conservation and Process Guidelines as a result of the listing of the California gnatcatcher as a federally threatened species. County staff will evaluate the project for conformance with the NCCP program and will write NCCP 4(d) Findings. All of the required NCCP 4(d) Findings must be made prior to approval of the project and will require a 45-day public review period along with the CEQA document.

At the time improvement plans, grading or clearing permits are obtained, a Habitat Loss Permit (HLP) will be required to allow incidental take of the federally threatened California gnatcatcher under Section 4(d) of the Endangered Species Act. The HLP is issued by the County based on the NCCP 4(d) Findings and requires concurrence (30-day concurrence period) from both the U.S. Fish and Wildlife Service and the California Department of Fish and Game. Depending on when the NCCP 4(d) Findings were originally written, updated biological surveys and NCCP 4(d) Findings may also be required.

Potential Sensitive Species, Pre-app 07-085

Plant	Animal	Latin Name	Common Name	Survey	Sensitive
X		<i>Acanthomintha ilicifolia</i>	San Diego Thornmint	X	A
X		<i>Adolphia californica</i>	San Diego adolphia	X	B
X		<i>Ambrosia pumila</i>	San Diego Ambrosia	X	A
X		<i>Brodiaea filifolia</i>	Thread leaved brodiaea	X	A
X		<i>Brodiaea orcuttii</i>	Orcutt's brodiaea	X	A
X		<i>Calandrinia breweri</i>	Brewer's calandrinia		D
X		<i>Camissonia lewisii</i>	Lewis sun cup		C
X		<i>Chorizanthe procumbens</i>	Prostrate spineflower	X	NONE
X		<i>Convolvulus simulans</i>	Small flowered morning glory		D
X		<i>Dichondra occidentalis</i>	Western dichondra		D
X		<i>Dudleya viscida</i>	Sticky dudleya	X	A
X		<i>Ericameria palmeri palmeri</i>	Palmer's goldenbush	X	B
X		<i>Holocarpha virgata elongata</i>	Graceful tarplant		D
X		<i>Juncus acutus leopoldii</i>	Soutwestern spiny rush		D
X		<i>Lepidium virginicum robinsonii</i>	Robinson pepper grass	X	A
X		<i>Microseris douglasii platycarpha</i>	Small flowered microseris		D
X		<i>Navarretia fossalis</i>	Spreading navarretia	X	A
X		<i>Piperia cooperi</i>	Cooper's rein orchid		D
X		<i>Selaginella cinerascens</i>	Mesa club moss		D
	X	<i>Accipiter cooperi</i>	Cooper's hawk	X	
	X	<i>Accipiter striatus</i>	Sharp-shinned hawk	X	
	X	<i>Agelaius tricolor</i>	Tricolored blackbird	X	
	X	<i>Aimophila ruficeps canescens</i>	Rufous-crowned sparrow	X	
	X	<i>Ammodramus savannarum</i>	Grasshopper sparrow	X	
	X	<i>Amphispiza belli belli</i>	Bell's sage sparrow	X	
	X	<i>Anniella pulchra pulchra</i>	Silvery legless lizard		
	X	<i>Antrozous pallidus</i>	Pallid bat		
	X	<i>Aquila chrysaetos</i>	Golden eagle	X	
	X	<i>Ardea herodias</i>	Great blue heron		
	X	<i>Asio otus</i>	Long-eared owl	X	
	X	<i>Athene cunicularia hypugea</i>	Burrowing owl	X	
	X	<i>Bassariscus astutus</i>	Ringtail		
	X	<i>Bufo microscaphus californicus</i>	Arroyo toad	X	
	X	<i>Buteo lineatus</i>	Red-shouldered hawk	X	
	X	<i>Butorides striatus</i>	Green heron		
	X	<i>Campylorhynchus brunnicapillus couesi</i>	San Diego cactus wren	X	
	X	<i>Cathartes aura</i>	Turkey vulture	X	

Plant	Animal	Latin Name	Common Name	Survey	Sensitive
	X	<i>Chaetodipus californicus femoralis</i>	Dulzura California pocket mouse		
	X	<i>Chaetodipus fallax fallax</i>	Northwestern San Diego pocket mouse		
	X	<i>Charina trivirgata roseofusca</i>	Coastal rosy boa		
	X	<i>Choeronycteris mexicana</i>	Mexican long-tongued bat		
	X	<i>Circus cyaneus hudsonius</i>	Northern harrier	X	
	X	<i>Clemmys marmorata pallida</i>	Southwestern pond turtle	X	
	X	<i>Cnemidophorus hyperythrus</i>	Orange-throated whiptail	X	
	X	<i>Cnemidophorus tigris multiscutatus</i>	Coastal western whiptail		
	X	<i>Coccyzus americanus occidentalis</i>	Yellow-billed cuckoo	X	
	X	<i>Coleonyx variegatus abbottii</i>	San Diego banded gecko	X	
	X	<i>Corynorhinus townsendii</i>	Townsend's big-eared bat		
	X	<i>Crotalus ruber ruber</i>	Northern red diamond rattlesnake		
	X	<i>Danaus plexippus</i>	Monarch butterfly		
	X	<i>Dendroica petechia brewsteri</i>	Yellow warbler		
	X	<i>Diadophis punctatus similis</i>	San Diego ringneck snake		
	X	<i>Dipodomys stephensi</i>	Stephen's kangaroo rat	X	
	X	<i>Elanus caeruleus</i>	Black-shouldered kite	X	
	X	<i>Empidonax trailii extimus</i>	Southwestern willow flycatcher	X	
	X	<i>Eremophila alpestris actis</i>	Horned lark		
	X	<i>Euderma maculatum</i>	Spotted bat		
	X	<i>Eumeces skiltonianus interparietalis</i>	Coronado skink		
	X	<i>Eumops perotis californicus</i>	Greater western mastiff bat		
	X	<i>Falco columbarius</i>	Merlin (Winter)		
	X	<i>Falco mexicanus</i>	Prairie falcon	X	
	X	<i>Felis concolor</i>	Mountain lion		
	X	<i>Gila orcutti</i>	Arroyo chub	X	
	X	<i>Ictera virens</i>	Yellow-breasted chat	X	
	X	<i>Lanius ludovicianus</i>	Loggerhead shrike	X	
	X	<i>Larus californicus</i>	California gull (Non-breeding)		
	X	<i>Lasiurus blossevillii</i>	Western red bat		
	X	<i>Lepus californicus bennettii</i>	San Diego black-tailed jackrabbit		
	X	<i>Lycaena hermes</i>	Hermes copper	X	
	X	<i>Macrotus californicus</i>	California leaf-nosed bat		
	X	<i>Myotis ciliolabrum</i>	Small-footed myotis		
	X	<i>Myotis yumanensis</i>	Yuma myotis		

Plant	Animal	Latin Name	Common Name	Survey	Sensitive
	X	<i>Neotoma lepida intermedia</i>	San Diego desert woodrat		
	X	<i>Nyctinomops macrotis</i>	Big free-tailed bat		
	X	<i>Nyctinomops femorosaccus</i>	Pocketed free-tailed bat		
	X	<i>Odocoileus hemionus</i>	Southern mule deer		
	X	<i>Onychomys torridus ramona</i>	Southern grasshopper mouse		
	X	<i>Phrynosoma coronatum blainvillei</i>	San Diego horned lizard		
	X	<i>Polioptila californica californica</i>	California gnatcatcher	X	
	X	<i>Rana aurora draytoni</i>	California red -legged frog	X	
	X	<i>Salvadora hexalepis virgultea</i>	Coast patch-nosed snake		
	X	<i>Scaphiopus hammondii</i>	Western spadefoot toad		
	X	<i>Sialia mexicana</i>	Western bluebird		
	X	<i>Taxidea taxus</i>	American badger		
	X	<i>Thamnophis hammondii</i>	Two stripe garter snake	X	
	X	<i>Thamnophis sirtalis novum</i>	South Coast garter snake		
	X	<i>Tyto alba</i>	Common barn-owl		
	X	<i>Vireo bellii pusillus</i>	Least Bell's vireo	X	

ATTACHMENT E ARCHAEOLOGICAL / HISTORICAL RESOURCES

Cultural Resources Survey

Project Specific Information: Staff has reviewed County records, as well as the archaeological database from the South Coastal Information Center (SCIC) at San Diego State University. This review indicates that the project area (APN # 110-072-26 and 110-370-01) has been previously surveyed (Alter 93-42, Alter 92-04). Two (CA-SDI-13005, CA-SDI-13006) of the five sites located within the subject parcels were tested in 1993 and determined not significant. Because of the presence of cultural resources and the time that has passed since the previous archaeological survey, a new archaeological study is required to: a) identify new cultural resources, b) determine the significance of the sites according to CEQA guidelines; and, c) the impact of the project on the archaeological sites.

General Information: A field survey for archaeological artifacts and features and/or an evaluation of the site as a historic resource must be conducted in accordance with the County of San Diego Guidelines for Determining Significance – 2006 (GDS) and Report Format and Content Guidelines – 2006 (RFCG), the Resource Protection Ordinance (RPO), Section 21083.2 of the Public Resources Code (CEQA), and the San Diego County CEQA Guidelines. The survey must provide evidence in the form of a letter from the South Coastal Information Center and the Museum of Man that an institutional record searches has been conducted. In addition, a field survey and/or evaluation by an approved archaeologist must be conducted. The study shall include a copy of the plot plan with the location of the resources plotted. The report shall follow the RFCG. Please complete all appropriate DPR Series 123 forms and submit them to the South Coastal Information Center and the DPLU. Pursuant to the RFCG, a Native American monitor shall be present during the survey phase for archaeological resources. If no cultural resources are discovered, a brief letter report will be satisfactory documentation of the survey. Guidelines for Determining Significance and Report Format and Content Guidelines can be obtained from the County website at:
<http://www.sdcounty.ca.gov/dplu/Resource/3~procguid/3~procguid.html#arch>

Scientific evidence must be provided to substantiate (a) the scientific and/or historical significance, and (b) the boundaries of the resource(s). If the significant resources extend off-site, these must be shown on the map and discussed. The report must address both CEQA and County RPO significance criteria for each resource as outlined in Section 3.2.2 of the GDS.

The report must address the direct construction impacts to resources (both on- and off-site) as shown on the plot plan and make a determination as to impact severity as outlined in Section 4.2 of the GDS. The RPO provides guidance for impact avoidance. Any resource(s) that will be exposed to indirect impacts from the project should be addressed as well.

All project specific archaeological/cultural site location maps and figures must be submitted under a separate cover that clearly states that the contents are not for public review.

Sacred Lands Check: Upon submittal of the project, County staff will conduct a Sacred Lands Check with the Native American Heritage Commission (NAHC). In addition, staff will communicate with any Native American individual or organization that may possess knowledge about Sacred Sites or be affected by your project. Staff will keep you informed as to future communications with local tribes.

Sacred Sites Regulation: Effective March 1, 2005, the Sacred Sites Bill (Section 65352.3 of the Government Code, Senate Bill SB-18, 2004) was passed into law. The intent of this law is to allow California Native American Tribes an opportunity to participate in local land use decisions at an early planning stage for the purpose of protecting, or mitigating impacts to, cultural places. The law requires that local governments contact tribes and give them an opportunity to consult and comment on projects that are located within their historic areas. Upon submittal of the project, County staff will contact the Native American Heritage Commission (NAHC) during project scoping for a listing of local Native American individuals or organizations that may be affected by your project. Staff will communicate with any individual or organization identified by the NAHC. Staff will keep you informed as to future communications with local tribes. DPLU staff has been informed by the applicant that Native American consultation has already been initiated in conjunction with the project application to CEC.

ARCHAEOLOGICAL SIGNIFICANCE TESTING

Project Specific Information: Because of the presence of cultural resources, significance testing will be necessary, as outlined below. In lieu of significance testing, the resources may be placed in open space and avoided.

General Information: If the project design will impact cultural resources, an approved archaeologist shall conduct scientific testing to demonstrate the significance, boundaries, and area (square meters/yards) of the resources. Pursuant to the RFCG, a Native American monitor shall be present during the significance testing phase. All testing shall use a 1/8 inch mesh or finer screens unless the use of larger mesh has been approved by the Department of Planning and Land Use. Any testing shall be approved by the Department of Planning and Land Use prior to commencing fieldwork.

If the project is **exempt from the RPO**, significant archaeological resources mitigation should include alternatives for either (1) avoidance (preservation), or (2) data recovery. Data recovery must be conducted by a County approved archaeologist with a Department of Planning and Land Use approved research design **prior to** conducting fieldwork. The analysis and report shall conform to the RFCG. Pursuant to the RFCG, a Native American monitor shall be present during data recovery activities.

If the project is **subject to the RPO**, and the cultural resources do not meet the definition of a significant prehistoric/historic site as defined in the RPO but do meet CEQA significance criteria, significant archaeological resources mitigation should consider avoidance (preservation) as the first alternative, however if infeasible, data recovery may be considered a mitigation measure. If the cultural resources do meet the definition of a significant prehistoric/historic site as defined in the RPO, avoidance is required. An open space easement and preservation plan may be required. All activities associated with cultural resources must be conducted by an approved archaeologist. The analysis and report shall conform to the RFCG.

PRESERVATION PLAN

If significance testing produces evidence that indicates resources are to be protected pursuant to the RPO, or if preservation (open space) in the form of mitigation is selected for CEQA significant sites, the project should be redesigned, if necessary, to avoid impacts and preserve the resource(s). The report should address the need to cap the resource(s) with soil, gravel, jute landscape matting, and/or leaf compost to protect the site from indirect impacts. Open space easements or other measures should also be considered to prevent future impacts to resources.

Resource Management Plan

If significant cultural resources will be protected through their placement in an open space easement, a Resource Management Plan will be required. This plan must identify the organization(s) that will be responsible for the management and maintenance of the cultural resources. In addition, the plan must identify the funding mechanism for the management and maintenance activities, and identify tasks that will be completed.

Draft Conditions

Prehistoric activity in the area is evident by the number of previously recorded cultural resources. Conditions will be determined once the survey and testing programs are submitted and reviewed. Based on existing conditions that there is potential for the presence of buried resources, monitoring during any grading will be required to ensure that, if features such as hearths, or human remains are found, they will be handled in an appropriate manner. In addition, recordation of information obtained during this study and the curation of all artifacts will be required to exhaust all research potential.

ATTACHMENT F NOISE ISSUES

Project Specific Information:

The project site is adjacent to State Highway 76 and thus is impacted by noise from this roadway in the **County Circulation Element**. Preliminary noise prediction estimates indicate that without site-specific noise mitigation measures, “noise sensitive” uses at the project site may be impacted by road noise levels that exceed the applicable sound limits of the Noise Element of the General Plan. Based on the above information, an acoustical (noise) study for this project may be required (See below).

General Information: Due to the potential for the project property to generate noise, a noise analysis must be completed. DPLU staff will conduct the preliminary noise review to determine the potential for noise to impact the proposed building areas. The preliminary noise review consists of an assessment of the Preliminary Grading Plan (including the proposed building-pads) with County noise information, including GIS records, reports and maps to determine if noise impacts are expected. If the preliminary noise review determines that no significant impact is likely to the proposed parcels, staff will condition the project so that building cannot take place within road noise buffers and nothing more will be required. If, on the other hand, the preliminary review determines that potentially significant noise-impacts will occur adjacent the proposed project, it will be necessary to hire a County certified noise consultant to conduct a full noise study and technical report. A noise analysis is used to determine whether or not noise levels exceed San Diego County standards. Noise analysis shall occur when the project is adjacent to heavily traveled roads, railroad tracks, airports, or heavy industrial operations. If the noise impacts are associated with traffic movements, airports, or other transportation activities, a noise analysis shall utilize field measurements and projected transportation noise levels to determine the potential for impacts to present and future residents of the project. The noise analysis must conform to the Noise Element of the San Diego County General Plan.

Noise Element:

Policy 4b of the Noise Element of the General Plan specifies that “Whenever it appears that new development will result in any (existing or future) noise sensitive area being subjected to noise levels of CNEL equal to 60 decibels or greater, an acoustical study should be required”. The Noise Element defines “noise sensitive area” as “the building site of any residence, hospital, school, library, or similar facility where quiet is an important attribute of the environment.”

According to the Noise Element of the General Plan, if the acoustical study shows that noise level at any noise sensitive area will exceed CNEL equal to 60 decibels, the development should not be approved unless the following findings are made:

- A. Modifications to the development have been made or will be made which reduce the exterior noise level below CNEL equal to 60 decibels; or

- B. If with current noise abatement technology it is infeasible to reduce exterior CNEL to 60 decibels, then modifications to the development have been or will be made which reduce interior noise below CNEL equal to 45 decibels. Particular attention shall be given to noise sensitive interior spaces such as bedrooms. And,
- C. If finding "B" above is made, a further finding is made that there are specifically identified overriding social or economic considerations which warrant approval of the development without modifications as described in "A" above.

If the acoustical study shows that noise levels at any noise sensitive area will exceed CNEL equal to 75 decibels, the development should not be approved.

For the County Noise Element, the noise study should assess the existing and forecasted noise impacts to the proposed project and should identify applicable noise mitigation measures. The feasibility and effectiveness of the proposed noise mitigation measures should be substantiated by the results of the acoustical calculations and/or field tests. Visual/aesthetic feasibility of the proposed noise mitigation measures must be addressed.

Noise Ordinances:

A preliminary review of the project information provided by the AEIS indicates that there is insufficient information to determine whether permanent equipment and operations on-site will exceed sound level limits of the San Diego County Noise Ordinance (Section 36-404). The County Noise Ordinance does not permit noise levels that impact adjoining properties or exceed County Noise Standards. The project site as well as adjacent land uses are zoned RR1 (Rural Residential) and S87 (Limited Control) that allows a one-hour average sound level of **50** decibels (dBA) from 7 a.m. to 10 p.m. and **45** decibels (dBA) from 10 p.m. to 7 a.m. In order for the Department to make a determination on the project's conformance with County noise standards, the applicant must demonstrate that the hourly average sound levels do not exceed either threshold at the property line, as the most stringent Ordinance condition for the project.

A preliminary review of the project information provided by the AEIS indicates that there is insufficient information to determine whether temporary construction equipment and operations on-site will exceed sound level limits of the San Diego County Noise Ordinance (Section 36-410). It shall be unlawful for any person, including the County of San Diego, to operate construction equipment at any construction site on Sundays, and days appointed by the President, Governor, or the Board of Supervisors for a public fast, Thanksgiving, or holiday. Except for the property owner condition noted in Section 36.410(a), it shall be unlawful for any person to operate construction equipment at any construction site on Monday through Saturdays except between the hours of 7 a.m. and 7 p.m. No such equipment, or combination of equipment regardless of age or date of acquisition, shall be operated so as to cause noise at a level in excess of seventy-five (75) decibels for more than 8 hours during any twenty-four (24) period when measured at or within the property lines of any property which is developed and used either in part or in whole for residential purposes.

To determine conformance to the County Noise Ordinance, a noise study is required and it is essential that this component of this analysis include the following information:

- (1). Manufacturers Spec Sheet for all noise producing equipment on-site that identifies the ARI standard and/or decibel (dBA) per range. It is important to note that all noise producing sources must be included.
- (2). Additional plot plans that identifies the site location of all noise sources in relation to property lines. It is essential to address all potential noise sources on-site and to include a discussion related to openings within all surrounding walls or fences, such as driveways, fencing and gates.
- (3). Hours of operation and activity level at each hour.

General information: A noise analysis is needed to determine whether or not noise levels exceed San Diego County standards. Noise analysis shall occur when the project is adjacent to heavily traveled roads, railroad tracks, airports, or heavy industrial operations. Noise analysis may also be required for a project that generate high levels of noise either through activities directly associated with the proposal or major increases in traffic generated by the proposal (direct and cumulative impacts).

If the noise impacts are associated with traffic movements, airports, or other transportation activities, a noise analysis shall utilize field measurements and projected transportation noise levels to determine the potential for impacts to present and future residents of the project. The noise analysis must conform to the Noise Element of the San Diego County General Plan.

If the noise impacts are associated with activities on the site, such as rock crushing or some other proposed activity, the noise analysis shall include estimates of noise generation potential from the site utilizing measurements from similar activities that are already in existence. The noise analysis must conform to the San Diego County Noise Ordinance.

ATTACHMENT G
PRELIMINARY GRADING PLANS

General Information: A Preliminary Grading Plan must be completed in accordance with the Preliminary Grading Plan Guidelines (attached) which can be found on the World Wide Web at <http://www.sdcounty.ca.gov/dpw/stormwater/grading.html>. Preliminary grading plans must be submitted at the beginning of the discretionary permit process in order to address concerns regarding the long-term protection and improvement of stormwater quality. Structural BMPs are difficult to add to the completed design of a private development project without causing significant changes to the project's character. As such, the earlier in the design process stormwater facilities are considered, the greater the chance a successful and efficient design can be accomplished.

ATTACHMENT H *FIRE PROTECTION PLAN & TECHNICAL STUDY*

FIRE PROTECTION PLAN

The Department of Planning and Land Use has completed review of the project design and has determined that the project may expose people or structures to a significant risk of loss, injury or death involving wildland fires because the project is adjacent to and/or within wildlands that have the potential to support wildland fires and is within the sphere of influence of North Count Fire Protection District (Fire Marshal Sid Morel). A Fire Protection Plan (FPP) and Technical Study shall therefore be prepared for the proposed project.

The FPP is to be prepared by a wildland fire code expert and shall include mitigation measures consistent with the unique problems resulting from the location, topography, geology, flammable vegetation and climate of the proposed site. The FPP shall also address in terms of fire code requirements: water supply, access (including secondary access where required by code), building ignition and fire resistance, fire protection systems and equipment, defensible space and vegetation management (based on site fire behavior modeling). It is recommended that you contact the North County Fire Protection District for specific requirements, codes, and regulations to be incorporated into the Fire Protection Plan prior to initiation of the Fire Protection Plan.

The Fire Protection Plan shall meet all requirements of Article 86, Section 8601 of the California Fire Code. The Plan shall also identify where any increases or decreases to the standard 100-foot fire-clearing zone are warranted. The Plan shall identify any special design elements or requirements associated with any increases in the fire-clearing zone. In addition, the Plan shall propose a mechanism whereby the Borrego Springs Fire Protection District can track those lots where increases or decreases from the standard fire clearing distance of 100 feet has been approved, so that future fire clearing requirements will be consistent with approved fire clearing increases.

An evaluation of the completed Fire Protection Plan by the local fire protection district must be obtained prior to submittal of the Fire Protection Plan. **The local fire protection district (SRA and North County Fire Protection District) evaluation must be submitted to the Department of Planning and Land Use along with the Fire Protection Plan.** Failure to obtain this evaluation may cause delay in the review of the FPP.

The Pala-Pauma area does not have acceptable levels of service for fire protection. All new discretionary development represents a direct and cumulative impact on the existing fire protection districts ability to respond to emergency calls. All on-going and future discretionary projects will be required to participate in the creation and funding for a new fire station. This funding is for the construction and annual operating costs of the new fire station and associated fire/emergency equipment and personnel services. In addition, the proposed project does not meet the County of San Diego General Plan

requirement of a 5 minute response time (the time has been calculated at approximately 10.6 minutes.)

To accomplish this, existing projects will need to coordinate efforts to develop an agreed upon funding mechanism. The funding mechanism will be reviewed by the North County FPD, CDF, County fire protection and land use staff. If a funding mechanism is not created, the project cannot proceed forward for final approval from the appropriate hearing body. This issue must be addressed before completing or submitting the documents requested in the scoping letter.

The Memorandum of Understanding must be executed by the applicant and consultant and subsequently submitted with the first iteration review.

ATTACHMENT I
AGRICULTURAL RESOURCES

Project Specific Information: On-site agriculture has been recently fallowed. Agricultural uses exist to the east of the project site and include nursery buildings and row and filed crops. The project site contains Unique Farmland, as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Department of Conservation. The project site is in an agricultural preserve. The project proposes to place the power plant facility upon the same envelope that was used for the agricultural grove.

General Information: Due to the presence of agricultural resources on the project site, DPLU staff will conduct an analysis of the agricultural resources using the County's Local Agricultural Resource Assessment (LARA) model, outlined in the County's Guidelines for Determining Significance for Agricultural Resources available online at <http://www.sdcounty.ca.gov/dplu/Resource/docs/3~pdf/AG-Guidelines.pdf>. If the LARA model results are that the site does not contain important agricultural resources, then this determination will be documented and no additional information will be required related to the evaluation of agricultural resource impacts. If, on the other hand, the preliminary review determines that important agricultural resources exist on the project site, County staff will review the project design to determine if agricultural resources have been adequately preserved onsite to reduce the significance of the impact. Based on this project review, changes to the project design to adequately mitigate for the loss of agricultural resources may be requested.

ATTACHMENT J AIR QUALITY

AIR QUALITY INFORMATION

Project Information: Preliminary review of project description provided by the applicant suggests that the proposed project will have environmental impacts associated with air quality. However, the Department requires a more detailed description of the project's operations that describes the sources of air pollution, such as toxic air contaminants or particulates. Also, the Department requires additional information regarding process and operation parameters, in order to evaluate air quality impacts including atmospheric emissions, exposure of people to excessive levels of air pollutants and odors. This information must be included as a section to the supplemental project description document.

AIR QUALITY ANALYSIS

Project Information: The project has the potential to significantly contribute to the violation of an air quality standard or significantly contribute to an existing or projected air quality violation, primarily related to traffic, project construction activities, and the fule burning operation. Therefore, the project is required to discuss the project's potential impacts to air quality.

General Information: Based on the potential impacts the project may have on air quality an air quality analysis is required. The air quality analysis must be completed using the County's Air Quality Analysis Format Guidelines (attached) which can be found on the World Wide Web at

<http://www.sdcounty.ca.gov/dplu/Resource/docs/3~pdf/AQAnaFormGui.pdf>. or a format acceptable to the lead agency for CEQA review. Emissions of pollutants of concern from the proposed project may occur from construction activities and operations (traffic associated with the project). In general, emissions from construction activities include:

- Respirable particulate matter (PM₁₀) from grading; trenching associated with underground utilities; and combustion emissions from mobile and stationary sources (generators)
- Products of combustion, including hazardous air pollutants, from construction equipment and stationary sources (generators);
- Products of combustion, including hazardous air pollutants, from mobile sources resulting from traffic delays during construction.

The principle emissions from operations, (e.g. build-out), result from traffic throughout the project site and beyond. Queuing of vehicles at lights can result in concentration of emissions called "hot spots." Given the present status of the San Diego Air Basin, of principal concern are emissions of carbon monoxide and VOCs in these areas. In order to adequately assess emissions during build-out of the area, the analysis should assess level of service impacts along major roadways.

Additionally, the following issues should be addressed as a part of the air quality analysis:

1. Would the proposed project conflict or obstruct the implementation of the San Diego Regional Air Quality Strategy (RAQs) or applicable portions of the State Implementation Plan (SIP)?
2. Would the proposed project result in emissions that would violate any air quality standard or contribute substantially to an existing or projected air quality violation?
3. Since San Diego County is presently in non-attainment for the Federal and/or State Ambient Air Quality Standards for Ozone (O₃) and Particulate Matter Less than 10 Microns (PM₁₀), would the proposed project result in a cumulatively considerable net increase of PM₁₀ or exceed quantitative thresholds for O₃ precursors, oxides of nitrogen (NO_x) and Volatile Organic Compounds (VOCs)? The analysis should also provide a detailed discussion on cumulative impacts, framed in light of Past, Present and Reasonable Anticipated Future Projects in the Project Area. This should include a discussion on other projects contribution of PM₁₀ and ozone precursors.
4. Would the proposed project expose sensitive receptors (schools, hospitals, resident care facilities, or day-care centers) to substantial pollutant concentrations? This analysis should discuss the proximity of any surrounding or proposed sensitive receptors to any known point source pollutant emissions and if applicable, a health risk analysis for diesel fired PM₁₀ (Construction phase and Operational).
5. Would the proposed project create objectionable odors affecting a substantial number of people?

Any proposed dust control measures or project design elements that may be incorporated to minimize criteria pollutant emissions should be described in the project description.

ATTACHMENT K STORMWATER MANAGEMENT PLAN

Project specific information: Provide information regarding sizes of parking facilities (if known) or other design elements which could result in adverse impacts to stormwater quality. Section 67.804 (f)(1) of the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO) (Ordinances 9424 and 9246) stipulates that certain projects must provide "plans demonstrating how the requirements of this Ordinance will be met", and with out such plans, "the permit or approval shall not be approved." In compliance with the WPO, a Stormwater Management Plan (SWMP) must be prepared for the project that addresses potential impacts to the surrounding watershed as well as the construction and post-construction best management practices (BMPs) that will be implemented to reduce potential impacts to stormwater quality.

Background: All projects must comply with water quality standards as described in existing Local, State and Federally mandated regulations and plans to protect water quality from potential impacts due to increased non-point source urban runoff. These regulations include the County of San Diego Stormwater Ordinance and the California Regional Water Quality Control Board (RWQCB), San Diego Region, Order No. 2001-01. On January 16, 2002, the County of San Diego Board of Supervisors adopted a substantially revised County Stormwater Ordinance, in response to the RWQCB's Permit. This ordinance, entitled the County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO), became effective February 20, 2002. It requires development and redevelopment projects to implement best management practices (BMPs) to reduce pollutant discharges in storm water to the maximum extent practicable (MEP). Under these regulations and CEQA, the County is responsible for evaluating potential water quality impacts from development projects and conditioning those projects to protect the water quality of County water resources.

Under the requirements of the Ordinance, a SWMP must be prepared for your project that addresses potential construction-phase and post construction water quality impacts of the project. The SWMP must include the information contained in the attached Stormwater Management Plan Guidelines. BMPs proposed for the project must comply with the County of San Diego Stormwater Standards Manual. The Manual details, by project category, what potential dischargers must do to comply with the requirements of the WPO, and to receive permits for projects and activities that are subject to the ordinance. A copy of this manual can be purchased from the DPLU Cashier, 5201 Ruffin Road, Suite B, San Diego, CA 92123 or at www.projectcleanwater.org. Water quality information can be obtained at <http://endeavor.des.ucdavis.edu/wqsid/>.

If structural BMPs are proposed as part of the SWMP, a Stormwater Maintenance Plan (SMP) must be prepared which addresses how these structural BMPs will be maintained over the life of the project. Guidance for the preparation of a SMP as well as other stormwater guidance information can be obtained at <http://www.sdcounty.ca.gov/dpw/stormwater/susmp.html>.

Staff will review the submitted SWMP/SMP documentation, and determine if additional information is required to adequately support the determination that BMPs proposed meet the MEP standard.

Given the size of the project, this project is subject to California's statewide General NPDES Permit for Storm Water Discharges Associated with Construction Activities and will need to comply with all provisions and requirements of that permit. The project applicant will need to provide evidence of coverage under this permit to the County (or evidence that the Notice of Intent has been filed), prior to obtaining any County grading permits. For more information see State Water Resources Control Board (SWRCB) Order 99-08-DWQ on the internet at <http://www.swrcb.ca.gov/stormwtr/construction.html> or contact the SWRCB at (916) 341-5537.

This project may be subject to California's statewide General NPDES Permit for Storm Water Discharges Associated with Industrial Activities and all provisions and requirements of that permit. The project applicant must provide the County with all Standard Industrial Classification codes for the proposed project. If the project is subject to this permit, the applicant will need to provide evidence of coverage to the County (or evidence that the Notice of Intent has been filed), prior to occupancy of the project site. For more information see State Water Resources Control Board (SWRCB) Order 97-03-DWQ on the internet at <http://www.swrcb.ca.gov/stormwtr/industrial.html> or contact the SWRCB at (916) 341-5538.

ATTACHMENT L
TRAFFIC IMPACT ANALYSIS

General Information: A focused traffic analysis shall be performed for the proposed project. This analysis at a minimum shall include a projection of traffic that will be generated by the proposal on potential and actual routes of travel for the vehicles both to and from the site of the proposed project.

The traffic analysis shall include level of service projections for adjacent streets and roads that may be affected by the proposed project. There shall also be a discussion of the off-site roads that would be affected by the proposal.

CEQA requires that the cumulative impacts of a project, together with other related projects, be considered when determining the project's impacts. A cumulative impact to traffic is the sum of the existing traffic conditions, traffic from other projects, and the traffic generated from this project. If the sum exceeds a particular threshold, such as Level of Service (LOS) E, a significant cumulative impact may exist. A project's contribution to a significant cumulative impact becomes significant and requires mitigation if that contribution is "cumulatively considerable." Even though the project's contribution may be relatively small, its contribution may still be cumulatively considerable. Even a small project can contribute significantly to a cumulative problem.

ATTACHMENT M TRAFFIC IMPACT FEE

The Board of Supervisors adopted a Transportation Impact Fee (TIF) ordinance on April 20, 2005, which became effective on June 19, 2005. The adoption of this ordinance, as discussed below, will affect the processing of your permit application. The purpose of this letter is to explain to you what the TIF is and inform you of your options regarding this new program. Additional information, including the text of the ordinance, may be accessed at the following website:

<http://www.sdcounty.ca.gov/dpw/permits-forms/manuals.html>

This program requires the payment of an impact fee, usually assessed at the time of issuance of building permits. For residential projects the TIF will be assessed per Equivalent Dwelling Unit. For commercial and industrial projects the fee will be assessed per square foot of building area. Based upon the results of the requested focused traffic study, the TIF will be linked into the number of trips generated by the proposed project instead of the square footage. The TIF will be used to fund many future circulation element roadway improvements and is an important component of an overall program that can be relied on to mitigate cumulative traffic impacts. Payment of the TIF, in most cases, will be sufficient to mitigate for the cumulative traffic impacts of your project.

Your project will generate new traffic that will use County roads that currently or in the future will operate at unacceptable levels of service. Therefore, your project contributes to a significant cumulative traffic impact and mitigation will be required. Although you have the option of hiring a consultant to prepare your own cumulative traffic study that identifies impacts and proposes mitigation, you may instead take advantage of the TIF program as mitigation. The fee will be assessed at the time of issuance of building permits. Please note this fee is subject to change as the TIF program is adjusted. Please contact your DPLU Project Manager when you have made your decision or if you have any questions.

**ATTACHMENT N
DRAINAGE/FLOODING**

General Information: A drainage report should be prepared to determine the project's impact on the quantity and pattern of runoff to the surrounding area. The report shall also address siltation and erosion associated with the runoff. The report should describe the drainage amounts falling on the site and show how the drainage is directed on individual lots and on-site roads.

A report should describe drainage structures and locate them on a project map. No development should be planned that would disrupt drainage or cause off-site flooding. Discuss potential impacts of the project and proposed mitigation measures.

**ATTACHMENT O
GEOLOGIC HAZARDS**

The project is located within a near source shaking zone with susceptibility to landslides and liquefaction. Therefore, a Geological Reconnaissance Report must be prepared to evaluate any potential to expose people or structures to potential geological landslide hazards. The report shall address the probability of liquefaction and landslides. Include mitigation or project design recommendations, if necessary, based on the report's conclusion.

The project occurs near a Mineral Resource Zone (MRZ-2). The potential for the project to impact mineral resources must be evaluated (Mineral Resource Evaluation).

ATTACHMENT P

Department of Parks and Recreation (DPR)

PRELIMINARY PROJECT REVIEW FOR TRAILS AND PATHWAYS – NON MOTORIZED TRANSPORTATION FACILITIES

This project is located within a community that has an adopted trails and pathways plan identified in the Community Trails Master Plan and, as such, the applicant shall be required to provide trail dedications (easements) and trail and pathway improvements as a condition of approval for the project. The project will be conditioned for a pathway/or trail along the project's frontage with SR 76.

Subsequent review of this project for trails and pathways requirements will be necessary and subject to further project review fees based on the type of discretionary permit.

Trails and pathways alignments shall be included in cultural and biological resource studies as well as other environmental documents such as Open Space Easements, Habitat or Resource Management Plans and other relevant impact analysis reports requested by the Department of Planning and Land Use, Department of Public Works or other departments.

A trail route study (or trails plan) for the project may be required to be submitted that identifies and evaluates proposed and alternative trail alignments in order to avoid significant cultural and biological resources. In addition, the route study insures that the trails proposed provide a quality trail experience and that the established objectives for that community's overall trails system goals are being met.

Trails and pathways easement dimensions and locations shall be shown on all maps as well as on improvement and grading plans. Trails and pathways shall be in conformance with and constructed and improved to the Community Trails Master Plan Trails and Pathways Design and Construction Guidelines. All improvements shall be to the satisfaction of the County of San Diego, Director of Public Works and Director of Parks and Recreation.

Trail easements shall be offered for dedication to the County of San Diego on final maps or record an Irrevocable Offer of Dedication (IOD) to the County of San Diego prior to recordation of the final map. Pathways shall be identified on the final map as "designated" and on a separate "Non-Titled Information" sheet.

The County Trails Program and the Community Trails Master Plan can be viewed on the County of San Diego Department of Parks and Recreation's website: www.sdparks.org. We encourage you to address the requirements for trails and pathways early in the planning process and design phase of your project. This will avoid both additional fees and time delays in your project's approval.

If you have any questions regarding trails or pathways locations, trail alignment study, or potential options, please contact Maryanne Vancio, County Trails Program Coordinator, Department of Parks and Recreation at 858-694-3969 or e-mail at: maryanne.vancio@sdcounty.ca.gov

ATTACHMENT Q

Department of Environmental Health (DEH)

The fee for DEH review of this Major Use Permit will be a deposit account of \$1,100.00, which can be paid upon submittal of the map to the Zoning Counter (fees subject to change in July).

ATTACHMENT R
Visual Impact Analysis

General Information: A visual impact analysis shall be prepared to assess the impacts that will result from the construction of this project. This analysis shall include photo or drawing simulations of the project on finished grade, and cross-sections of major areas of grading and visual prominence. The analysis shall conform to the Planning Department policy regarding the implementation of the CEQA.

This analysis shall also include a map of the viewshed and a discussion of communities and roads from which it may be viewed as a prominent feature.

A discussion of the effect of the proposal on adjacent Federal, State, and local scenic highways (Interstate 15 and Highway 76) shall be included in the report. This shall include information identifying the portions of the proposed project which will be visible from the scenic highway and the portions of the scenic highway from which it will be visible.

ESTIMATED PROCESSING SCHEDULE

Proposed Power Plant
07-085
 Jarrett Ramaiya
 Planning Commission
 8/3/2007

Project Name:
 Project Number:
 Staff Completing Schedule:
 Decision-Making Body:
 Date Schedule Produced/Revised:

TASK/ACTIVITY	Estimated Duration	Estimated Completion Date	Actual Completion Date
APPLICATION SUBMITTAL			
DPLU reviews for application "completeness", determines project issues, costs and schedule	30	9/3/2007	8/3/2007
Applicant Submits 1st Draft Extended Initial Studies	30	10/3/2007	
DPLU Reviews 1st Draft Extended Initial Studies	21	10/24/2007	
Applicant Submits 2nd Draft Extended Initial Studies*	30	11/23/2007	
DPLU Reviews 2nd Draft Extended Initial Studies	21	12/14/2007	
CEC completes, advertises and distributes draft Mitigated Negative Declaration	21	12/3/2007	
Public review of draft Mitigated Negative Declaration	30	1/2/2008	
DPLU completes final documents, docketts project and initial PROJECT HEARING/DECISION	30	2/1/2008	2/10/2008

Total Estimated Duration
 26 weeks
 6.0 months

Bolded tasks are under the control of applicant/consultant.
Italicized tasks are completed concurrently with other tasks.
 * - Task can be eliminated if earlier draft documents are adequate.

Assumptions:
 Project will be completed using a Mitigated Negative Declaration and extended Initial Studies will be required.
 Public Comments and Hearing comments will not meet the "Fair Argument" standard requiring an Environmental Impact Report.