



DATE: August 27, 2012

TO: Chairperson and Members of the Planning Commission

FROM: Development Services Department/Planning Division

SUBJECT: **CONSIDERATION OF A CONDITIONAL USE PERMIT (CUP12-00017) FOR THE CONSTRUCTION AND OPERATION OF A SMALL SOLAR FACILITY ON VACANT LAND IMMEDIATELY SOUTH OF THE SAN LUIS REY WASTEWATER TREATMENT PLANT LOCATED AT 3950 NORTH RIVER ROAD – APPLICANT: CITY OF OCEANSIDE WATER UTILITIES DEPARTMENT**

RECOMMENDATION

- (1) Adopt Planning Commission Resolution No. 2012-P41 adopting a Negative Declaration for the construction and operation of a solar array field, in light of the whole record that the project will not have a significant effect on the environment; and
- (1) Staff recommends that the Planning Commission approve Conditional Use Permit (CUP12-00017) and adopt Planning Commission Resolution No. 2012-P42 as attached.

BACKGROUND AND PROJECT DESCRIPTION

Background: The applicant (The City of Oceanside Water Utilities Department) requests consideration and approval of a conditional use permit to permit the construction of a solar array field, which shall help provide and supplement electricity for the San Luis Rey (SLR) Waster Water Treatment facility. The project site is within a larger vacant 68.92-acre site located directly to south of the San Luis Rey Waste Water Plant and the subject solar array field will take up approximately eight acres of the entire site. The SLR Waste Water Facility exists to the north and has been in operation since 1976.

The subject vacant site is within an Agricultural (A) Zoning District and is surrounded by vacant Open-Space (OS) properties to the west and south, Public Space (PS) to the north and Single-Family Residential (RS) properties to the east.

Project Description: Conditional Use Permit: Pursuant to Section 1420 of the Oceanside Zoning Ordinance utilities major, generating plants, electric transmission substations, water or wastewater treatment plants, and other similar facilities of public agencies or public utilities are subject to review and approval of a Conditional Use Permit.

The solar array fields are classified as a public utility as per Oceanside Zoning Ordinance 440(x) for major utilities. The proposed photovoltaic (PV) solar facility will be located within eight acres of the larger vacant 68.92-acre parcel at the south west end of North River Road and south of the San Luis Rey Waste Water Plant. The solar field will contain 3,168 high efficiency (327 watt) solar panel modules, five drive motors, and a 35' x 10' equipment pad. The equipment pad will include two inverters, one switch gear, on 480 volt to 12 kilovolt transformer, (8-10) rack mounted dc disconnect switches, and one data acquisition assembly and a meteorological station. Each solar panel will be connected by a base rod that shall be no taller than six feet in height.

The project will connect to the existing San Diego Gas and Electric (SDG&E) tie-in located on the SLR Waste Water Treatment Plant by constructing an underground utility line within the existing paved driveway of the Treatment Plant. The location of the solar field will be setback from the east and south of the project site boundary, so that no project components are located immediately to residential uses to the east and the San Luis River to the south. The project easternmost portion, which will consist of the solar equipment and panels, will be 100-feet from the single-family residential area located immediately to the east of the project site boundary. Additionally, a 150-foot habitat setback/buffer established by the negative declaration will be provided between the southernmost portion of the solar equipment/panels and the San Luis Rey River. No portion of the project will be constructed within these proposed setback/buffer zones.

The project is subject to the following Ordinances, City policies, and the State of California Government Code:

1. General Plan
2. Zoning Ordinance

ANALYSIS

KEY PLANNING ISSUES

1. General Plan conformance

The General Plan Land Use Map designation for the subject property is Agriculture (A) . The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

Land Use Element

Goal Agricultural 2.5

Objective: To identify, conserve and enhance Oceanside's agricultural areas.

Policies:

- A. Agriculture areas are characterized by their primary function that is to farm, graze, or conduct animal husbandry. Agricultural areas typically involve contiguous tracts of agricultural land uses with only a very minor intrusion of non-agricultural land uses. These nonagricultural land uses are only of the type and size to service the special needs of the agricultural area.
- B. Residential development shall be permitted provided such development does not interfere with existing agricultural operations and that the open space character of the area is preserved. Appropriate minimum lot areas shall be determined by the area's topography, adjacent land uses, and the availability of public services and utilities; however, under no circumstances shall lot areas be less than two and one-half (2 ½) acres. Lot configurations and dimensions shall provide areas of sufficient size to conduct limited, low-intensity agricultural activities such as orchards, gardens, and the keeping of livestock.
- C. The City shall, in all proposed actions converting agricultural lands to other land uses; consider the loss of those lands to the potential agricultural productivity to the community; and shall assure that land use compatibility to agricultural lands is full defined and assured.

The City of Oceanside Water Utilities Department wishes to construct and operate a photovoltaic (PV) solar facility to help off-set the electricity cost and generate solar powered energy for the Waste Water Plant. Limited construction will be needed for the installation of the solar field and little disturbance to the existing soil will be required for the installation. Due to the limited materials and construction needed for the installation of the solar field, the facility could be easily removed if needed for future agricultural uses.

The project is consistent with the objectives of the General Plan policies regarding visual conformity to surrounding land uses and features, and the limited operational uses that will not interfere with the environment or future agricultural uses. The project is conditioned to comply with specific requirements pertaining to its appearance and maintenance. This ensures that the project will be compatible with the site and surrounding land uses.

2. Zoning Ordinance Compliance

This project is located in an Agricultural District. The underlying land use is Agricultural. The proposed solar field is in conformance with the Oceanside Zoning Ordinance Article 1400 Development Standards. The following table summarizes proposed and applicable development standards for the project site:

	REGULATION	PROPOSED
BUILDING HEIGHT	36 ft.	6 ft. max (Private Utility)
FRONT YARD	40 ft.	More than 45+feet
SIDE YARD	30 ft.	More than 45+ feet
REAR YARD	40 ft.	More than 40+ feet

DISCUSSION

Staff's review of the project proposal has focused on its land use compatibility with the surrounding area and compliance with applicable development regulations.

The General Plan designation for the project site is Agricultural (A). The facility is located within the north western boundaries of the City of Oceanside and within the North Valley Neighborhood near Whelan Lake.

Issue: Land use compatibility with surrounding neighborhood.

Recommendation: The following table identifies land uses on adjacent properties:

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property	A	A	vacant
North	CI	PS	Oceanside SLR Waste Water Plant
East	SFD-R	RS	Single-Family Homes
South	OS	OS	Vacant land
West	OS	OS	Whelan Lake

The construction and operation of a solar photovoltaic field will be compatible with the surrounding land uses and will help generate sustainable energy for a public facility.

SUMMARY

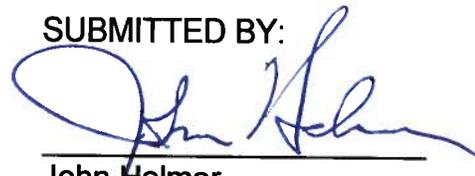
The proposed use, handling and storage of hazardous materials, as conditioned, will be in compliance with development regulations, the Zoning Ordinance and applicable land use policies of the General Plan. The use will be consistent and compatible with industrial uses within the surrounding industrial park. Therefore, staff recommends that the Planning Commission approve the subject conditional use permit. The Planning Commission's action should be:

- Adopt Planning Commission Resolution No. 2012-41 adopting a Negative Declaration for the subject Solar Field, in light of the whole record that the project will not have a significant effect on the environment.
- Move to approve Conditional Use Permit (CUP12-00017) and adopt Planning Commission Resolution No. 2012-P42 as attached.

PREPARED BY:

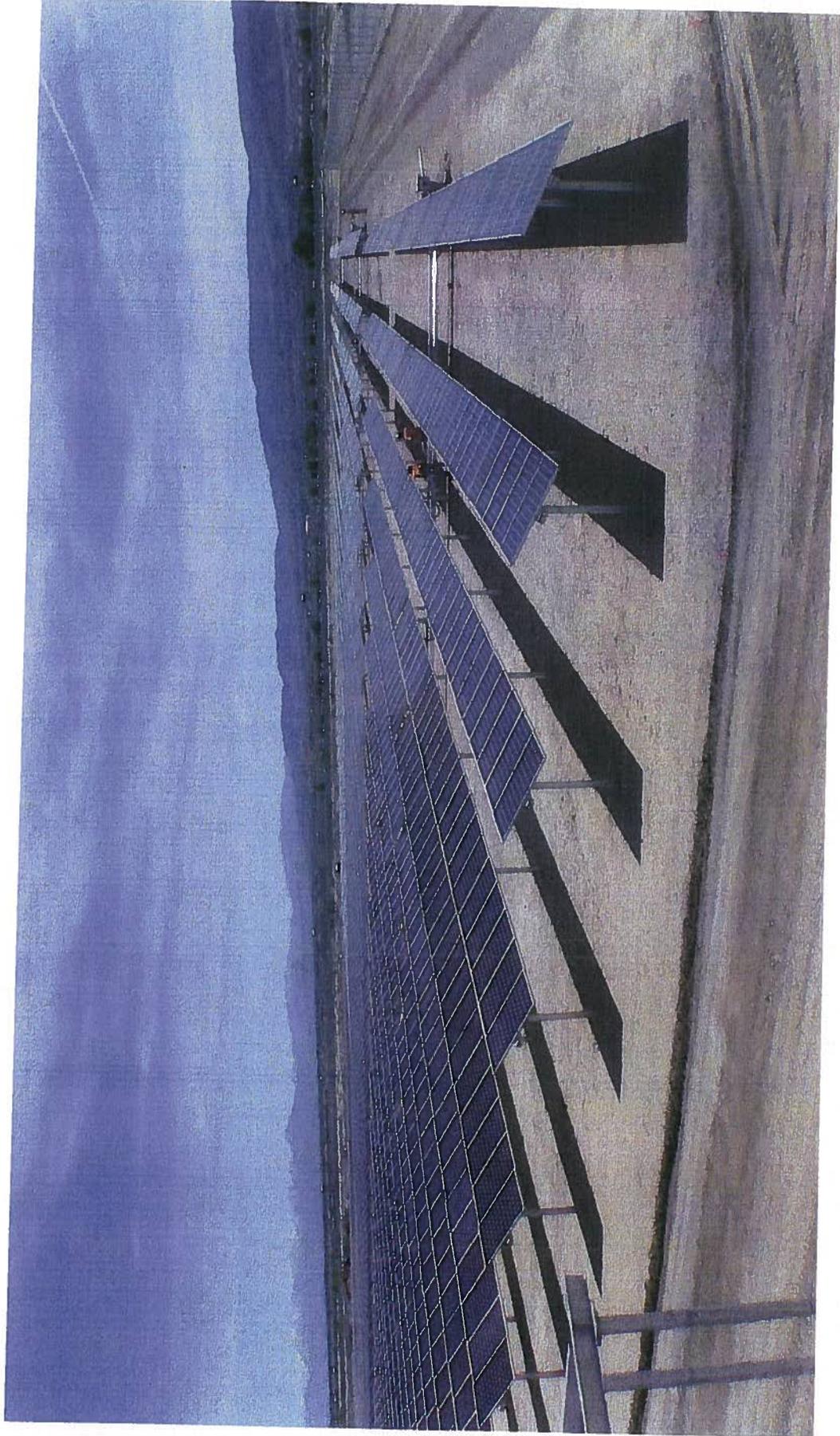

Scott Nightingale
AF/SN/fil

SUBMITTED BY:


John Helmer
Interim City Planner

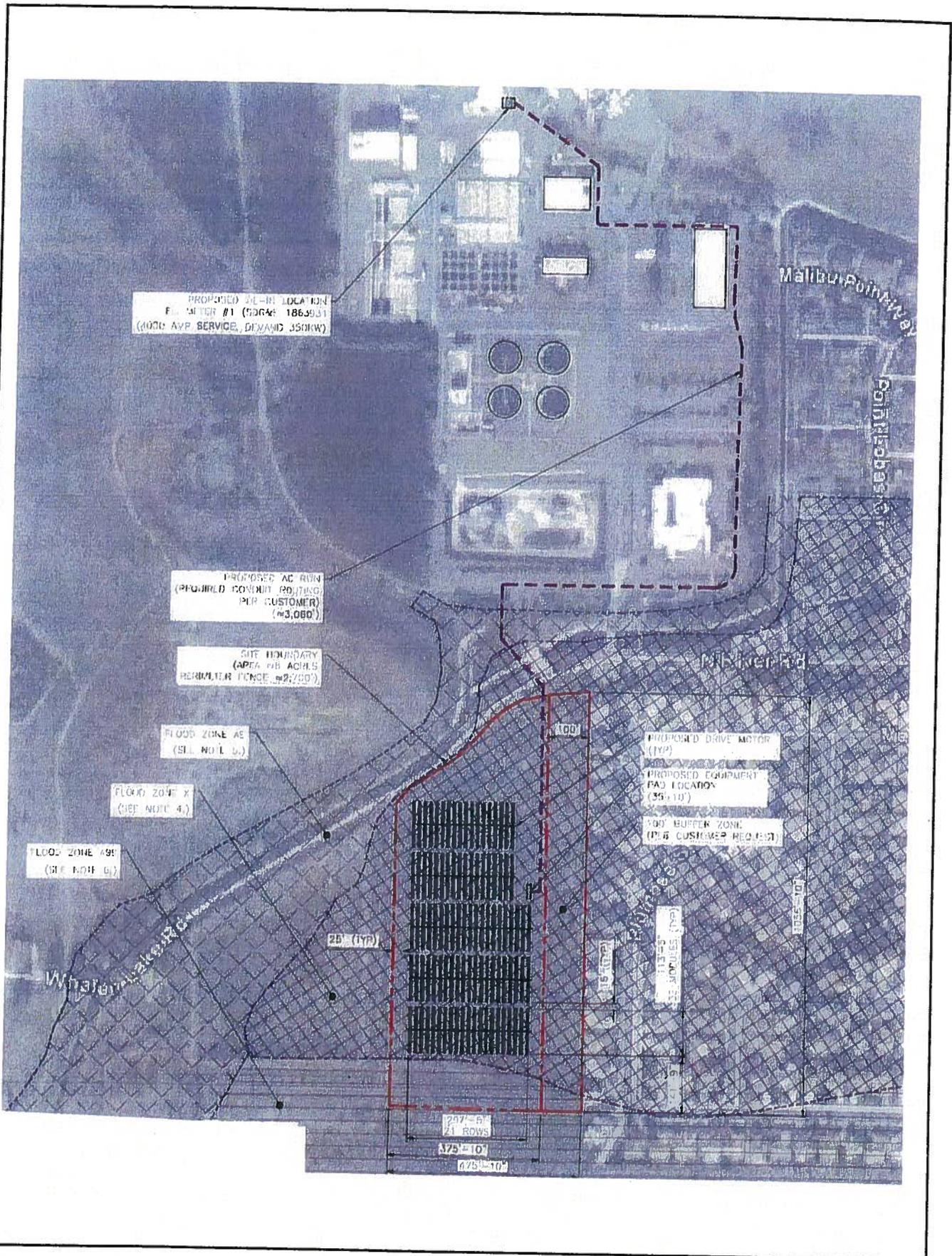
Attachments:

1. Site Plans & Floor Plans
2. Planning Commission Resolution No. 2012-P41
3. Planning Commission Resolution No. 2012-P42
4. Final Initial Study/Negative Declaration



Typical Fixed-tilt Tracking Solar Panel Rows
FIGURE 3

City of Oceanside | San Luis Rey Wastewater Treatment Plant Solar Project | Initial Study



G:\GIS_Production\Projects\CityOfOceanside_8776\SanLuisReySolar\Mapa_185197\Graphics



GIS Production Project: City of Oceanside - 8776 San Luis Rey Solar Vista - 185197 Map - DocId:340121012 | Created by: aburnell | Last Updated: 5/31/2012

1 PLANNING COMMISSION
2 RESOLUTION NO. 2012-P41

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE
4 CITY OF OCEANSIDE, CALIFORNIA TO ADOPT A
5 NEGATIVE DECLARATION ON CERTAIN REAL PROPERTY
6 IN THE CITY OF OCEANSIDE

7 APPLICATION NO: CUP12-00017
8 APPLICANT: City of Oceanside Water Utilities Department
9 LOCATION: 3950 North River Road

10 THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES
11 RESOLVE AS FOLLOWS:

12 WHEREAS, there was filed with this Commission a verified petition on the forms
13 prescribed by the Commission requesting a Conditional Use Permit under the provisions of
14 Articles 40 and 41 of the Zoning Ordinance to permit the following:

15 to permit the construction and operation of a photovoltaic solar facility for the San Luis
16 Rey Waste Water Plant;

17 WHEREAS, a Notice of Intent to Adopt a Negative Declaration was prepared and
18 circulated for public and agency review and property notification was given in accordance with
19 the California Environmental Quality Act; and

20 WHEREAS, the Planning Commission, after giving the required notice, did on the 27th
21 day of August, 2012 conduct a duly advertised public hearing on the content of the Negative
22 Declaration and reporting program; and

23 WHEREAS, studies and investigations made by this Commission and in its behalf reveal
24 the following facts:

25 FINDINGS:

26 For the Negative Declaration:

- 27 1. The Negative Declaration together with all comments received incorporated into the
28 conditions of approval for the project, were presented to the Planning Commission, and
29 the Planning Commission reviewed and considered the information contained in these
documents prior to making a decision on the project.

1 2. It has been determined that the Negative Declaration to be accurate and adequate
2 documents, reflecting the independent judgment and analysis of the Planning
3 Commission. On the basis of the entire record before it, the Planning Commission
4 finds that there is no substantial evidence that the project will have a significant impact
5 on the environment.

6 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
7 adopt the Negative Declaration.

8 PASSED AND ADOPTED Resolution No. 2012-P41 on August 27, 2012 by the following
9 vote, to wit:

10 AYES:

11 NAYS:

12 ABSENT:

13 ABSTAIN:

14
15 _____
16 Tom Rosales, Chairperson
Oceanside Planning Commission

17 ATTEST:

18
19 _____
20 Richard Greenbauer, Secretary

21 I, RICHARD GREENBAUER, Secretary of the Oceanside Planning Commission, hereby
22 certify that this is a true and correct copy of Resolution No. 2012-P41.

23
24 Dated: August 27, 2012
25
26
27
28
29

1 PLANNING COMMISSION
2 RESOLUTION NO. 2012-P42

3 A RESOLUTION OF THE PLANNING COMMISSION OF THE
4 CITY OF OCEANSIDE, CALIFORNIA APPROVING A
5 CONDITIONAL USE PERMIT ON CERTAIN REAL PROPERTY
IN THE CITY OF OCEANSIDE

6 APPLICATION NO: CUP12-00017
7 APPLICANT: City of Oceanside Water Utilities Department
8 LOCATION: 3950 North River Road

9 THE PLANNING COMMISSION OF THE CITY OF OCEANSIDE, CALIFORNIA DOES
10 RESOLVE AS FOLLOWS:

11 WHEREAS, there was filed with this Commission a verified petition on the forms
12 prescribed by the Commission requesting a Conditional Use Permit under the provisions of
Articles 14, and 41 of the Zoning Ordinance of the City of Oceanside to permit the following:

13 to permit the construction and operation of a photovoltaic solar facility for the San Luis
14 Rey Waste Water Plant;

15 on certain real property described in the project description.

16 WHEREAS, the Planning Commission, after giving the required notice, did on the 27th day
17 of August, 2012 conduct a duly advertised public hearing as prescribed by law to consider said
18 application.

19 WHEREAS, pursuant to the California Environmental Quality Act of 1970, a Negative
20 Declaration (ND) has been prepared for this application, addressing environmental impacts and
establishing mitigation measures to reduce said impacts to less than significant levels; and

21 WHEREAS, pursuant to Gov't Code §66020(d)(1), NOTICE IS FURTHER GIVEN that
22 the 90-day period to protest the imposition of any fee, dedication, reservation, or other exaction
23 described in this resolution begins on the effective date of this resolution and any such protest must
24 be in a manner that complies with Section 66020;

25 WHEREAS, pursuant to Oceanside Zoning Ordinance §4603, this resolution becomes
26 effective 10 days from its adoption in the absence of the filing of an appeal or call for review;

27 WHEREAS, studies and investigations made by this Commission and in its behalf reveal
28 the following facts:

1 FINDINGS:

2 For the Conditional Use Permit:

- 3 1. The proposed Solar Photovoltaic Field with associated equipment is located within the
4 Agricultural zone and is in accord with the objectives of Zoning Ordinance and with the
5 purposes of the district in which the site is located. The solar field will be located within
6 City owned vacant land and will not be located an ample distance from urbanized or
7 residential areas.
- 8 2. The proposed solar photovoltaic field is to provide a renewable energy source for the
9 San Luis Rey Waste Water Treatment Plant and to help reduce electrical cost for a
10 public facility. It has been analyzed through the project description and the negative
11 declaration that the propose use will not be detrimental to properties or improvements in
12 the vicinity or to the general welfare of the City.
- 13 3. The proposed utilization of the solar photovoltaic field with associated equipment is
14 required to comply with all provisions of the Zoning Ordinance. The proposed use is
15 subject to specific operational conditions that will cause the use to operate in
16 compatibility with the surrounding land uses.

17 NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby
18 approved Conditional Use Permit (CUP12-00017) subject to the following conditions:

18 Building:

- 19 1. Applicable Building Codes and Ordinances shall be based on the date of submittal for
20 Building Division plan check. (Currently the 2001 California Building Code, and 2004
21 California Electrical Code)
- 22 2. Construction shall comply with the 2010 edition of the California Codes. The granting of
23 approval under this action shall in no way relieve the applicant/project from compliance
24 with all State and local building codes.
- 25 3. Shall comply with the 2010 edition of the California Code of Regulations (CCR); Title
26 24, (which is composed of 12 parts) referred to as the California Building Standards
27 Code, and adopts the following model codes only with California Amendments:
- 28 i. The 2009 International Building Code (IBC);
ii. The 2009 International Fire Code (IFC);

- 1 iii. The 2008 Building Energy Efficiency Standards; (effective date 01/01/2010 for
- 2 submittals)
- 3 iv. The 2009 Uniform Mechanical Code (UMC);
- 4 v. The 2009 Uniform Plumbing Code (UPC); and,
- 5 vi. The 2008 National Electrical Code (NEC).

6 4. Provide note on the plans, "All equipment shall be UL listed equipment"

7 5. Construction hours are limited to Monday through Saturday 7:00 a.m. to 6:00 p.m.

8 6. Provide note on the plans "Electrical installations in a vault, room or closet or in an area

9 surrounded by a wall, screen or fence, access to which is controlled by a lock(s) or

10 approved means shall be considered to be accessible to qualified persons only". CEC

11 110.31, 110.31© (2).

12 7. The developer shall monitor, supervise and control all building construction and

13 supportive activities so as to prevent these activities from causing a public nuisance,

14 including, but not limited to, strict adherence to the following:

15 a) Building construction work hours shall be limited to between 7:00 a.m. and 6:00

16 p.m. Monday through Friday, and on Saturday from 7:00 a.m. to 6:00 p.m. for

17 work that is not inherently noise-producing. Examples of work not permitted on

18 Saturday are concrete and grout pours, roof nailing and activities of similar noise-

19 producing nature. No work shall be permitted on Sundays and Federal Holidays

20 (New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day,

21 Christmas Day) except as allowed for emergency work under the provisions of the

22 Oceanside City Code Chapter 38 (Noise Ordinance).

23 b) The construction site shall be kept reasonably free of construction debris as

24 specified in Section 13.17 of the Oceanside City Code. Storage of debris in

25 approved solid waste containers shall be considered compliance with this

26 requirement. Small amounts of construction debris may be stored on-site in a neat,

27 safe manner for short periods of time pending disposal.

28 **Fire:**

8. Fire Department requirements shall be placed on plans in the notes section.

1 9. Solar panel arrays must comply with California State Fire Marshal Solar Photovoltaic
2 Guidelines.

3 **Planning:**

4 10. This Conditional Use Permit shall expire on August 27, 2014 unless implemented as
5 required by the Zoning Ordinance.

6 11. This Conditional Use Permit approves only the construction and operation of a solar
7 photovoltaic facility to help supplement electricity to the San Luis Rey Waster Water
8 Treatment Plant located at 3950 North River Road s as described in the project description
9 and justification and as shown on the plans and exhibits presented to the Planning
10 Commission for review and approval. No deviation from the project description and
11 justification, approved plans and exhibits shall occur without Planning Division approval.
12 Substantial deviations shall require a revision to the Conditional Use Permit or a new
13 Conditional Use Permit.

14 12. The project construction shall adhere to the seasonal restrictions and other best
15 management practices as identified in the Biological Technical Memorandum for the
16 project.

17 13. A qualified biologist shall be retained by the applicant to review the final grading plans,
18 access routes and staging areas, monitor all aspects of construction, educate contractors
19 about the biological sensitivities associated with the area and ensure compliance with
20 mitigation measures.

21 14. The qualified biologist shall conduct a training session for all project personnel prior to any
22 grading/construction activities. At a minimum, the training shall include a description of
23 the target species of concern, its habitats, the general provisions of the Endangered Species
24 Act (Act) and the MHCP, the need to adhere to the provisions of the Act, the general
25 measures that are being implemented to conserve the target species of concern as they relate
26 to the project, any provisions for wildlife movement, and the access routes to and project
27 site boundaries within which the project activities must be accomplished.

28 15. Equipment storage, fueling and staging areas shall be located to minimize risks of direct
drainage into riparian areas or other environmentally sensitive habitats. These designated
areas shall be located in such a manner as to prevent runoff from entering sensitive habitats.

1 All necessary precautions shall be taken to prevent the release of cement or other toxic
2 substances into surface waters. All project related spills of hazardous materials shall be
3 reported to appropriate entities including but not limited to the City of Oceanside, FWS,
4 CDFG, and SWQCB, and shall be cleaned up immediately and contaminated soils removed
5 to approved disposal areas.

6 16. Stockpiling of materials and other aspects of construction staging shall be limited to
7 disturbed areas without native vegetation, areas to be impacted by project development or in
8 non-sensitive habitats.

9 17. "No fueling zones" shall be established within a minimum of 10 meters (33 feet) from all
10 drainages and fire sensitive areas.

11 18. Artificial lighting adjacent to the preserve area shall be eliminated except where essential
12 for roadway, facility use and safety and security purposes. Where use of artificial lighting is
13 necessary it shall be limited to low-pressure sodium sources. Use of low voltage outdoor or
14 trail lighting, spotlights or bug lights is prohibited. All light sources shall be shielded so
15 that lighting is focused downward to restrict any light spillover onto sensitive habitat.

16 19. The qualified biologist shall monitor construction activities throughout the duration of the
17 project to ensure that all practicable measures are being employed to avoid incidental
18 disturbance of habitat and any target species of concern outside the project footprint.
19 Construction monitoring reports shall be completed and provided to the City of Oceanside
20 summarizing how the project is in compliance with applicable conditions. The project
21 biologist shall be empowered to halt work activity if necessary and to confer with staff from
22 the City of Oceanside to ensure the proper implementation of species and habitat protection
23 measures.

24 20. Construction employees shall strictly limit their activities, vehicles, equipment, and
25 construction materials to the proposed footprint and designated staging areas and routes of
26 travel. The construction area(s) shall be the minimal area necessary to complete the project
27 and shall be specified in the construction plans. Construction limits shall be fenced with
28 orange snow screen. Exclusion fencing shall be maintained until the completion of all
construction activities. All employees shall be instructed that their activities are restricted to
the construction areas.

- 1 21. Any habitat destroyed that is not in the identified project footprint shall be disclosed
2 immediately to the City of Oceanside, FWS, and CDFG and shall be compensated at a
3 minimum ratio of 5:1.
- 4 22. Impacts to Diegan coastal sage scrub will be mitigated through the off-site purchase of in-
5 kind habitat at a 2:1 replacement ratio consistent with the current provisions under the
6 City's draft MHCP Subarea Plan (2009).
- 7 23. Equipment will use available noise suppression devices and properly maintained mufflers.
8 Construction noise will be reduced by using quiet or "new technology", equipment,
9 particularly the quieting of exhaust noises by use of improved mufflers where feasible. All
10 internal combustion engines used at the project site will be equipped with the type of
11 muffler recommended by the vehicle manufacturer. In addition, all equipment will be
12 maintained in good mechanical condition so as to minimize noise created by faulty or
13 poorly maintained engine, drive-train and other components.
- 14 24. During all site preparation, grading and construction, contractors shall minimize the staging
15 of construction equipment and unnecessary idling of equipment in the vicinity of residential
16 land uses.
- 17 25. The equipment staging area will be situated so as to provide the greatest distance separation
18 between construction-related noise sources and noise-sensitive receptors nearest the project
19 site during all project construction.
- 20 26. Notification will be given to residences within 91 meters (300 feet) of planned construction
21 activities thirty (30) days prior to commencement of demolition activity, and will include a
22 brief description of the project, the overall duration of the various construction stages, noise
23 abatement measures that will be taken, and the name and phone number of the construction
24 site supervisor or his designee to report any violation of a noise or mitigation
- 25 27. A covenant or other recordable document approved by the City Attorney shall be prepared
26 by the applicant and recorded prior to the issuance of building permits where no final map is
27 required. The covenant shall provide that the property is subject to this resolution, and shall
28 generally list the conditions of approval.
- 28 28. The subject property is required to remove all graffiti on the property within 24-hours of
occurrence.

1 29. Prior to the transfer of ownership and/or operation of the site the owner shall provide a
2 written copy of the applications, staff report and resolutions for the Conditional Use Permit
3 to the new owner and or operator. This notification's provision shall run with the life of the
4 project and shall be recorded as a covenant on the property.

5 30. Failure to meet any conditions of approval for this development shall constitute a violation
6 of the Conditional Use Permit.

7 31. Unless expressly waived, all current zoning standards and City ordinances and policies in
8 effect at the time building permits are issued are required to be met by this project. The
9 approval of this project constitutes the applicant's agreement with all statements in the
10 Description and Justification and other materials and information submitted with this
11 application, unless specifically waived by an adopted condition of approval.

12 PASSED AND ADOPTED Resolution No. 2012-P42 on August 27, 2012 by the
13 following vote, to wit:

14 AYES:

15 NAYS:

16 ABSTAIN:

17 _____
18 Tom Rosales, Chairperson
19 Oceanside Planning Commission

20 ATTEST:

21 _____
22 Richard Greenbauer, Secretary

23 I, RICHARD GREENBAUER, Secretary of the Oceanside Planning Commission, hereby certify
24 that this is a true and correct copy of Resolution No. 2012-P42.
25

26 Dated: August 27, 2012
27 _____
28

**Final Initial Study/
Negative Declaration
San Luis Rey Wastewater
Treatment Plant Solar Project
Oceanside, California**

August 2012

Prepared for
**City of Oceanside
300 N. Coast Highway
Oceanside, CA 92054**

Prepared by
**HDR Engineering, Inc.
8690 Balboa Avenue, Suite 200
San Diego, CA 92123**

ONE COMPANY | *Many Solutions*SM

HDR



NEGATIVE DECLARATION

City of Oceanside

DATE POSTED: June 21, 2012
REMOVE POST:
 20 Days
 30 days for SCH review

1. **APPLICANT:** City of Oceanside Water Utilities Department
2. **ADDRESS:** 300 N. Coast Highway, Oceanside, CA 92054
3. **PHONE NUMBER:** (760) 435-5811
4. **LEAD AGENCY:** City of Oceanside, 300 N. Coast Highway, Oceanside, CA 92054
5. **PROJECT MGR.:** Jason Dafforn, Water/Wastewater Project Manager
6. **PROJECT TITLE:** San Luis Rey Wastewater Treatment Plant Solar Project
7. **DESCRIPTION:** The City of Oceanside Water Utilities Department proposes the development of a small photovoltaic (PV) solar facility on currently vacant land located immediately south of the San Luis Rey Wastewater Treatment Plant. The proposed project would include a solar array field containing 3,168 high efficiency (327 watt) solar panel modules, five drive motors, and a 35'x10' equipment pad. The equipment pad would include the following:
 - (2) Inverters – 12'L x 3'D x 8'H
 - Switchgear – 12'L x 3'W x 8'H
 - 480 Volt to 12 Kilovolt transformer – 4'L x 4'W x 4'H
 - (8 to 10) Rack-mounted DC disconnect switches – 2'L x 1'D x 3'H
 - Data acquisition assembly and meteorological station – less than 2'L x 2'W x 2'H each

The project will connect to the existing San Diego Gas and Electric (SDG&E) tie-in located on the San Luis Rey Wastewater Treatment Plant site by constructing an underground utility line within the existing paved driveway (and/or immediately adjacent landscaped areas) of the Treatment Plant.

The proposed project development will be set back from the east and south of the project site boundary so that no project components are located immediately adjacent to residential uses to the east and the San Luis Rey River to the south. Specifically, a 100-foot setback/buffer will be provided between the easternmost portion of the solar equipment/panels and the single-family residential area located immediately to the east of the project site boundary. Additionally, a 150-foot setback/buffer will be provided between the southernmost portion of the solar equipment/panels and the San Luis Rey River. No portion of the project will be constructed within these proposed setback/buffer zones.

CITY PLANNER DETERMINATION: This project has been evaluated by the Planning Division of the City of Oceanside in accordance with the Section 21080(c) of the California Environmental Quality Act (CEQA). On June 21, 2012, the City Planner

determined that this project will not have a potentially significant adverse effect on the environment and issued a Negative Declaration (ND).

The basis for the City Planner's determination is the Initial Study prepared pursuant to Section 15063 of the California Environmental Quality Act (CEQA) Guidelines. Copies may be reviewed or obtained from the Planning Division in City Hall located at 300 N. Coast Highway, South Building, Oceanside, CA. All public comments on the negative declaration must be provided in writing to the Planning Division on or before the "Posting Removal Date" cited above.

Scott Nightingale, Planner II

cc: County Clerk
Project file
CEQA file
Project Applicant
Posting: Civic Center; Public Library

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2.0	CORRECTIONS AND ADDITIONS	2-1
3.0	RESPONSE TO WRITTEN COMMENTS	3-1

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1.0 INTRODUCTION AND SUMMARY

This Final Initial Study and Negative Declaration (IS/ND) has been prepared in accordance with the California Environmental Quality Act (CEQA) as amended (Public Resources Code Section 21000 *et seq.*) and the *CEQA Guidelines* (California Administrative Code Section 15000 *et seq.*).

CEQA Guidelines Section 15074(b) states:

“(b) Prior to approving a project, the decision-making body of the lead agency shall consider the proposed negative declaration or mitigated negative declaration together with any comments received during the public review process. The decision-making body shall adopt the proposed negative declaration or mitigated negative declaration only if it finds on the basis of the whole record before it (including the initial study and any comments received), that there is no substantial evidence that the project will have a significant effect on the environment and that the negative declaration or mitigated negative declaration reflects the lead agency's independent judgment and analysis.”

In accordance with this requirement, the San Luis Rey Wastewater Treatment Plant Solar Project Final IS/ND is comprised of the following:

- Draft Initial Study and Negative Declaration (June 2012 – SCH No. 2012061073)
- This Final IS/ND document, dated August 2012, that incorporates the information required by §15074 (included in this document)

Format of the Final IS/ND

This document is organized as follows:

Section 1.0 Introduction and Summary

This section describes CEQA requirements and content of this Final IS/ND.

Section 2.0 Corrections and Additions

This section provides a list of those revisions made to the Draft IS/ND text as a result of comments received and/or errors and omissions discovered subsequent to release of the Draft IS/ND for public review.

Section 3.0 Responses to Comment Letters Received on the Draft IS/ND

This section provides copies of the comment letters received and individual responses to written comments.

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2.0 CORRECTIONS AND ADDITIONS

The following changes to the Draft IS are based upon: (1) additional or revised information required to prepare a response to a specific comment; (2) updated information required due to the passage of time; and/or (3) typographical errors. Overall, the new information clarifies information and analysis presented in the Draft IS. Text that has been added to the document appears in an underline format. Text that has been deleted appears with strikeout. The table below identifies the sections and accompanying page numbers in the Final IS/ND.

Section	Page Number
8. Project Description	Pages 1 and 2
10. Other Required Agency Approvals	Page 2
Figure 1, Project Location	Page 4

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3.0 Response to Written Comments



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND GAME
South Coast Region
3883 Ruffin Road
San Diego, CA 32123
www.dfg.ca.gov

EDMUND G. BROWN, Jr., Governor
CHARLTON H. BONHAM, Director



July 19, 2012

Mr. Jason Dafforn
Water/Wastewater Project Manager
City of Oceanside
300 North Coast Highway
Oceanside, CA 92054

Subject: Comments on the Initial Study for the San Luis Rey Wastewater Treatment Plant Solar Project, City of Oceanside, San Diego County (SCH# 2012061073)

Dear Mr. Dafforn:

The Department of Fish and Game (DFG) has reviewed the Initial Study (IS) prepared by the City of Oceanside (Lead Agency) and the Biological Technical Memo (BTM) prepared by HDR Engineering, Inc. (May 31, 2012) for the proposed construction of the San Luis Rey Wastewater Treatment (SLRWT) Plant Solar Project (Project) by the City's Water Utilities Department. The Project site is immediately south of the SLRWT Plant access road (Whelan Lake Road), east of a single-family residential development, north of the San Luis Rey River, and is within the area covered by the City's Multiple Habitat Conservation Program (MHCP) Subarea Habitat Conservation Plan/Natural Community Conservation Plan (NCCP, SAP). The Project includes the development of a small solar facility on approximately eight acres of vacant land and the installation of an underground transmission line to connect the facility to the existing San Diego Gas & Electric facilities located on the SLRWT Plant property.

1-1

DFG Jurisdiction. The following statements and comments to the Lead Agency have been prepared pursuant to DFG's authority as Trustee Agency with jurisdiction over natural resources affected by the Project (California Environmental Quality Act [CEQA] Guidelines Section 15386) and as a Responsible Agency under CEQA Guidelines Section 15381 over those aspects of the proposed project that come under the purview of the California Endangered Species Act (CESA – Chapter 1.5 of the Fish and Game Code) and/or require a Lake and Streambed Alteration Agreement (Fish and Game Code section 2050 *et seq.*).

CEQA and NCCP Coordination. The application of CEQA is essential to the implementation of NCCPs (and specifically here, the City's SAP). In this case, DFG is concerned about the Project-related impacts on least Bell's vireo (*Vireo bellii pusillus*, LBVI), a state and federally listed as well as MHCP Covered Species, its supporting riparian habitat, non-native grassland (NNG), and raptor foraging habitat within the Project's potential area of impact. DFG is concerned that we did not receive a complete CEQA package from the Lead Agency. The State Clearinghouse Notice of Completion and accompanying Environmental Document Transmittal form indicates that a Negative Declaration (ND) was submitted. We received only an IS.

1-2

CEQA allows for the preparation of NDs for projects that may have significant environmental effects if the NDs include measures as part of the project description that would avoid the effects or mitigate them to a level less than significant (CEQA Guidelines, §15070). The Mandatory Finding of Significance "a" in the Project-related IS assumes that the Project includes (as part of the project description) the implementation of biological measures (e.g., construction activities scheduled to occur outside of the avian breeding season) to avoid biological impacts.

1-3

Conserving California's Wildlife Since 1870

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However, as we received no ND that formalizes the mitigation measures we have no assurance that the Lead Agency's efforts described in the IS will be implemented. DFG recommends the Lead Agency circulate the ND for public review. If the ND is not subsequently circulated, please provide written assurance (electronic mail) indicating that the grading permit required for the Project will incorporate (a) the biological measures as conditions of approval and a (b) conditional note that if the measures cannot be adhered to, the Lead Agency will consult with DFG and the U.S. Fish and Wildlife Service regarding potential impacts on the LBVI prior to the Project commencing or progressing. This written assurance would satisfy the concerns of DFG.

1-3
Cont.

Buffers. The IS indicates that there would be a 150-foot wide buffer between the southern-most portion of the Project site and the San Luis Rey River; this conforms to the SAP. For discretionary projects adjacent to waters or wetlands other than the San Luis Rey River, the SAP specifies that in instances where Covered Species occur, a minimum 100-foot wide biological buffer is required. According to the BTM and IS, a male LBVI was detected in riparian scrub within 50 feet of the northernmost portion of the Project, specifically, where the transmission line is to be placed. Because this location is within the SLRWT's existing paved driveway, it is infeasible for the Project to conform to this SAP buffer requirement. However, the implementation of the seasonal restriction described in the IS (page 16) (i.e., construction activities within 500 feet of potential LBVI habitat is to occur between September 16 and December 31) would adequately address our concern about Project-related disturbances of LBVI breeding activities.

1-4

The IS mentions an approximately 0.15 acre strip of land to be used as a temporary construction staging/panel lay-down area along the western-most portion of the buffer area. DFG recommends that the final IS/ND clarify which of the two proposed buffer this affects and the exact location of the staging area. The final IS/ND should address whether the staging/panel lay-down area will incur loss of non-native grassland (NNG). If it will, DFG recommends that the approach described in the next comment be followed.

1-5

Mitigation for loss of NNG.

a) A primary biological function of NNG is raptor foraging habitat. The presence of NNG and raptor prey species on site and native and ornamental trees (perch sites for roosting and hunting) adjacent to the Project site is indicative of quality raptor foraging opportunity, and the potential loss of eight acres within the SAP area without mitigation would be significant. The IS and BTM conclude that the Project would cause no direct or indirect impacts to raptors due to the site's continued support of the raptor prey base but provide no information on whether the soil conditions where the solar panels would be placed would change. DFG is concerned the Project would negatively impact the current on-site conditions that make the site suitable to raptor prey species (raptor prey base). DFG recommends the Lead Agency analyze the project's potential impacts to raptor foraging habitat in the IS/ND and that the following components be included in the analysis:

1-6

1. a comparison of the existing and post-construction (a) soil conditions (e.g., friability, compaction rate), (b) prey burrow densities, (c) vegetative cover/density, and (d) management practices (e.g., mowing, discing);
2. a discussion of the effects of shading on vegetative cover, and potential vegetative classification shifts subsequent to the solar panels' installation;
3. a discussion of the potential impacts increased soil temperature would have on the vegetation and consequently the raptor prey base

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b) The BTM indicates that the majority of the Project site (eight-acre solar panel area) is NNG (page 8, Figure 3). However, neither the IS nor the BTM quantify the Project-related NNG loss nor propose mitigation for the loss. DFG requests that the Lead Agency quantify the loss of NNG and identify in the final IS/ND mitigation consistent with the SAP for that loss. In accordance with the SAP, the loss of NNG (habitat type E) should be mitigated at a ratio of 0.5:1 or through payment of a Habitat Development Fee. If the acreage mitigation is provided, because the Project site is within the Offsite Mitigation Zone of the SAP, the mitigation must occur within the Wildlife Corridor Planning Zone(WCPZ) or Pre-Approved Mitigation Area (PAMA) of the SAP in the following areas (in order of decreasing priority): (1) any lands within the WCPZ and south of SR-76; (2) any lands within the WCPZ and north of SR-76; (3) any PAMA; or (4) any conservation or mitigation bank regardless of their location within the City.

1-7

We recognize that the City's SAP has not been adopted or the associated documents (e.g., Implementing Agreement and permits) finalized, but the Lead Agency should avoid actions that undermine the realization of a SAP Preserve design that meets the intent of the MHCP. Because of the importance of the WCPZ/Regional Corridor not only to the SAP but also the Subregional MHCP, it is essential that opportunities to build the Preserve in these areas are taken.

1-8

Seasonal Restrictions for Migratory Avian Species. We appreciate that the IS (page 16) identifies the following two migratory bird construction windows: (a) for LBVI, construction activities within 500 feet of potential LBVI habitat would occur between September 16 and December 31, and (b) for all other migratory birds, construction would occur between September 1 and January 14. However, because of the potential presence of breeding raptor species in the Project area, DFG recommends that the Lead Agency change the start of the breeding season to January 1 (replacing January 15) to be consistent with the SAP (§5.2.8).

1-9

Burrowing Owls. The Project site may provide suitable habitat for western burrowing owl (*Athene cunicularia*, BUOW) - on-site NNG and friable soils, a nearby water source, and existing nearby structures - the IS does not identify types of the latter. Based on information provided in the BTM, DFG is concerned that the Project may negatively affect BUOW, and we recommend that the IS/ND include an analysis of the Project's potential impacts to BUOW using the three-tiered approach detailed in DFG's Staff Report on Burrowing Owl Mitigation ([Burrowing Owl Staff Report], <http://www.dfg.ca.gov/wildlife/nongame/docs/BUOWStaffReport.pdf>). The three components to evaluating impacts are 1) habitat assessment, 2) surveys, and 3) impact assessments. If potentially significant impacts are identified, DFG also recommends the IS/ND include mitigation measures (see Burrowing Owl Staff Report for guidance) to reduce impacts to levels less than significant.

1-10

Solar Technology. While the IS characterizes the Project as "...a solar array field containing 3,168 high efficiency (327 watt) solar panel modules...", the IS is unclear as to the exact solar technology that is being proposed. The only reference to photovoltaic technologies is on Figure 3 of the IS. Alternative solar technologies (e.g., parabolic trough) often have a suite of biological considerations unique to the particular technology. The type of technology utilized influences DFG's scope of comments. Therefore, DFG recommends the Lead Agency identify the proposed technology in the IS.

1-11

Underground Transmission Line. The IS provides some information regarding the general location of the two alternative alignments for the proposed underground transmission line (e.g., under *Project Description* - "...within the existing paved driveway of the Treatment Plant," and

1-12

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under *Vegetation Communities* - "the majority of the transmission line component occurs within existing paved roads and the developed wastewater plant"), but it is unclear whether the analysis in the IS pertains to both of the alignments. Without knowing where each alternative will be located or the potential impacts associated with each alternative, DFG can not assess potential impacts.

1-12
Cont.

DFG recommends that the final IS/ND (a) clarify verbally and graphically the exact two alternate locations and alignments of the transmission line, (b) separately analyze impacts to biological resources for each of the two transmission line alignments and (c) include proposed mitigation measures to mitigate potential impacts to levels less than significant.

1-13

Thank you for this opportunity to comment on the IS/ND. Questions regarding this letter and further coordination regarding these issues should be directed to Eric Weiss, Staff Environmental Scientist, at (858) 467-4289 or eweiss@dfg.ca.gov.

1-14

Sincerely,



Edmund Part
Regional Manager
South coast Region

References

California Department of Fish and Game, Staff Report on Burrowing Owl Mitigation. March 7, 2012. <http://www.dfg.ca.gov/wildlife/nongame/docs/BUOWStaffReport.pdf>

HDR Engineering Inc., May, 31 2012. Biological Technical Memo. Biological Letter Report for the San Luis Rey Solar Voltaic Project, City of Oceanside, San Diego County, California.

California Department of Fish and Game, California Wildlife Habitat Relationships website: (<http://www.dfg.ca.gov/biogeodata>)

California Natural Diversity Database, website: <http://www.dfg.ca.gov/biogeodata>

Renewable Energy Action Team, Best Management Practices and Guidance Manual, desert renewable energy projects: <http://www.energy.ca.gov/2010publications/REAT-1000-2010-009/REAT-1000-2010-009.PDF>

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Letter 1
California Department of Fish and Game
July 19, 2012

Response to Comment 1-1

These introductory comments are acknowledged. The project site is not located within the "preserved lands" as identified in the City's Multiple Habitat Conservation Program (MHCP) Subarea Habitat Conservation Plan/Natural Community Conservation Plan (NCCP, SAP). Figure 5 of the Biological Technical Memorandum depicts the project site in the context of the preserved lands identified in the City's SAP.

Response to Comment 1-2

The Initial Study Checklist (IS) document and supporting Biological Technical Memo (IS Appendix A), provide the analysis of biological impacts associated with the proposed project, including potential impacts to least Bell's vireo, riparian habitat, non-native grassland, and raptor foraging habitat. No significant impact to biological resources has been identified and no mitigation measures are proposed. Therefore, the City will adopt a Negative Declaration for the proposed project.

Response to Comment 1-3

No mitigation measures are proposed as part of this project. The project features (e.g., construction activities will be scheduled outside of the breeding season) are included as part of the project description. However, in order to ensure that these features will be implemented and address the concerns as stated in this comment, biological avoidance measures have been included as conditions of approval to the Conditional Use Permit (CUP) for the project.

Response to Comment 1-4

This comment is acknowledged. The appropriate seasonal restrictions have been included as a condition of approval of the CUP.

Response to Comment 1-5

The 0.15 acre strip of land proposed for use as a temporary construction staging/panel lay-down area would be located within the proposed 100-foot eastern most buffer between the proposed solar panels and the existing residential development to the east.

A grading permit is not required for the project as minimal long-term ground disturbance is proposed. Further, no grading or removal of habitat is proposed in the materials laydown area. It should also be noted that this property is regularly maintained, which involves regular discing and mowing of the site for fire suppression purposes.

Response to Comment 1-6

A grading permit is not required for this project as minimal ground disturbance is proposed. While the project will involve the placement of PV solar panels, the existing ground conditions

3.0 Response to Written Comments

will not be significantly modified from the current condition, with only .04% of the site converted to impervious surfaces. Weed control would occur in a similar manner and frequency as is currently conducted on the project site. It is expected that the site will continue to support species such as ground squirrel and rodents, which provide a prey base for raptors. The passive nature of the solar operation will allow for continued forage by raptors in this area.

Project implementation will not involve changing soil conditions for 96% of the project site. No compaction or grading is proposed in the solar panel field. Existing vegetation on the project site is disturbed and is regularly maintained by discing and mowing. Maintenance activities for the solar panels would involve washing of the solar panels one to two times per year. The amount of water used for panel washing for the entire site is approximately 2,562 gallons per year. Solar panels would be mounted above ground and no hardscape features are proposed (e.g., roads, building foundations, parking areas). Therefore, the project would not impede groundwater or existing absorption rates for the site. Therefore, soil conditions where the soil panels would be placed are not anticipated to change as a result of the project. Further, the placement of PV solar panels is not anticipated to increase soil temperatures to the degree that would alter the site's ability to support current non-native species on the site.

Response to Comment 1-7

The raptor foraging value of the project site is not anticipated to be significantly altered as a result of the project as minimal (approximately 4%) of the entire site would be graded, and solar panels will be placed on footings above the ground, which will not interfere with existing soil conditions. Except for the minor grading proposed (4% of the site), non-native grasslands would remain. Ample raptor foraging opportunities would remain and no mitigation for a loss of non-native grasslands is proposed.

Response to Comment 1-8

The Implementing Agreement for the City's SAP has not been adopted, and currently, an In-Lieu fee program has not been established. The non-native grassland would continue to exist at the project site, and raptor foraging opportunities would continue. Therefore, no mitigation is proposed.

Response to Comment 1-9

No mature trees, which the potential to support raptor nest would be removed associated with the project. Please refer to response to comment 1-3.

Response to Comment 1-10

The biological site assessment included a field survey that covered the entire project site, and the potential for any sensitive species, including burrowing owl, was considered in the biological field investigation. No sign of burrowing owl was observed during the biological field survey and therefore, no impact is anticipated.

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Response to Comment 1-11

The proposed project will employ a photovoltaic (PV) mounted on a tracking system. Figure 3 of the IS provides a representative photograph of the characteristics of the proposed PV technology system. Item #8 Project Description, of the IS has been revised to clearly indicate that PV panels are proposed.

Response to Comment 1-12

The City has evaluated the "Alternative Transmission Line" from an engineering and cost perspective and has determined that this alternative does not provide any additional benefit. Therefore, the "Alternative Transmission Line" is no longer under consideration, and any reference to this alternative has been removed from the IS (e.g. IS Figure 1).

Response to Comment 1-13

Please refer to response to comment 1-12. The potential impact of the proposed transmission line has been evaluated in the IS. As shown on IS Figures 1 and 2, the proposed transmission line will be located within an existing paved access road associated with the existing Wastewater Treatment Plant, or within the immediately adjacent landscaped areas. IS Item #8 Project Description, has been revised to clearly indicate this.

Response to Comment 1-14

Comment noted.

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**Initial Study/
Negative Declaration
San Luis Rey Wastewater
Treatment Plant Solar Project
Oceanside, California**

June 2012

Prepared for
**City of Oceanside
300 N. Coast Highway
Oceanside, CA 92054**

Prepared by
**HDR Engineering, Inc.
8690 Balboa Avenue, Suite 200
San Diego, CA 92123**

ONE COMPANY | *Many Solutions**





INITIAL STUDY

City of Oceanside California

1. **PROJECT:** San Luis Rey Wastewater Treatment Plant Solar Project
2. **LEAD AGENCY:** City of Oceanside
3. **CONTACT PERSON & PHONE:** Jason Dafforn, Water/Wastewater Project Manager (760) 435-5811

4. **PROJECT LOCATION:**

The 8-acre project site is located in the north-central portion of the City of Oceanside, approximately six miles northeast of the City of Carlsbad, five miles east of the Pacific Ocean, and one-half mile south of Marine Corps Base Camp Pendleton.

The project site is located on public land immediately south of Whelan Lake Road and is generally bordered by the existing San Luis Rey Wastewater Treatment Plant access road (Whelan Lake Road) and a tributary channel to the north, a single-family residential development on the east and the San Luis Rey River immediately south. Figure 1 depicts the location of the project site within the City of Oceanside.

5. **APPLICANT:** City of Oceanside Water Utilities Department

6. **GENERAL PLAN DESIGNATION:** Agricultural

7. **ZONING:** A (Agriculture District)

8. **PROJECT DESCRIPTION:**

The City of Oceanside Water Utilities Department proposes the development of a small photovoltaic (PV) solar facility on currently vacant land located immediately south of the San Luis Rey Wastewater Treatment Plant. As shown in Figure 2, the proposed project would include a solar array field containing 3,168 high efficiency (327 Watt) PV solar panel modules, five drive motors, and a 35'x10' equipment pad. The equipment pad would include the following:

- (2) Inverters – 12'L x 3'D x 8'H
- (1) Switchgear – 12'L x 3'W x 8'H
- (1) 480 Volt to 12 Kilovolt transformer – 4'L x 4'W x 4'H
- (8 to 10) Rack-mounted DC disconnect switches – 2'L x 1'D x 3'H
- Data acquisition assembly and meteorological station – less than 2'L x 2'W x 2'H each.

Figure 3 depicts the layout of typical PV solar panels. The project will connect to the existing San Diego Gas and Electric (SDG&E) tie-in located on the San Luis Rey Wastewater Treatment Plant site by constructing an underground utility line within the existing paved driveway (and/or immediately adjacent landscaped areas) of the Treatment Plant.

As shown in Figure 2, the proposed project development will be set back from the east and south of the project site boundary so that no project components are located immediately adjacent to residential uses to the east and the San Luis Rey River to the south. Specifically, a 100-foot setback/buffer will be provided between the eastern-most portion of the solar equipment/panels and the single-family residential area located immediately to the east of the project site boundary. Additionally, a 150-foot setback/buffer will be provided between the southern-most portion of the solar equipment/panels and the San Luis Rey River. No portion of the project will be constructed within these proposed setback/buffer zones.

Access/Transportation

Vehicular access to the project site is readily available from Whelan Lake Road and the existing wastewater treatment plant access road located on the north side of the project site. An improved access point is proposed that would accommodate vehicular access entering into the project site.

Site Security

Approximately 2,700 linear feet of six-foot high chain-link fencing will be installed along the perimeter of the project site for site security. In addition, one 16-foot wide access gate will be installed at the north side of the solar panel arrays.

Project Construction

Construction of the proposed project includes minor grading operations associated with improving an access road into the project site, underground conduit routing within existing paved driveways (and/or immediately adjacent landscaped areas) from the project site to the tie-in location (within the wastewater treatment plant site), and solar panel installation. Construction equipment is anticipated to include an excavator with a small pile driver, scraper, roller, five job trucks, three grade-alls, and four generators. Construction of the proposed project will not require more than 35 on-site workers on any given day during the construction period. Construction is planned to begin in September 2012 and will be completed by December 2012 (three months). Construction of the proposed project will occur between the hours of 7:00 a.m. and 6:00 p.m. Monday through Saturday, in accordance with the City of Oceanside Noise Ordinance standards. An approximately 0.15-acre strip along the western-most portion of the eastern 100-foot buffer area would be used as a temporary construction staging/panel lay-down area. This staging area would be used for temporary storage of the solar panels and equipment during construction. No construction activities would occur within this area.

9. SURROUNDING LAND USE(S) & PROJECT SETTING:

The project site is located on vacant land previously utilized for agriculture. Land uses surrounding the project site include the San Luis Rey Wastewater Treatment Plant to the north, a single-family residential development to the east, the San Luis Rey River to the south, and vacant land and Whelan Lake to the west.

10. OTHER REQUIRED AGENCY APPROVALS:

- ~~Grading Permit – City of Oceanside (pursuant to the City's Grading Manual)~~
- Conditional Use Permit – City of Oceanside (Major and minor utilities are a conditionally permitted use within the A (Agriculture District) zone)
- Power Purchase Agreement/Lease Agreement – City of Oceanside (agreements between the City and SunPower Corporation)

11. PREVIOUS ENVIRONMENTAL DOCUMENTATION: N/A**12. CONSULTATION:**

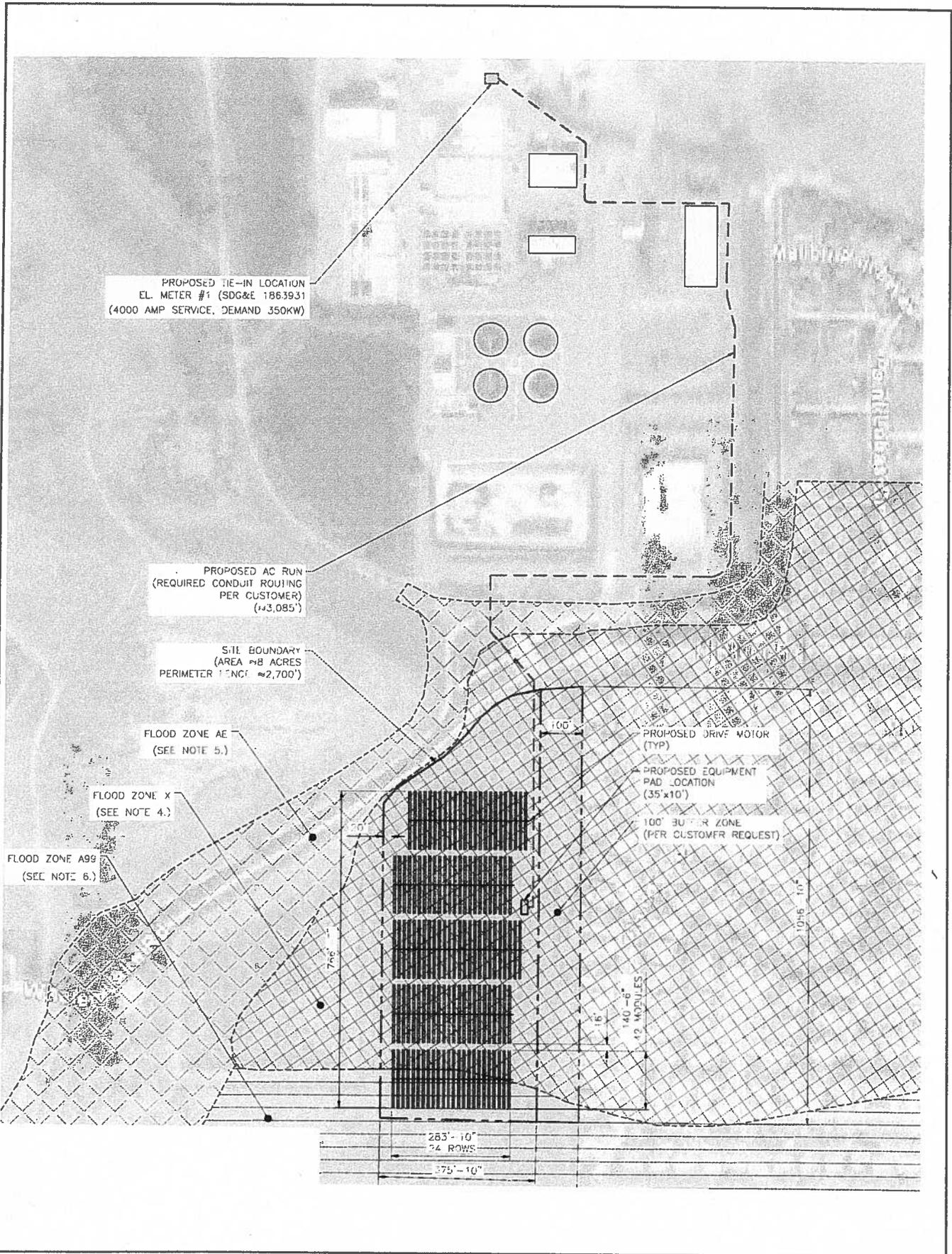
- Amy Czajkowski – Parc Civil, Incorporated
- Charles C. Sandschafer – SunPower Corporation, Systems
- Nathan Griset – SunPower Corporation, Systems

13. SUMMARY OF ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: The project would not affect any environmental factors resulting in a Potentially Significant Impact or Potentially Significant Impact Unless Mitigated. A summary of the environmental factors potentially affected by this project, consisting of a Potentially Significant Impact or Potentially Significant Impact Unless Mitigated, include:

- | | | |
|---|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agricultural | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Geological |
| <input type="checkbox"/> Hazards | <input type="checkbox"/> Water | <input type="checkbox"/> Land Use & Planning |
| <input type="checkbox"/> Mineral Resources | <input type="checkbox"/> Noise | <input type="checkbox"/> Population & Housing |
| <input type="checkbox"/> Public Services | <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation |
| <input type="checkbox"/> Utilities Systems | | |

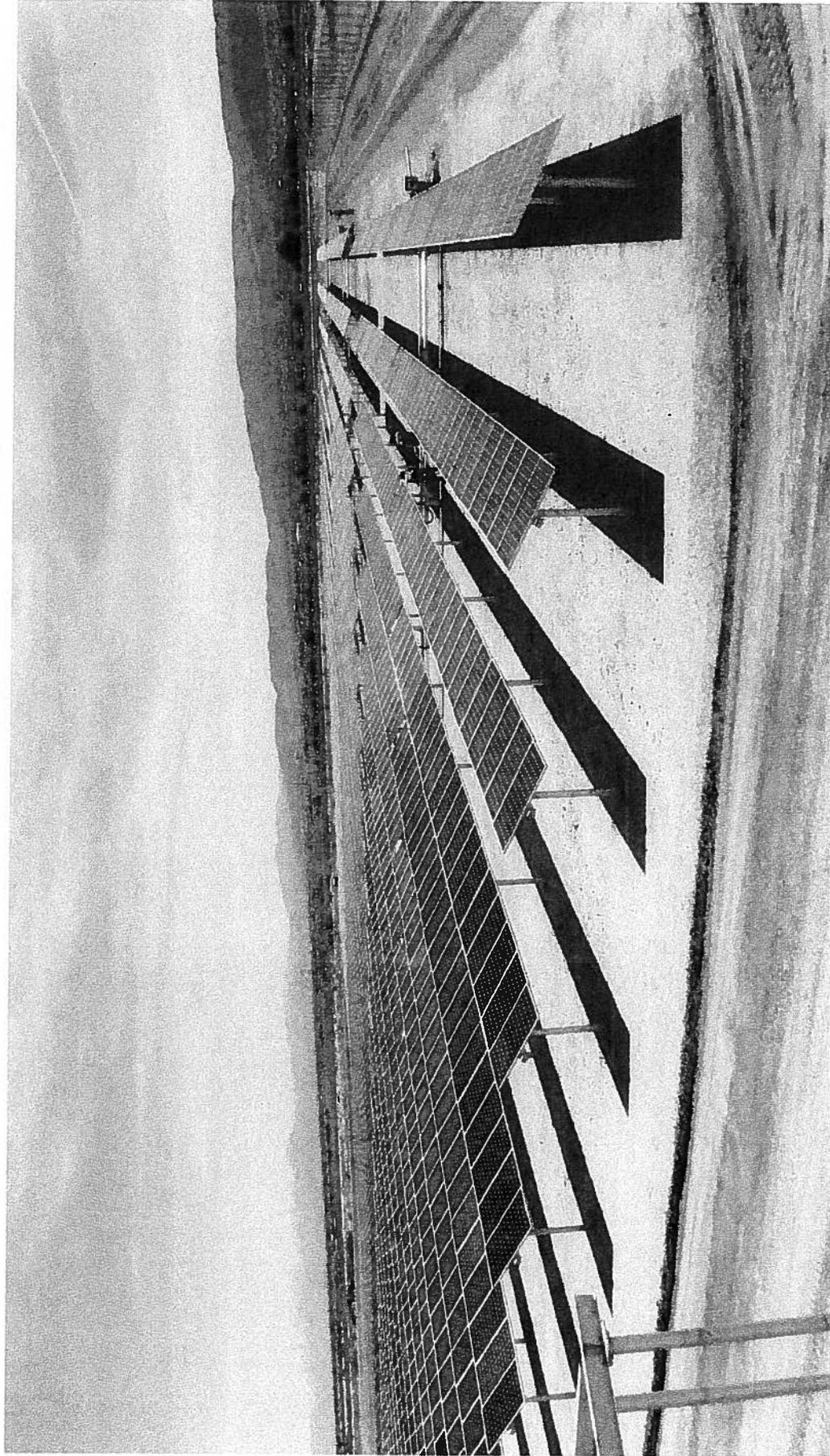


GIS Production Projects City of Oceanside 8776 San Luis Rey Solar Volta 1.05.197 Map Docs\mxd\Project Location.mxd | Created by: aburwell | Last Updated: 6/18/2012



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Site Plan
FIGURE 2



Typical Fixed-tilt Tracking Solar Panel Rows
FIGURE 3

City of Oceanside | San Luis Rey Wastewater Treatment Plant Solar Project | Initial Study

14. ENVIRONMENTAL CHECKLIST

This section analyzes the potential environmental impacts which may result from the proposed project. For the evaluation of potential impacts, the questions in the Initial Study Checklist (Section 2) are stated and answers are provided according to the analysis undertaken as part of the Initial Study. The analysis considers the project's short-term impacts (construction-related), and its operational or day-to-day impacts. For each question, there are four possible responses. They include:

1. **No Impact.** Future development arising from the project's implementation will not have any measurable environmental impact on the environment and no additional analysis is required.
2. **Less Than Significant Impact.** The development associated with project implementation will have the potential to impact the environment; these impacts, however, will be less than the levels or thresholds that are considered significant and no additional analysis is required.
3. **Potentially Significant Unless Mitigated.** The development will have the potential to generate impacts which may be considered as a significant effect on the environment, although mitigation measures or changes to the project's physical or operational characteristics can reduce these impacts to levels that are less than significant.
4. **Potentially Significant Impact.** Future implementation will have impacts that are considered significant, and additional analysis is required to identify mitigation measures that could reduce these impacts to less than significant levels.

	Potentially Significant	Potentially Significant Unless Mit.	Less than Significant	No Impact
14.1 AESTHETICS. Would the project:				
a. Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic building along a State-designated scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) ***Have a substantial adverse effect on a scenic vista? No Impact.*** According to the City's General Plan Environmental Resource Management Element, the project site is not identified as a scenic resource. However, the proposed project is located immediately north of the San Luis Rey River, which is identified in the Environmental Resource Management Element as a visual open space area. The project site is relatively flat and the relative height of the solar panels would be six feet above grade (ground level). The solar panel height will be considerably lower (6 feet in height) compared to the existing two-story (typically 28 feet in height) residences located immediately to the east of the project site. Furthermore, a 150-foot setback/buffer zone is planned along the project site's southern boundary where no development would occur. This structural setback/buffer zone provides sufficient distance between the proposed solar panels and the river area to minimize any aesthetic impacts from the project to the San Luis Rey River. Based on these considerations, no impact is identified for this issue area.

- b) *Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?* **No Impact.** Based on a review of the California Department of Transportation's (CALTRANS) Officially Designated State Scenic Highways List (Caltrans, 2012), the project site is not located within the vicinity of a state scenic highway. Additionally, as discussed above in Response 14.1a, the proposed project will not have a substantial adverse effect on a scenic vista. The site does not contain any mature trees that would be impacted, nor does the site contain rock outcroppings or historic buildings. Therefore, the proposed project would not substantially damage scenic resources within a state scenic highway and no impact is identified for this issue area.
- c) *Substantially degrade the existing visual character or quality of the site and its surroundings?* **No Impact.** Refer to Response 14.1a and 14.1b, above. The project site is relatively flat and the proposed on-site structures will not be excessively high or visually prominent as could be viewed from surrounding areas. Surrounding topography of the site is also generally flat; therefore, views onto the site are limited. The relative height of the solar panels would be six feet from grade. In addition to the 150-foot development setback/buffer zone proposed along the southern boundary of the project site, a 100-foot development setback/buffer zone is proposed between the eastern boundary of the project site and the residential area to the east. Residential lots back-up against the project site's eastern boundary and there is an intervening concrete wall between the backyards of these residences and the project site. Furthermore, the project site is at a slightly (approximately 5 feet) lower elevation than the residential lots. Therefore, the solar panels would not be visible to residences located along the project site's eastern boundary from backyard areas. The combination of these various elements, the site's elevation in relation to the residences to the east, the intervening block wall, proposed height of the solar panels and the proposed development setbacks/buffer zones, would provide enough distance and visual separation to shield views of the solar facility from the surrounding areas.
- d) *Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?* **No Impact.** The proposed project does not require lighting or nighttime security lighting on the project site and therefore would not create a new source of light. In addition, the solar panels would be constructed of non-reflective materials and would not result in glare. Therefore, no impact is identified for this issue area.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.2 AGRICULTURE AND FORESTRY RESOURCES. Would the project:				
a. Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance as depicted on maps prepared pursuant to the Farmland Mapping and Monitoring Program of the CA. Resources Agency?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with existing zoning for agricultural use, or a Williamson Act Contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
d. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? **Less than Significant.*** According to the farmland maps prepared by the California Department of Conservation, the project site contains farmland of local importance (California Department of Conservation, 2008). However, the proposed project site is fallow, and has not been in agricultural production for ten years. Implementation of the proposed project would result in the conversion of this fallow farmland to a non-agricultural use, but because the site is fragmented from other agricultural areas and has not been in production for over ten years, a less than significant impact is identified for this issue area.
- b) *Conflict with existing zoning for agricultural use, or a Williamson Act contract? **No Impact.*** According to the Farmland Mapping and Monitoring Program, the project site is not under a Williamson Act contract (FMMP, 2008). The project site is currently zoned Agriculture and designated by the General Plan as "Agricultural." Major and minor utilities are allowed within this zone subject to a Conditional Use Permit. Therefore, the proposed project does not conflict with existing zoning for agriculture and no impact would occur.
- c) *Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? **No Impact.*** The project site is not located on forest land as defined in PRC Section 12220(g). There are no existing forest lands, timberlands, or timberland zoned Timberland Production either on-site or in the immediate vicinity; therefore, the project would not conflict with existing zoning of forest land or cause rezoning of any forest land. Additionally, the site is not zoned as forest, timberland or for Timberland Production. Therefore, no impact is identified for this issue area.
- d) *Result in the loss of forest land or conversion of forest land to non-forest use? **No Impact.*** There are no existing forest lands either on-site or in the immediate vicinity of the site. Therefore, the proposed project would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, no impact is identified for this issue area.
- e) *Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? **No Impact.*** The project site has not been in agricultural production for over 10 years and is isolated. The site is surrounded by the San Luis Rey Wastewater Treatment Plant to the north, a single-family residential community to the east, the San Luis Rey River to the south, and vacant land and Whelan Lake to the west. The proposed project does not involve other changes that could result in the conversion of farmland to non-agricultural use. Furthermore, there are no existing forest lands either on-site or in the immediate vicinity of the project site. The proposed project would not result in the loss of forest lands or conversion of forest land to non-forest use. Therefore, no impact is identified for this issue area.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.3 AIR QUALITY. Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Violate an air quality standard or contribute to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under the applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Conflict with or obstruct implementation of the applicable air quality plan? **No Impact.*** The proposed project is the installation of a small solar generating facility intended to power the existing wastewater treatment plant only. A project is deemed inconsistent with the applicable air quality plan if it would result in population and/or employment growth that exceeds growth estimated in the applicable air quality plan. The proposed project does not include development of housing or employment centers, and would not induce population or employment growth. Furthermore, the project would provide a renewable energy source, helping to reduce area-wide air emissions associated with conventional electricity generation. Therefore, the proposed project would not conflict with or obstruct the implementation of any air quality plan and no impact is identified for this issue area.
- b) *Violate any air quality standard or contribute substantially to an existing or projected air quality violation? **Less than Significant.*** The air quality modeling software URBEMIS 2007 version 9.2.4 was used to estimate the air pollutant emissions generated by construction and operational activities associated with the proposed project. URBEMIS provides default construction data for the majority of counties and air districts in California; however, San Diego County (and San Diego Air Basin) is not included in the URBEMIS defaults. The South Coast Air Basin is similar in attainment status as the San Diego Air Basin (Table 1), with the exception of NO₂, and Orange County is similar in climate and air quality as San Diego County; therefore, for the purpose of this evaluation, the Orange County default location was used in the URBEMIS model for evaluating impacts associated with this project.

Table 1. San Diego Air Basin Attainment Status

Pollutant	Attainment Status	
	State	Federal
Carbon Monoxide (CO)	Attainment	Attainment
Nitrogen Dioxide (NO ₂)	Attainment	Attainment
Ozone (O ₃)	Non-Attainment	Attainment for 1-hr; not 8-hr. Maintenance
Particulate Matter (PM)	Non-Attainment	Unclassified
Sulfur Dioxide (SO ₂)	Attainment	Attainment
Lead (Pb)	Attainment	Unclassified/Attainment

Source: San Diego Air Pollution Control District, 2011

CONSTRUCTION EMISSIONS

Short-term, and relatively minor air emissions will be generated associated with the construction phase of the project. Operation of construction equipment would result in criteria pollutant emissions from stationary and mobile equipment, including grading equipment, material delivery vans and workers' vehicles to and from the project site. Construction emissions would occur on a short-term basis and would cease upon completion of all construction activities (a three month construction period is proposed). Due to the relatively limited scale of construction required for the proposed project (e.g., only minor grading is required), construction related emissions will not exceed SDAPCD threshold criteria for significant air quality impacts (refer to Table 2 below).

Table 2. Daily Construction Emissions, Unmitigated

Pollutant	Total Project Emissions	SDAPCD Thresholds (pounds/day)	Threshold Exceeded? Yes/No
Carbon Monoxide (CO)	32.79	550	No
Oxides of Sulfur (SO _x)	0.05	250	No
Oxides of Nitrogen (NO _x)	28.90	250	No
Particulate Matter (PM ₁₀)	41.08	100	No

Source: URBEMIS 2007 Computer Model.

Notes: Calculations include emissions from numerous sources including: grading, construction worker trips, and diesel mobile equipment.

Based on this analysis, the level of emissions generated during the construction phase of the project would be minimal and would not exceed San Diego Air Pollution Control District (SDAPCD) significance thresholds. Therefore, construction activities associated with the proposed project would not violate any air quality standard or contribute substantially to an existing or projected air quality violation and the impact is less than significant.

LONG-TERM OPERATIONAL EMISSIONS

Following construction, the proposed project would not result in long-term operational emissions. The proposed project does not include an Operations and Maintenance building, which typically requires workers to travel daily on site. In addition, maintenance activities would only occur one to two times per year. As such, the proposed project would not generate any stationary emissions or substantial vehicular trips, and would generate insignificant and minimal mobile emissions associated with periodic maintenance and monitoring activities. Furthermore, the project would provide a renewable energy source, helping to reduce area-wide air emissions associated with conventional electricity generation. Therefore, long-term emissions are not anticipated to violate SDAPCD's significance thresholds and a less than significant impact is identified.

- c) *Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?* **No Impact.** Refer to Responses 14.3a and 14.3b, above. As discussed in Response 14.3b, above, the proposed project would result in short-term temporary air emissions associated with the construction phase. However, due to the relatively limited scale of construction required for the proposed project, the level of emissions generated during the construction phase would not exceed SDAPCD significance thresholds. Furthermore, the proposed project would not generate substantial emissions during operations due to the minimal mobile emissions associated with maintenance and monitoring activities. No other projects are currently proposed within the relative vicinity of the project site that could contribute to cumulative air emissions. In the long-term, the project would provide a renewable energy source, helping to reduce area-wide air emissions associated with conventional electricity generation. Based on these considerations, the proposed project would not contribute to cumulative air quality emissions and no impact is identified.

- d) *Expose sensitive receptors to substantial pollutant concentrations? **Less than Significant.*** Single-family residential dwelling units are located east of the project site. Due to the limited construction activities necessary to construct the proposed project, fine particulate matter (PM₁₀) and vehicle emissions (NO_x) would be minimal. Furthermore, the City would be required to implement dust control measures in compliance with Rule 55 – Fugitive Dust Control of the Air Pollution Control District requirements for construction. Therefore, the proposed project would not expose sensitive receptors to substantial pollutant concentrations and a less than significant impact is identified for this issue area.
- e) *Create objectionable odors affecting a substantial number of people? **No Impact.*** The proposed project is the development of a solar energy facility. It is not anticipated to generate objectionable odors. No impact is identified for this issue area.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.4 BIOLOGICAL RESOURCES. Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game (DFG) or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy/ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) *Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or the USFWS?* The following information is summarized from the Biological Technical Memo prepared by HDR Engineering, Inc., dated May 31, 2012. This report is provided as Appendix A (located on CD in back pocket) of this Initial Study.

Existing Conditions

A biological survey for plants and wildlife was conducted on May 22, 2012 for the solar facility project site and on May 29, 2012 for the northernmost portion of the transmission line alignment. The purpose of the survey was to evaluate whether the project would result in direct and/or indirect impacts to sensitive biological resources.

Vegetation Communities

The project site is located on a vacant fallow field that is regularly maintained (i.e., disced and mowed) for fire suppression purposes. The project site is largely made up of disced non-native grasses (NNG) and urban developed lands.

A small patch of disced mulefat (*Baccharis salicifolia*) was noted in the northwest corner of the site. The mulefat occurs in a slightly depressed area and supports a dense understory of non-native grasses. The majority of the transmission line component occurs within existing paved roads and the developed wastewater plant.

Special Status Flora

At the time of the general biological survey, the project site had been recently disced. A California Natural Diversity Database (CNDDDB) RareFind search of the project site and surrounding areas identified 12 federally or state listed botanical species known to occur within the project vicinity. No federally or state listed floral species were located in the project area during the general biological survey conducted on May 21, 2012 and May 29, 2012; and none are expected to occur based on the continued maintenance (i.e., discing) of onsite vegetation and soils. A summary table of sensitive floral species analyzed for potential to occur within the vicinity is located in Appendix D of the Biological Technical Memo (Appendix A of this Initial Study).

Special Status Fauna

The CNDDDB RareFind search of the project site and surrounding areas identified 15 federally or state listed zoological species known to occur within the project vicinity. A summary table of sensitive faunal species analyzed for potential to occur within the vicinity is located in Appendix D of the Biological Technical Memo (Appendix A of this Initial Study). The project site supports raptor foraging habitat (NNG with friable soils), but provides limited nesting habitat for birds or other mammals. No special-status species were observed within the project site during the general biological survey conducted on May 21, 2012. Cliff swallows were observed nesting under the access road bridge within the transmission line alignment. Additionally, a pair of house wrens was observed nesting in an abandoned electrical box located on the southeastern portion of the project site. Neither of these species is listed as threatened or endangered.

Riparian scrub occurs adjacent to the northernmost portion of the project site, within 50 feet and southernmost portion of the project site, within 300 feet. The riparian scrub has the potential to support least Bell's vireo (LBV). LBV is a federally and state endangered species and protected under the state and federal Endangered Species Acts (ESA). During the general biological survey conducted on May 29, 2012, a male LBV was heard calling in the offsite willow-dominated riparian scrub located northeast of the transmission line.

Migratory Birds

As previously discussed, house wrens and cliff swallows were observed nesting onsite. Additionally, there are individuals of oak, sycamore, and eucalyptus onsite that provide limited nesting habitat for migratory birds. High quality nesting and foraging habitat occurs offsite to the north, south, and west of the project site.

Impacts**Vegetation Communities****Direct**

Implementation of the proposed project would result in impacts to NNG and urban developed lands. However, these vegetation communities are not considered sensitive. Therefore, no sensitive

habitats would be permanently or temporarily impacted with implementation of the proposed project.

Indirect

Sensitive vegetation communities occur adjacent to the project site (e.g. riparian scrub), which has the potential to support sensitive plant and animal species (e.g. LBV). Implementation of construction Best Management Practices (BMPs) (i.e., placement of straw wattles, silt fencing, watering unvegetated areas, etc.) and Stormwater Pollution Prevention Plan (SWPPP) measures would be required during construction activities; therefore, the project would not result in indirect impacts to adjacent sensitive vegetation communities.

Floral and Fauna Species

Direct

As mentioned above, no sensitive floral and faunal species were observed onsite during the general biological surveys. In addition, they are not anticipated to occur within the project site due to the lack of suitable habitat. Therefore, no federally or state listed floral or faunal species will be permanently or temporarily impacted with implementation of the proposed project.

Indirect

As discussed above, a male LBV was heard calling in the offsite willow-dominated riparian scrub located northeast of the transmission line. Adjacent habitat (riparian scrub) may support special-status species such as LBV. Construction activities within 500 feet of potential LBV habitat will occur between September 16 and December 31 (outside of the breeding season); thereby, avoiding indirect impacts to LBV.

Migratory Birds

Direct

Project construction would occur outside of the avian breeding season (January 15-August 31) and would not directly impact migratory birds that are protected under the Migratory Bird Treaty Act (MBTA). Additionally, the site will continue to support a prey base for raptors. Therefore, the proposed project would not result in direct impacts to migratory birds.

Indirect

Because construction of the proposed project would occur outside of the avian breeding season, impacts to MBTA-covered species would be avoided. Therefore, project implementation would not result in indirect impacts to MBTA-covered species.

Summary

As discussed above, the project site does not support sensitive habitat. Sensitive floral and faunal species were not observed onsite, nor are they anticipated to occur due to the lack of suitable habitat. No federally or state listed floral or faunal species will be permanently or temporarily impacted with implementation of the proposed project. Although the areas adjacent to the project site have the potential to support LBV and avian species, project construction would occur outside of the breeding season. Therefore, a less than significant impact is identified.

- b) *Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game (DFG) or U.S. Fish and Wildlife Service? **Less Than Significant.*** Refer to Response 14.4.a, above. No sensitive vegetation communities occur within the project site. However, sensitive vegetation communities occur adjacent to the site (riparian scrub) which have the potential to support sensitive plant and animal species. Implementation of construction Best Management Practices (BMPs) (i.e., placement of straw wattles, silt fencing, watering unvegetated areas, etc.) and Stormwater Pollution Prevention Plan (SWPPP) measures would be required during construction activities; therefore, a less than significant impact is identified.
- c) *Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? **No Impact.*** According to the Biological Technical Memo (Appendix A of this Initial Study), a 20-foot wide concrete-lined drainage ditch occurs within the transmission line alignment located north of the solar panel array site. The drainage occurs below the existing wastewater treatment plant access road and would be subject to USACE and CDFG jurisdiction. However, the transmission line would be constructed within the existing bridge and would not modify, or otherwise impact the drainage. Therefore, no impact is identified for this issue area.
- d) *Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites? **No Impact.*** The proposed project is bound to east by residential development, to the west by a large constructed wall, and to the north by the existing San Luis Rey Wastewater Treatment Plant and Whelan Lake access road. The site is narrow, confined by development and/or high walls, and does not provide cover for wildlife. The proposed project site does not occur within or function as a wildlife dispersal corridor or linkage (HDR, 2012). Therefore, no permanent or temporary impacts would occur with implementation of the proposed project.
- e) *Conflict with any local policies or ordinances protecting biological resources, such as tree preservation policy/ordinance? **Less Than Significant.*** Refer to Response 14.4.a, above. As discussed above, no significant direct or indirect impacts would occur to biological resources within the project site. The proposed project site is located within the City of Oceanside Subarea Habitat Conservation Plan/Natural Conservation Plan (hereafter, SAP). However, the proposed project includes a 100-foot development buffer for the San Luis Rey River, as required in Section 5.2.4 Wetlands Mitigation Standards of the Oceanside Subarea Plan. Additionally, construction activities would occur outside of the avian breeding season (January 15-August 31), thus avoiding impacts to LBV and other migratory nesting birds or raptors; and the proposed project would implement general construction and operation measures (i.e., BMPs, fugitive dust control, etc.) pursuant to the Oceanside SAP. Therefore, the proposed project is consistent with local policies or ordinances protecting biological resources. A less than significant impact is identified for this issue area.
- f) *Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? **Less Than Significant.*** As mentioned above, the project site is within the Oceanside SAP. However, the proposed project is consistent with the SAP based on the following: (1) the project site will be developed outside of the 100-foot development buffer for the San Luis Rey River as required in Section 5.2.4 Wetlands Mitigation Standards of the Oceanside Subarea Plan (2) construction activities would occur outside of the avian breeding season (January 15-August 31), thus avoiding impacts to nesting birds or raptors (3) the proposed project would implement general construction and operation measures (i.e., BMPs, fugitive dust control, etc.) pursuant to the Oceanside SAP. A detailed discussion of the general construction and operation measures that will be implemented is provided in the Biological Technical Memo (Appendix A of this Initial Study). A less than significant impact is identified.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.5 CULTURAL RESOURCES. Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of CEQA?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of CEQA?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) *Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5 of CEQA? **No Impact.*** The following information is summarized from the *Cultural Resources Survey for the San Luis Rey Solar Photo-Voltaic System* prepared by ASM Affiliates, Inc., dated May 2012. This report is provided as Appendix B (located on CD in back pocket) of this Initial Study.

A records search was conducted at the South Coastal Information Center (SCIC) for the project site to assess the presence or absence of previously recorded prehistoric and historic sites. The records search included a one-mile radius around the proposed project site. The records search at SCIC identified 11 prehistoric and five historic sites (see Table 3.1 in Cultural Resources Survey provided as Appendix B) within the vicinity of the project; however, none of these sites are located within the project site. Implementation of the proposed project will not affect the areas in which the prehistoric and historic sites are located. Additionally, the Cultural Resources Survey included a site reconnaissance. No historic resources were identified within the project site during the site reconnaissance; therefore, the proposed project will not result in a substantial adverse change in the significance of a historical resource. No impact is identified for this issue area.

- b) *Cause a substantial adverse change in the significance of an archaeological resource pursuant to 15064.5 of CEQA? **Less than Significant.*** The project site was investigated by ASM through a cultural resources pedestrian survey conducted on May 21, 2012. ASM observed two ceramic body sherds in the south-central portion of the project site. The sherds were interpreted to be an isolated occurrence, with no other cultural resources observed within the project site. Isolated occurrences tend to be categorically excluded from the California Register and these finds possessed no traits considered significant. Considering the heavy disturbance by plowing activities and with 40 percent of the surface exposed, it is unlikely that any significant cultural resources are present within the property. Furthermore, the records search did not identify any previously recorded cultural resource sites on the project site. Therefore, the proposed project would not result in a substantial adverse change in the significance of an archaeological resource. A less than significant impact is identified for this issue area.
- c) *Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? **Less than Significant.*** The project site is located on vacant land previously utilized for agriculture. The project site has been substantially disturbed by plowing activities. Any significant paleontological resources would have likely been unearthed during past grading and plowing of the project site. Minimal grading would be necessary for the proposed project, further reducing the potential that paleontological resources could be directly or indirectly impacted. Therefore a less than significant impact is identified for this issue area.

- c) **Disturb any human remains, including those interred outside of formal cemeteries? Less than Significant.** The project site is located on vacant land previously utilized for agriculture. The project site has been substantially disturbed by plowing activities. It is unlikely that any human remains would be found or disturbed. However, California law recognizes the need to protect historic-era and Native American human burials, skeletal remains, and items associated with Native American interments from vandalism and inadvertent destruction. The procedures for the treatment of Native American human remains are contained in California Health and Safety Code Section 7050.5 and 7052 and California PRC Section 5097. In accordance with the California Health and Safety Code, if human remains are uncovered during ground-disturbing activities, the contractor and/or the project proponent are required to immediately halt potentially damaging excavation in the area of the burial and notify the San Diego County Coroner and a professional archaeologist to determine the nature of the remains. The coroner is required to examine all discoveries of human remains within 48 hours of receiving notice of a discovery on private or state lands (Health and Safety Code Section 7050.5[b]). If the coroner determines that the remains are those of a Native American, he or she must contact the Native American Heritage Commission (NAHC) by phone within 24 hours of making that determination (Health and Safety Code Section 7050[c]). Following the coroner's findings, the property owner, contractor or project proponent, an archaeologist, and the NAHC-designated Most Likely Descendent (MLD) shall determine the ultimate treatment and disposition of the remains and take appropriate steps to ensure that additional human interments are not disturbed. The responsibilities for acting on notification of a discovery of Native American human remains are identified in California PRC Section 5097.9. Therefore, a less than significant impact is identified for this issue area.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.6 GEOLOGY AND SOILS. Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving (i) rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist, or based on other substantial evidence of a known fault (Refer to DM&G Pub. 42)?; or, (ii) strong seismic ground shaking?; or, (iii) seismic-related ground failure, including liquefaction?; or, (iv) landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on-site or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Be located on expansive soil, as defined in Table 18- 1-B of the 1994 UBC, creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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

- 1) *Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other*

- substantial evidence of a known fault? **No Impact.*** Based on a review of the Alquist-Priolo Earthquake Zoning Map issued by the State Geologist, the project site is not located within an Alquist-Priolo Earthquake Fault Zone.
- 2) ***Strong seismic ground shaking? Less than Significant.*** The project site, like all of San Diego County, is in a seismically active area. The site is located in the Peninsular Range Geographic Province, which is identified by rugged, northwest trending mountain ranges to the east and coastal plains to the west. Several earthquake fault zones exist in the region creating the potential for earthquake damage on-site. However, based on the City of Oceanside General Plan, no active or potentially active faults are located within the project site or in the City of Oceanside. Due to the location of the project site within a seismically active region, it is likely that the project site would experience seismic ground shaking during the life of the project, although actual ground fracture is unlikely. The proposed project would be required to be in conformance with the Uniform Building Code (UBC), as is applicable to this type of development. The project will generally involve the placement of relatively shallow footings for the placement of solar panel arrays. Soil testing has been conducted by the City to ensure that the footings are designed in a manner suitable for the soil conditions on-site. Conformance with standard engineering practices and design criteria would reduce the effects of seismic ground shaking to less than significant levels. Additionally, the proposed project is the installation of a small solar generating facility and does not include any habitable buildings.
- 3) ***Seismic-related ground failure, including liquefaction? Less than Significant.*** Based on Figure PS-2: Areas of Potential Hazards of the City of Oceanside General Plan Public Safety Element, the project site is located in an area that may be subject to liquefaction. However, the proposed project would be required to take the necessary engineering precautions to reduce risk to an acceptable level in accordance with the City's standard engineering practices. The City's engineering practices include, but are not limited to, grading regulations and soils and geologic testing. Soil testing has been conducted by the City to ensure that the footings are designed in a manner suitable for the soil conditions on-site. Therefore, a less than significant impact is identified for this issue area.
- 4) ***Landslides? Less than Significant.*** Based on a review of Figure PS-3: Slope Instability of the City of Oceanside General Plan Public Safety Element, the project site is located in an area susceptible to landslides. However, there are no published reports of landslides occurring within Oceanside. Furthermore, the hazard of landsliding is unlikely due to the relative planar topography of the project site. Therefore, a less than significant impact is identified for this issue area.
- b) ***Result in substantial soil erosion or the loss of topsoil? Less than Significant.*** According to the United States Department of Agriculture Soil Survey, the project site is underlain with Visalia sandy loam 0 to 2 percent slopes (VaA) and Tujunga sand 0 to 5 percent slopes (TuB), which are considered to be erodible (USDA, 1973). However, the proposed project does not require substantial grading. Furthermore, the site is relatively level, limiting the opportunity for the occurrence of rapid stormwater runoff, which would exacerbate erosion potential. Therefore, a less than significant impact is identified for this issue area.
- c) ***Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? Less than Significant.*** Refer to responses a.3) and 4) above.
- d) ***Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1997), creating substantial risks to life or property? Less than Significant.*** The project site is underlain with Visalia sandy loam 0 to 2 percent slopes (VaA) and Tujunga sand, 0 to 5 percent slopes (TuB). These soils are considered to have low-shrink swell potentials (USDA, 1973). Therefore,

the proposed project would not be substantially affected by expansive soils and a less than significant impact is identified for this issue area.

- e) *Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater? **No Impact.*** The proposed project does not include the use of septic tanks or alternative wastewater disposal systems. No habitable structures are proposed. Therefore, soil suitability for wastewater disposal is not an issue and no impact is identified for this issue area.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.7 GREENHOUSE GAS EMISSIONS. Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment? **Less than Significant.*** California has adopted AB32, the Global Warming Solutions Act. The law requires the California Air Resources Board (CARB) to adopt regulations to require reporting and verification of statewide greenhouse gas (GHG) emissions and to monitor and enforce compliance with that program. As part of this effort, CARB will adopt a statewide GHG emissions limit equivalent to the statewide GHG emissions levels in 1990 to be achieved by 2020.

AB32 does not directly amend CEQA requirements, and there is no acceptable Environmental Protection Agency (EPA) CARB, or San Diego Air Pollution Control District (SDAPCD) thresholds for significance relative to global warming. As a result, there is no consistent means to determining whether a project will make a significant contribution to greenhouse gases. Also, there are a number of limitations and uncertainties commonly associated with the GHG emission inventory due to the limited availability of CO₂ emissions factor data for several mobile sources, stationary sources, and other sources.

The proposed project would not result in a substantial population growth, as the number of employees required to operate and maintain the facility is minimal (one to four employees). In addition, the proposed project would not substantially increase traffic conditions within the project area, resulting in substantial contribution of greenhouse gas emissions. Furthermore, in the long-term, the proposed project is expected to provide a benefit with respect to reduction of greenhouse gas emissions. Therefore, a less than significant impact is identified for this issue area.

- b) *Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? **No Impact.*** Refer to Response 14.7a. As described above, the proposed project would not substantially increase traffic conditions in the project area. Also, the project would not otherwise result in the generation of GHG emissions as a result of operational activities. The proposed project is not anticipated to result in a significant contribution of greenhouse gas emissions. Therefore, implementation of the project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases. No impact is identified for this issue area.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.8 HAZARDS AND HAZARDOUS MATERIALS. Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Create a significant hazard to the public or the environment through reasonably foreseeable conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? **Less than Significant.*** The hazardous materials handled on-site would be limited to small amounts of everyday use cleaners and common chemicals used for maintenance. No acutely hazardous materials would be used or stored on-site during construction. The transport, use and disposal of these materials would be in compliance with all applicable laws and regulations and would not create a significant hazard to the public or the environment. Therefore, a less than significant impact is identified for this issue area.
- b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? **Less than Significant.*** Refer to Response 14.8a. A less than significant impact is identified for this issue area.
- c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? **No Impact.*** The proposed project is not located within one-quarter mile of an existing or proposed school. No impact is identified for this issue area.

- d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? **No Impact.*** Based on a review of the Cortese List data resources (DTSC EnviroStor database; DTSC corrective action sites; Leaking underground storage tank sites from State Water Resources Control Board [SWRCB] GeoTracker database; Solid waste disposal sites identified by SWRCB with waste constituents above hazardous waste levels outside the waste management unit; and "Active" cease and desist orders and cleanup abatement orders from SWRCB), the project site is not listed as a hazardous materials site pursuant to Code Section 65962.5 (California Department of Toxic Substances Control, 2012). Therefore, no impact is identified for this issue area.
- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? **No Impact.*** The proposed project is located approximately 1.92 miles northeast of the Oceanside Municipal Airport. According to the Oceanside Municipal Airport Land Use Compatibility Plan, the project site is not located within any safety zone. As such, it is unlikely that an accident would occur at the project site. The project would involve the installation of PV panels, which convert sunlight directly into electricity and, by their shear nature, are non-reflective. A typical PV panel with a single layer of anti-reflective coating reflects less than 10 percent of the sunlight that comes into contact with the panel. By way of comparison, agriculture vegetation reflects between 18 percent and 25 percent of solar radiation; while galvanized steel (used in industrial roofs) is between 40 percent and 90 percent (Good Company, 2011). Based on the non-reflective nature of the PV panels, the proposed project would not result in glare impacts to aircraft. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area and no impact is identified for this issue area.
- f) *For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? **No Impact.*** The proposed project is not located within the vicinity of a private airstrip. Therefore, the proposed project would not result in a safety hazard for people residing or working in the project area and no impact is identified for this issue area.
- g) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? **No Impact.*** The project site would be accessible by automobile from the existing water reclamation access road located on the north side of the project site. The proposed project would not interfere with access to these roadways. Therefore, there would be sufficient access to roadways and identified evacuation routes. The proposed project would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan. No impact is identified for this issue area.
- h) *Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? **No Impact.*** According to the San Diego County Fire Hazard Severity Zone Map prepared by the California Department of Forestry and Fire Protection (CAL FIRE) (CAL FIRE, 2007), the project site is not located in a hazard area for wildlands. Therefore, no impact is identified for this issue area.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.9 HYDROLOGY AND WATER QUALITY. Would the project:				
a. Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Substantially alter the existing drainage pattern of the site or area including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off- site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f. Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Place housing within a 100-year flood hazard area as mapped on a Federal Flood Hazard Boundary or Flood Insurance Rate map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j. Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
k. Result in an increase in pollutant discharges to receiving waters considering water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
l. Result in significant alternation of receiving water quality during or following construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
m. Could the proposed project result in increased erosion downstream?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
n. Result in increased impervious surfaces and associated increased runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o. Create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
p. Tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
q. Tributary to other environmentally sensitive areas? If so, can it exacerbate already existing sensitive conditions?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
r. Have a potentially significant environmental impact on surface water quality to either marine, fresh, or wetland waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
s. Have a potentially significant adverse impact on groundwater quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
t. Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
u. Impact aquatic, wetland, or riparian habitat?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
v. Potentially impact stormwater runoff from construction or post construction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
w. Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
x. Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
y. Create the potential for significant changes in the flow velocity or volume of stormwater runoff to cause environmental harm?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
z. Create significant increases in erosion of the project site or surrounding areas?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) *Violate any water quality standards or waste discharge requirements? **Less than Significant.*** The proposed project would include targeted site drainage on the project site, which will be piped into the City's existing stormwater drainage collection system. Stormwater and any run off from maintenance activities would be collected, piped into the City's existing drainage system, and disposed of off site.

Construction projects resulting in the disturbance of 1.0 acre or more require a National Pollutant Discharge Elimination System (NPDES) permit. It is anticipated that since the proposed project is a City facility, the City would file a Notice of Intent (NOI) to comply with the NPDES Construction Activity General Permit. A component of the NPDES permit is the preparation of a Storm Water Pollution Prevention Plan (SWPPP). The purpose of an SWPPP is to identify and implement BMPs to reduce impacts to surface water from contaminated stormwater discharges. Compliance with the project-specific SWPPP would reduce impacts related to this issue to a level less than significant. The construction contractor would be required to comply with the NPDES General Construction Permit and implement Source Control Best Management Practices (BMPs) during construction. In accordance with the General Construction Permit, all chemical treatment pollutants would be required to be treated before entering the storm drain system. Based on these

considerations, the proposed project would not violate any water quality standards or waste discharge requirements, and a less than significant impact is identified for this issue area.

- b) *Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?* **No Impact.** The proposed project would not require the use of potable groundwater. Maintenance activities would include washing of the solar panels once or twice per year. The amount of water to wash panels would be minimal (approximately 2,562 gallons per year or 0.008 acre feet per year) and not result in a significant need for groundwater. Additionally, because the solar panels would be mounted above the ground, they are not considered "hardscape," such as roads, building foundations, or parking areas, as they do not require a substantial amount of impervious material. As such, the solar panels would not impede groundwater recharge. Based on these considerations, no impact is identified for this issue area.
- c) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?* **Less than Significant.** The proposed project is not anticipated to generate a significant increase in the amount of runoff water. Water will continue to percolate through the ground, as a majority of the surfaces on the project site will remain pervious. Stormwater and any run off from maintenance activities would be collected, piped into the City's existing drainage system, and disposed of off site. The proposed project would not substantially alter the existing drainage pattern of the site, substantially increase the rate of runoff, or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems. Furthermore, the site is relatively level, limiting the opportunity to rapid stormwater runoff, and therefore would not exacerbate erosion potential of the project site, including the alteration of the course of a stream or river. Therefore, a less than significant impact is identified for this issue area.
- d) *Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?* **Less than Significant.** Refer to Response 14.9c, above.
- e) *Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?* **Less than Significant.** Refer to Response 14.9c, above.
- f) *Otherwise substantially degrade water quality?* **Less than Significant.** Refer to Response 14.9a, above.
- g) *Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?* **No Impact.** The proposed project does not include the development of housing. Therefore, no impact is identified for this issue area.
- h) *Place within a 100-year flood hazard area structures which would impede or redirect flood flows?* **No Impact.** According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM), the southern portion of the project site is located within a 100-year flood hazard area. The proposed project would place structures within a 100-year flood hazard area; however, these structures would be limited to solar panels mounted on steel poles, which would not impede or redirect flood flows. No impact is identified for this issue area.

- i) *Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? **Less than Significant.*** According to the City of Oceanside General Plan Public Safety Element, the project site is located in the approximate area subject to inundation by Henshaw Dam. Based on the Public Safety Element, Henshaw Dam is an earth-fill dam that is not subject to the sudden catastrophic failure usually associated with concrete arch-type dams. Even if a failure did occur, it would be of a slower, erosive type, allowing ample time for evacuation of downstream residents. Henshaw Dam is located approximately 30 miles east of the project site, thus the City would have sufficient time to implement their emergency response plan. Furthermore, the proposed project does not include housing; therefore, implementation of the project would not place people at risk. Therefore, a less than significant impact is identified for this issue area.
- j) *Inundation by seiche, tsunami, or mudflow? **No Impact.*** The proposed project is located five miles east of the Pacific Ocean. Implementation of the proposed project would not result in the increased exposure of property to seiche, tsunami, or mudflow. All coastal locations are potentially exposed to tsunamis and the project would not change this existing condition. Furthermore, the project site and surrounding area are generally level and the potential impact from mudflow is unlikely.
- k) *Result in an increase in pollutant discharges to receiving waters? Consider water quality parameters such as temperature, dissolved oxygen, turbidity and other typical stormwater pollutants (e.g. heavy metals, pathogens, petroleum derivatives, synthetic organics, sediment, nutrients, oxygen-demanding substances, and trash)? **No Impact.*** Refer to Response 14.9a, above.
- l) *Result in significant alternation of receiving water quality during or following construction? **Less than Significant.*** The construction contractor would be required to comply with the NPDES General Construction Permit and implement Source Control BMPs during construction. In accordance with the General Construction Permit, all chemical treatment pollutants would be required to be treated before entering the storm drain system. Based on these considerations, the proposed project would not violate any water quality standards or waste discharge requirements, or result in significant alternation of receiving water quality during or following construction. Therefore, a less than significant impact is identified for this issue area.
- m) *Could the proposed project result in increased erosion downstream? **Less than Significant.*** Refer to Response 14.9c, above.
- n) *Result in increased impervious surfaces and associated increased runoff? **Less than Significant.*** Refer to Response 14.9c, above.
- o) *Create a significant adverse environmental impact to drainage patterns due to changes in runoff flow rates or volumes? **Less than Significant.*** Refer to Response 14.9c, above.
- p) *Tributary to an already impaired water body, as listed on the Clean Water Act Section 303(d) list? If so, can it result in an increase in any pollutant for which the water body is already impaired? **No Impact.*** According to the State Water Resources Control Board 2010 Integrated Report – 303 (d) Listed Waters, the San Luis Rey River, located south of the project site, is identified as an impaired water body (State Water Resources Control Board, 2011). However, the project site is not tributary to the San Luis Rey River. Therefore, the proposed project would not result in an increase in any pollutant for which the water body is already impaired, and no impact would occur.
- q) *Tributary to other environmentally sensitive areas? If so, can it exacerbate already existing sensitive conditions? **No Impact.*** The proposed project is not tributary to other environmental

- sensitive areas. Therefore, the proposed project would not exacerbate already existing conditions, and no impact would occur.
- r) *Have a potentially significant environmental impact on surface water quality to either marine, fresh, or wetland waters? **Less than Significant.*** Refer to Response 14.9a.
 - s) *Have a potentially significant adverse impact on groundwater quality? **No Impact.*** The proposed project does not involve sub-surface fuel tanks or similar features that could affect groundwater. Therefore, the proposed project would not have a significant adverse impact on groundwater quality.
 - t) *Cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses? **Less than Significant.*** Refer to Response 14.9a, above.
 - u) *Impact aquatic, wetland, or riparian habitat? **No Impact.*** Refer to Response 14.4a and 14.4c, above.
 - v) *Potentially impact stormwater runoff from construction or post construction? **Less than Significant.*** Refer to Response 14.9c, above.
 - w) *Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas? **Less than Significant.*** Refer to Response 14.9a, above. During the operation of the proposed project, solar panel washing would be required periodically. The runoff from solar panel washing would be collected, piped into the City's existing drainage system, and disposed of off site. Based on this consideration, it is not anticipated that the proposed project would result in a potential for discharge of stormwater pollutants that would violate any water quality standards or waste discharge requirements.
 - x) *Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters? **Less than Significant.*** Stormwater and any runoff from maintenance activities would be collected, piped into the City's existing drainage system, and disposed of off site. In accordance with the Construction General Permit, all chemical treatment pollutants would be required to be treated before entering the storm drain system. Thus, the proposed project would not result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters. A less than significant impact is identified for this issue area.
 - y) *Create the potential for significant changes in the flow velocity or volume of stormwater runoff to cause environmental harm? **Less than Significant.*** Because the solar panels would be mounted above ground, water would continue to percolate beneath the solar panels. Furthermore, stormwater and any runoff from maintenance activities would be collected, piped into the City's existing drainage system, and disposed of off site. As such, the proposed project would not create significant changes in the flow velocity or volume of stormwater runoff. A less than significant impact is identified for this issue area.
 - z) *Create significant increases in erosion of the project site or surrounding areas? **Less than Significant.*** According to the United States Department of Agriculture Soil Survey, the project site is underlain with Visalia sandy loam 0 to 2 percent slopes (VaA) and Tujunga sand 0 to 5 percent slopes (TuB), which are considered to be erodible (USDA, 1973). However, the proposed project does not require substantial grading. Furthermore, the site is relatively level, limiting the opportunity to rapid stormwater runoff, which would exacerbate erosion potential of the project site or surrounding areas. Therefore, a less than significant impact is identified for this issue area.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.10 LAND USE AND PLANNING. Would the project:				
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Physically divide an established community?* **No Impact.** The proposed project site is not located in an area that, when developed, would divide an established community. The site is located on a relatively small vacant parcel, and is generally encompassed by other geographical features that are not part of an established community. These features include the San Luis Rey River to the south, and the Wastewater Treatment Plant to the north. Therefore, no impact is identified for this issue area.
- b) *Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?* **No Impact.** The project site is currently zoned Agriculture and designated by the General Plan as "Agricultural." Major and minor utilities are allowed within this zone subject to a Conditional Use Permit. Therefore, the proposed project would not conflict with any applicable land use plan or zoning ordinance.
- c) *Conflict with any applicable habitat conservation plan or natural community conservation plan?* **No Impact.** Refer to Response 14.4f, above.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.11 MINERAL RESOURCES. Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

- a) *Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?* **Less Than Significant.** According to Figure ERM-5: Sand Deposits of the City of Oceanside General Plan Environmental Resource Management Element, the project site is located in an area containing probable construction quality sand. The installation of a small solar generating facility on the project site has the potential to impede the mining of these resources; however no active mining exists in this area and the parcel's location adjacent to

an established residential neighborhood and sensitive resources associated with the San Luis Rey River would likely preclude any viable mining operation. Although mining and extraction are allowed within the Agriculture zone subject to a Conditional Use Permit, the proposed project is a solar facility and would not extract mineral resources on the project site. Furthermore, the San Luis Rey River Basin is identified as containing a great quantity of probable construction quality sand. Therefore, the loss of availability of mineral resources on the project site would not be significant, as there is a larger area containing a great quantity of the same mineral resource. Therefore, a less than significant impact is identified for this issue area.

- b) *Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? **Less Than Significant.** Refer to Response 14.11a, above.*

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.12 NOISE. Would the project:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? **Less than Significant.** The proposed project would create short-term noise associated with construction activities. However, construction at the project site would occur between the hours of 7:00 a.m. and 6:00 p.m. Monday through Saturday, in accordance with the City of Oceanside Noise Ordinance standards. During operations, the on-site drive motors, inverters, and transformers are anticipated to generate noise. However, a 100-foot setback/buffer will be provided between proposed equipment and the eastern boundary of the project site. This equipment will not produce excessive noise, and with the 100-foot separation between any solar equipment and the single-family residential area to the east, a less than significant impact is identified for this issue area.*
- b) *Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? **Less than Significant.** Refer to Response 14.12a, above. Construction of the proposed project will not include excessive pile driving activities, which are known to create groundborne vibrations. During construction, an excavator with a small pile driver would be used for 20 days in order to place the footings for the solar panels. This activity will not require deep pile-driving, and*

the soils are relatively soft, which will facilitate pile-driving activity. Also, a minimum 100-foot setback would be provided between any residences and the pile-driving activity. Therefore, the proposed project is not anticipated to result in the exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels. A less than significant impact is identified for this issue area.

- c) *A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project? **Less than Significant.*** The proposed project is the installation of a small solar generating facility. Solar panels do not typically generate noise during operation. A 100-foot setback/buffer will be provided between proposed equipment and the eastern boundary of the project site. This equipment will not produce excessive noise, and with the 100-foot separation between any solar equipment and the single-family residential area immediately to the east, a less than significant impact is identified for this issue area.
- d) *A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? **Less than Significant.*** Refer to Response 14.12a, above. As discussed above, the proposed project would not generate substantial noise emissions during construction or operation. Therefore, a less than significant impact is identified for this issue area.
- e) *For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? **No Impact.*** The proposed project is located approximately 1.92 miles northeast of the Oceanside Municipal Airport. According to the Oceanside Municipal Airport Land Use Compatibility Plan, the project site is not located within the airport's existing aircraft noise contours. Furthermore, the proposed project is the installation of small solar generating facility and would not include housing. Therefore, the proposed project would not expose people residing or working in the project area to excessive noise levels. No impact is identified for this issue area.
- f) *For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? **No Impact.*** The proposed project is not located within the vicinity of a private airstrip. Furthermore, the proposed project is the installation of small solar generating facility and would not include housing. Therefore, the proposed project would not expose people residing or working in the project area to excessive noise levels.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.13 POPULATION & HOUSING. Would the project:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? **No Impact.*** The proposed project would not result in a substantial population

growth, as the number of employees required to operate and maintain the facility is minimal. Construction of the proposed project will not require more than 35 on-site workers on any given day during the construction period and one to four employees during operation for maintenance activities. Furthermore, the proposed project would not induce growth through the development of housing or the extension or expansion of major capital infrastructure. No impact is identified for population and housing.

- b) *Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? **No Impact.*** No housing exists within the project site. Therefore, the proposed project would not displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. No impact is identified for this issue area.
- c) *Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? **No Impact.*** No people reside within the project site. Therefore, the proposed project would not displace substantial numbers of people, necessitating the construction of replacement housing elsewhere.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.14 PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
1) Fire Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2) Police Protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- 1) *Fire protection? **No Impact.*** The proposed project is the installation of a small solar generating facility and does not include an operations and maintenance (O&M) building. The ground cover will be maintained so as not to create a fire hazard. Fire protection services in the area are provided by the City of Oceanside Fire Department. The nearest fire station is located on 4841 North River Road, approximately two miles east of project site. The proposed project would comply with all existing regulations and requirements of the Chapter 11 of the City's Code, which establishes criteria governing fire protection within the City. These criteria are supplemented in part by additional standards contained within the City Building Code, Subdivision, and Zoning Ordinances. The proposed project is not anticipated to result in an increase in the need of fire protection that would require new or significant fire facilities to be constructed. Therefore, no impact is identified for this issue area.
- 2) *Police protection? **No Impact.*** Police protection services in the area would be provided by the City of Oceanside Police Department. Approximately 2,700 linear feet of six-foot high chain-link fencing will be placed along the perimeter of the project site for site security. In addition, one 16-foot wide access gate will be installed at the north side of the solar panel arrays. These site

security features will deter unauthorized persons from the site. Therefore, the proposed project is not anticipated to result in an increase in the need of police protection that would require new or significant police facilities to be constructed. Therefore, no impact is identified for this issue area.

Due to the nature and scope of the proposed project, no impact related to police protection or service anticipated with implementation of the proposed project is anticipated to occur.

- 3) **Schools? No Impact.** The proposed project does not include the development of residential land uses that would result in an increase in population or student generation. Therefore, no impact is identified for this issue area.
- 4) **Parks? No Impact.** The proposed project would not increase population, generating an increase in demand on existing public or private parks or other recreational facilities that would either result in or increase physical deterioration of the facility. Therefore, no impact is identified for this issue area.
- 5) **Other public facilities? No Impact.** The proposed project does not include the development of residential land uses that would result in an increase in population. Thus, the proposed project is not anticipated to adversely affect other public facilities (such as post offices). Therefore, no impact is identified for this issue area.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.15 RECREATION. Would the project:				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities, such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?* **No Impact.** Development of housing is not proposed as part of the project. The proposed project would not increase population, generating an increase in demand on existing public or private parks or other recreational facilities that would either result in or increase physical deterioration of the facility. Therefore, no impact is identified for this issue area.
- b) *Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?* **No Impact.** The proposed project is a solar facility and would not include recreational facilities or require the construction or expansion of recreational facilities. No impact is identified for this issue area.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.14 TRANSPORTATION/TRAFFIC. Would the project:				
a. Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass-transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion/management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass-transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit? **Less than Significant.*** The project would result in a minor increase in vehicular trips associated with the arrival of construction workers to the site. The proposed project would require no more than 35 on-site workers on any given day during the construction period. It is anticipated that there would be a maximum of 35 cars traveling back and forth to and from the project site during the three month construction period. These trips would be temporary and short-term during project construction. Furthermore, the number of employees required to operate and maintain the facility is minimal. Construction of the proposed project will not require more than 35 on-site workers on any given day during the construction period and one to four employees during operation for maintenance activities. Thus, the proposed project would not substantially increase traffic conditions during construction and operation of the solar facility. A less than significant impact is identified for this issue area.
- b) *Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion/management agency for designated roads or highways? **Less than Significant.*** Refer to Response 14.14a, above.
- c) *Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? **No Impact.*** The proposed project does not include

air transportation. As such, the proposed project would not result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. Therefore, no impact is identified for this issue area.

- d) *Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?* **No Impact.** No public roadways are proposed as part of the project. The proposed project would continue to use the existing wastewater treatment plant access road. Therefore, no impact related to design features or incompatible uses would occur.
- e) *Result in inadequate emergency access?* **No Impact.** The proposed project would not change emergency access to the site. The project site would continue to be accessible by automobile from the existing wastewater treatment plant access road located on the north side of the project site. Therefore, no impact is identified for this issue area.
- f) *Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?* **No Impact.** The existing surrounding circulation network would not change with the implementation of the proposed project. As such, the proposed project would not conflict with any adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. Therefore, no impact is identified for this issue area.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.15 UTILITIES AND SERVICE SYSTEMS. Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g. Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- a) *Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? **No Impact.*** The proposed project is the installation of a small solar generating facility and does not include an O&M building, which would generally require water and sewer services. Because the proposed project does not include an O&M building, no wastewater would be generated and no onsite sewage disposal is necessary. Based on this consideration, the proposed project would not exceed wastewater treatment requirements of the Regional Water Quality Control Board.
- b) *Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? **No Impact.*** The proposed project is not anticipated to result in a significant increase in water demand/use. Water would be required for solar panel washing, however, the amount of water would be minimal (0.008 acre feet per year). Furthermore, as described above in Response 14.15a, the proposed project does not include an O&M building, which would generally require water and sewer services. The solar generating facility use would not increase the need for water or wastewater that would increase the need for new infrastructure. Therefore, the proposed project would not require the construction of new water facilities or expansion of existing facilities. No impact is identified for this issue area.
- c) *Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? **No Impact.*** The proposed project is not anticipated to substantially increase the rate of runoff or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems. Water will continue to percolate through the ground, as a majority of the surfaces on the project site will remain pervious. Stormwater and any runoff from maintenance activities would be collected, piped into the City's existing drainage system, and disposed of off site. As such, the proposed project would not require the construction of new stormwater drainage facilities or the expansion of existing facilities. No impact is identified for this issue area.
- d) *Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? **No Impact.*** Refer to Response 14.15b, above.
- e) *Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? **No Impact.*** Refer to Response 14.15a, above.
- f) *Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs? **Less than Significant.*** During construction of the proposed project, solid waste generation will be minor. Solid waste will be disposed of using a locally licensed waste hauling service and taken to the Waste Management of North County facility, located at 2141 Oceanside Boulevard. This is an active solid waste operation facility that accepts construction/demolition waste (CalRecycle, 2012). Due to the minimal amount of workers required to operate and maintain the facility, a nominal amount of solid waste is anticipated during operation of the proposed project. Therefore, there is ample landfill capacity to receive the project's minor amount of solid waste generated by project construction and operation. A less than significant impact is identified for this issue area.
- g) *Comply with federal, state, and local statutes and regulations related to solid waste? **No Impact.*** During construction and operation of the proposed project, solid waste generation would be minor. The proposed project would continue to comply with federal, state and local regulations related to solid waste and recycling. Therefore, no impact is identified for this issue area.

	Potentially Significant Impact	Potentially Significant Unless Mit.	Less than Significant Impact	No Impact
14.16 MANDATORY FINDINGS OF SIGNIFICANCE. Would the project:				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to decrease below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c. Does the project have impacts which are individually limited, but cumulatively considerable (Cumulatively considerable means the project's incremental effects are considerable when compared to the past, present, and future effects of other projects)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d. Does the project have environmental effects which will have substantial adverse effects on human beings, directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

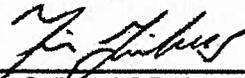
- a) *Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to decrease below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of major periods of California history or prehistory? **Less Than Significant Impact.*** As detailed in Section 14.4, Biological Resources, the proposed project will not result in significant direct or indirect impacts to biological resources. Although sensitive riparian habitat, which has the potential to support sensitive plant and animal species, was identified adjacent to the project site, implementation of construction BMPs (i.e., placement of straw wattles, silt fencing, watering unvegetated areas, etc.) and SWPP measures would be required during construction activities. Additionally, the project site and surrounding habitat has the potential to support migratory birds; however, construction activities would occur outside of the avian breeding season.

As detailed in Section 14.5, Cultural Resources, ASM observed two ceramic body sherds in the south-central portion of the project site. However, the sherds were interpreted to be an isolated occurrence, with no other cultural resources observed within the project site. Isolated occurrences tend to be categorically excluded from the California Register and these finds possessed no traits considered significant. Therefore, implementation of the proposed project will not degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate the important examples of major periods of California history or prehistory. A less than significant impact is identified.

- b) *Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? **Less Than Significant Impact.*** As determined through the analysis presented above, the proposed project would not result in long-term environmental impacts. The proposed project is a solar facility that would assist the City in meeting its long-term environmental goals related to renewable energy production and compliance with Assembly Bill 32. Therefore, proposed project, as designed, would not achieve short-term environmental goals to the disadvantage of long-term environmental goals.

- c) Does the project have impacts which are individually limited, but cumulatively considerable (Cumulatively considerable means the project's incremental effects are considerable when compared to the past, present, and future effects of other projects)? **No Impact.** Based on the analysis provided above in the Initial Study, the proposed project would not result in impacts that are individually limited, but cumulatively considerable. Therefore, no impact is identified for this issue area.
- d) Does the project have environmental effects which will have substantial adverse effects on human beings, directly or indirectly? **No Impact.** The proposed project is the construction of a small solar facility on vacant land. The project would not result in potential impacts to the health or well-being of human beings either directly or indirectly, thus, no impact is identified for this issue area.

15. **PREPARATION.** The initial study for the subject project was prepared by:



Tim Gribus, HDR Env. Sciences Business Class Lead

16. **DETERMINATION** (to be completed by lead agency). Based on this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described herein have been included in this project. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

17. **DE MINIMIS FEE DETERMINATION** (Chapter 1706, Statutes of 1990-AB 3158)

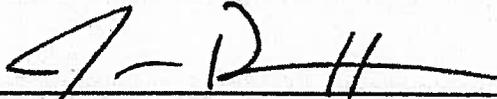
- It is hereby found that this project involves no potential for any adverse effect, either individually or cumulatively, on wildlife resources and that a "Certificate of Fee Exemption" shall be prepared for this project.
- It is hereby found that this project could potentially impact wildlife, individually or cumulatively, and therefore fees shall be paid to the County Clerk in accordance with Section 711.4(d) of the Fish and Game Code.

18. **ENVIRONMENTAL DETERMINATION:** The initial study for this project has been reviewed and the environmental determination, contained in Section V. preceding, is hereby approved:



Jerry Hittleman, City Planner

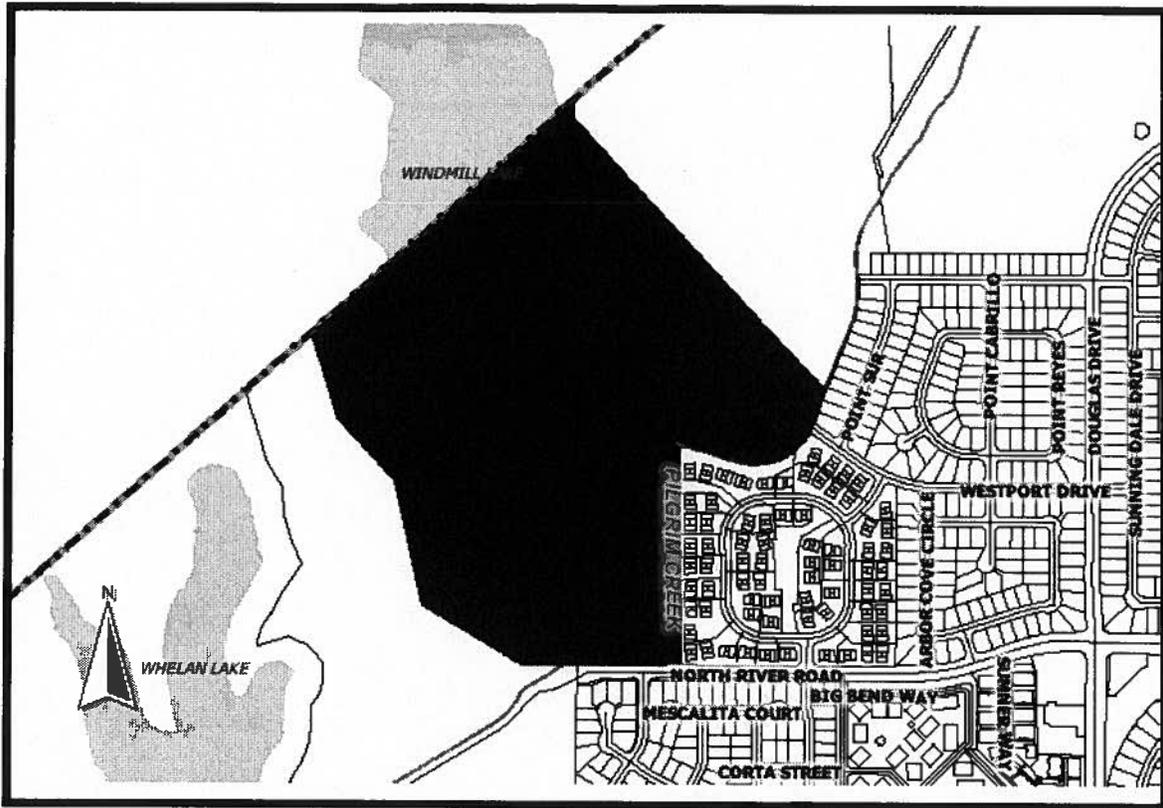
- 19. PROPERTY OWNER/APPLICANT CONCURRENCE:** Section 15070(b)(1) of the California Environmental Quality Act (CEQA) Guidelines provides that Lead Agencies may issue a Mitigated Negative Declaration where *the initial study identifies potentially significant effects, but, revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur.* The property owner/applicant signifies by their signature below their concurrence with all mitigation measures contained within this environmental document. However, the applicant's concurrence with the Draft Mitigated Negative Declaration is not intended to restrict the legal rights of the applicant to seek potential revisions to the mitigation measures during the public review process.



Jason Dafforn, Water/Wastewater Project Manager
City of Oceanside Water Utilities Department

REFERENCES:

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- URBEMIS, 2007. Version 9.2.4
- USDA, 1973. Soil Survey: San Diego Area, California. United States Department of Agriculture, Soil Conservation Service and Forest Service.



File Number: CUP12-00017

Applicant: City of Oceanside Water Utilities Department

Description:

CONDITIONAL USE PERMIT (CUP12-00017) a request to allow the development of a small solar facility within a portion of a vacant 8-acre site located immediately south of the San Luis Rey Waste Water Treatment Plant. The proposed solar facility would be 100 feet from any residence and 150 feet from the San Luis Rey River. The solar facility will help facilitate and provide for a portion of the electrical needs for the San Luis Rey Waste Water Treatment Plant.– **San Luis Rey Wastewater Plant Solar Project**

Environmental Determination:

In accordance with the California Environmental Quality Act (CEQA), a Negative Declaration (ND) has been prepared for the proposed project. The Planning Commission will consider the Mitigated Negative Declaration during its hearing on the project.

City of Oceanside, Planning Division
300 N. Coast Highway
Oceanside, CA 92054 - (760) 435-3520



RECEIVED

Application for Discretionary Permit

Development Services Department / Planning Division
(760) 435-3520
Oceanside Civic Center 300 North Coast Highway
Oceanside, California 92054-2885

JUL 24 2012

CITY OF OCEANSIDE
DEVELOPMENT SERVICES

STAFF USE ONLY

ACCEPTED

7/24/12

BY

SN
/

Developer Deposit Account

Please Print or Type All Information

HEARING

NEG DEC

PART I - APPLICANT INFORMATION

1. APPLICANT City of Oceanside -
Water Utilities Dept.

2. STATUS
Owner

GPA

MASTER/SP.PLAN

ZONE CH.

3. ADDRESS
300 N. Coast Highway

4. PHONE/FAX/E-mail
760-435-5811

TENT. MAP

PAR. MAP

5. APPLICANT'S REPRESENTATIVE (or person to be contacted for information during processing)
Jason Dafforn

DEV. PL.

C.U.P.

CUP 12-00017

6. ADDRESS
300 N. Coast Highway

7. PHONE/FAX/E-mail
760-435-5811

VARIANCE

COASTAL

PART II - PROPERTY DESCRIPTION

8. LOCATION Vacant Land located at the end of Whelan Lake
Road (end of cul de sac at North River Road)

9. SIZE

8 acres

10. GENERAL PLAN
Agricultural

11. ZONING
A (Agriculture)

12. LAND USE
Vacant Land

13. ASSESSOR'S PARCEL NUMBER
157-021-03

14. LATITUDE

15. LONGITUDE

PART III - PROJECT DESCRIPTION

16. GENERAL PROJECT DESCRIPTION

8 acre site to have solar panel arrays installed on the site in order to provide sustainable energy to the San Luis Rey Wastewater Treatment Plant.

17. PROPOSED GENERAL PLAN

18. PROPOSED ZONING

19. PROPOSED LAND USE
Utility (Solar)

20. NO. UNITS

21. DENSITY

22. BUILDING SIZE

23. PARKING SPACES

24. % LANDSCAPE
0%

25. % LOT COVERAGE or FAR
80%

PART IV - ATTACHMENTS

26. DESCRIPTION/JUSTIFICATION

27. LEGAL DESCRIPTION

28. TITLE REPORT

29. NOTIFICATION MAP & LABELS

30. ENVIRONMENTAL INFO FORM

31. PLOT PLANS

32. FLOOR PLANS AND ELEVATIONS

33. CERTIFICATION OF POSTING

34. OTHER (See attachment for required reports)

PART V - SIGNATURES

SIGNATURES FROM ALL OWNERS OF THE SUBJECT PROPERTY ARE NECESSARY BEFORE THE APPLICATION CAN BE ACCEPTED. IN THE CASE OF PARTNERSHIPS OR CORPORATIONS, THE GENERAL PARTNER OR CORPORATION OFFICER SO AUTHORIZED MAY SIGN. (ATTACH ADDITIONAL PAGES AS NECESSARY).

35. APPLICANT OR REPRESENTATIVE (Print):
City of Oceanside - Water Utilities
Dept.

36. DATE
7-23-12

37. OWNER (Print)
City of Oceanside - Water Utilities
Dept.

38. DATE
7/23/12

Sign:

Sign:

- I DECLARE UNDER PENALTY OF PERJURY THAT THE ABOVE INFORMATION IS TRUE AND CORRECT. FURTHER, I UNDERSTANDING THAT SUBMITTING FALSE STATEMENTS OR INFORMATION IN THIS APPLICATION MAY CONSTITUTE FRAUD, PUNISHABLE IN CIVIL AND CRIMINAL PROCEEDINGS.
- I HAVE READ AND AGREE TO ABIDE BY THE CITY OF OCEANSIDE DEVELOPMENT SERVICES DEPARTMENT AND ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT POLICY NO. 2011-01/POLICY AND PROCEDURE FOR DEVELOPMENT DEPOSIT ACCOUNT ADMINISTRATION.



CUP APPLICATION

San Luis Rey Wastewater Treatment Plant Solar Project

PROJECT LOCATION: The 8-acre project site is located in the north-central portion of the City of Oceanside, approximately six miles northeast of the City of Carlsbad, five miles east of the Pacific Ocean, and one half mile south of Marine Corps Base Camp Pendleton.

The project site is located on public land immediately south of Whelan Lake Road and is generally bordered by the existing S Luis Rey Wastewater Treatment Plant access road (Whelan Lake Road) and a tributary channel to the north, a single-family residential development on the east and the San Luis Rey River immediately south.

PROJECT DESCRIPTION: The City of Oceanside Water Utilities Department proposes the development of a small solar facility on currently vacant land located immediately south of the San Luis Rey Wastewater Treatment Plant. The proposed project would include a solar array field containing 3,168 high efficiency (327 Watt) solar panel modules, five drive motors, and a 35'x10' equipment pad. The equipment pad would include the following:

- (2) Inverters – 12'L x 3'D x 8'H
- (1) Switchgear – 12'L x 3'W x 8'H
- (1) 480 Volt to 12 Kilovolt transformer - 4'L x 4'W x 4'H
- (8 to 10) Rack-mounted DC disconnect switches – 2'L x 1'D x 3'H
- Data acquisition assembly and meteorological station – less than 2'L x 2'W x 2'H each.

The project will connect to the existing San Diego Gas and Electric (SDG&E) tie-in located on the San Luis Rey Wastewater Treatment Plant site by constructing an underground utility line within the existing paved driveway of the Treatment Plant.

The proposed project development will be set back from the east and south of the project site boundary so that no project components are located immediately adjacent to residential uses to the east and the San Luis Rey River to the south. Specifically, a 100-foot setback/buffer will be provided between the eastern-most portion of the solar equipment/panels and the single-family residential area located immediately to the east of the project site boundary. Additionally, a 150-foot setback/buffer will be provided between the southern-most portion of the solar equipment/panels and the San Luis Rey River. No portion of the project will be constructed within these proposed setback/buffer zones.

EXHIBIT "A"

All that certain real property situated in the County of San Diego, State of California, described as follows:

THE SOUTH HALF OF THE SOUTHEAST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND LOTS 2 AND 3, ALL BEING IN SECTION 6, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF.

EXCEPTING THEREFROM

ALL THAT PORTION OF SECTIONS 5 AND 6, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT. A 2 INCH IRON PIPE ON THE SOUTHEASTERLY BOUNDARY OF THE RANCHO SANTA MARGARITA Y LAS FLORES, SAID 2 INCH IRON PIPE MARKING THE CLOSING CORNER BETWEEN SAID SECTIONS 5 AND 6 AS SHOWN ON RECORD OF SURVEY MAP NO, 652 RECORDED APRIL 21, 1938 AS FILE NO. 18367 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY; THENCE SOUTH 00°47'15" EAST, (RECORD SOUTH 00°45'00" EAST, RECORD OF SURVEY NO. 652) ALONG THE COMMON LINE BETWEEN SAID SECTIONS 5 AND 6, A DISTANCE OF 1200-00 FEET;

THENCE LEAVING SAID COMMON LINE SOUTH 41°58'18" EAST, 754-11 FEET; THENCE SOUTH 01°07'15" EAST, 1090-15 FEET; THENCE SOUTH 88°53'09" WEST, 797-10 FEET; THENCE NORTH 60°00'55" WEST, 576-09 FEET; THENCE NORTH 12°59'33" WEST 640.09 FEET; THENCE NORTH 43°00'32" WEST, 426-07 FEET; THENCE NORTH 18°00'16" WEST, 448-06 FEET TO A POINT ON THE AFOREMENTIONED SOUTHEASTERLY BOUNDARY OF THE RANCHO MARGARITA Y LAS FLORES; THENCE NORTH 47°28'45" EAST ALONG SAID RANCHO -BOUNDARY 1800.22 FEET TO THE POINT OF BEGINNING-

ALSO EXCEPTING THEREFROM

ALL THAT PORTION OF FRACTIONAL SECTION 6 AND OF SECTION 7, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO OFFICIAL PLAT THEREOF, DESCRIBED AS FOLLOWS:.

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 7; THENCE NORTH 89°18'29" WEST ALONG" THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION A DISTANCE OF 2531.22 FEET MORE OR LESS TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE RETRACING ALONG SAID NORTH LINE SOUTH 89°29' EAST A DISTANCE OF 968-93 FEET TO A POINT ON A MEANDERING LINE 100 FEET EASTERLY FROM THE HIGH WATER MARK OF WHELAN LAKE; THENCE LEAVING SAID SECTION LINE SOUTH 43°00'32' EAST 42.38 FEET ALONG SAID MEANDER LINE TO THE TRUE POINT OF BEGINNING; THENCE NORTHERLY ALONG SAID MEANDERING LINE 100 FEET EASTERLY FROM THE HIGH WATER MARK OF WHELAN LAKE THE FOLLOWING COURSES:

NORTH 43°32'50" WEST 03.11 FEET; THENCE NORTH 17°06'37" WEST 43.69 FEET; THENCE NORTH 10°16'19" WEST 143.63 FEET; THENCE NORTH 5°40'18" WEST 57-95 FEET; THENCE NORTH 67°36'13" EAST 146-65 FEET; THENCE NORTH 29°04'36" EAST 77.80 FEET; THENCE NORTH 13°37'11" EAST 86-91 FEET; THENCE NORTH 5°37'30" WEST 106.18 FEET; THENCE NORTH 22°08'30" EAST 45-60 FEET; THENCE NORTH 33°47'37" EAST 60.36 FEET; THENCE

NORTH 24°11'36" EAST 58.70 FEET; THENCE NORTH 17°45'22" EAST 70.12 FEET; THENCE NORTH 5°04'36" EAST 77-92 FEET; THENCE NORTH 0°37'35" EAST 95.45 FEET; THENCE NORTH 34°11'57" EAST 76-20 FEET; THENCE NORTH 12°52'08" EAST 48.31 FEET; THENCE NORTH 0°47'46" EAST 109-80 FEET; THENCE NORTH 41°42'44" WEST 105-92 FEET; THENCE NORTH 64°57'49" WEST 109.04 FEET; THENCE SOUTH 72°50'52" WEST 168.17 FEET; THENCE NORTH 11°44'01" EAST 42.97 FEET; THENCE NORTH 19°24'30" EAST 72.17 FEET; THENCE NORTH 35°34'12" EAST 66.72 FEET; THENCE NORTH 28°14'54" EAST 129.85 FEET; THENCE NORTH 33°31'39" EAST 164.24 FEET; THENCE NORTH 27°49'27" WEST 130.12 FEET; THENCE NORTH 16°44'01" WEST 135.27 FEET; THENCE NORTH 3°01'09" WEST 139.79 FEET; THENCE NORTH 31°57'59" WEST 141.62 FEET; THENCE LEAVING SAID MEANDER LINE, NORTH 17°17'47" WEST 332.68 FEET MORE OR LESS TO THE BOUNDARY OF THE RANCHO SANTA MARGARITA SOUTH 48°02'50" WEST ALONG SAID BOUNDARY A DISTANCE OF 2394.14 FEET MORE OR LESS TO THE CORNER OF LAND KNOWN AS THE WHELAN PROPERTY; THENCE SOUTH 46°10'03" EAST ALONG SAID BOUNDARY TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTH 43°12'45" EAST A DISTANCE OF 486.98 FEET TO THE NORTHERLY LINE OF A PROPOSED RIGHT OF WAY FOR THE SAN LUIS REY RIVER PROJECT AS SHOWN ON PLANS ON FILE WITH THE CITY OF OCEANSIDE PREPARED BY BERRYMAN AND STEVENSON, INC.; THENCE SOUTH 63°40'56" WEST ALONG SAID NORTHERLY LINE A DISTANCE OF 476.88 FEET TO THE PROPOSED RIGHT OF WAY LINE SHOWN ON PLANS ENTITLED "EXCAVATION PLAN FOR WHELAN LAKE AREA, SAN LOIS REY RIVER FLOOD -CONTROL PROJECT PREPARED BY THE U. S. ARMY CORP OF ENGINEERS AND ON FILE WITH THE CITY OF OCEANSIDE; THENCE ALONG SAID LINE NORTH 46°01'34" WEST-240.02 FEET; THENCE SOUTH 45°43'22" WEST 1323.91; THENCE SOUTH 21°55'24" EAST A DISTANCE OF 523-62 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE LEAVING SAID LINE SOUTH 88°17'27" EAST A DISTANCE OF 1000.00 FEET MORE OR LESS TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE ALONG SAID EAST LINE NORTH 1°42'33" EAST 480.00 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER SOUTH 89°36'34" EAST A DISTANCE OF 80.93 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY WITH A RADII OF 1260.05 FEET IN THE SOUTHEASTERLY RIGHT OF WAY LINE AS SHOWN ON SAID BERRYMAN AND STEVENSON, INC., PLAN; A RADIAL LINE TO SAID POINT BEARS NORTH 54°55'58" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE A CENTRAL ANGLE OF 51°32'02" A DISTANCE OF 1133.33 FEET TO A POINT WHICH BEARS SOUTH FROM THE TRUE POINT OF BEGINNING; A RADIAL LINE BEARS NORTH 3°23'56" WEST; THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH A DISTANCE OF 676.26 FEET TO THE NORTHERLY LINE OF SAID RIGHT OF WAY; THENCE CONTINUING NORTH A DISTANCE OF 71-27 FEET TO THE TRUE POINT OF BEGINNING.

APN: 157-021-03