

COUNTY OF SAN DIEGO . DEPARTMENT OF PLANNING AND LAND USE

APPLICATION FOR AN ENVIRONMENTAL INITIAL STUDY (AEIS)

For Applications <u>NOT</u> Covered By A Previously Completed CEQA Document

NOTE: IF THE PROPOSED PROJECT WAS CONSIDERED IN A PREVIOUS CEQA DOCUMENT (NEGATIVE DECLARATION OR EIR) WHICH HAS RECEIVED PREVIOUS ENVIRONMENTAL REVIEW, <u>DO</u> <u>NOT</u> COMPLETE THIS FORM. COMPLETE DPLU FORM #366 FOR AN ENVIRONMENTAL REVIEW UPDATE.

SUBMIT FOUR (4) COMPLETED COPIES TO THE DPLU ZONING COUNTER

FOR COUNTY USE ONLY:

Project Number(s):

THIS FORM IS BEING COMPLETED BY:

Michael Page

Name (Please Print)					
EDAW Inc	Senior Pro	ject Manager			5/15/09
Agency (If applicable)	Title				Date
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Address					
San Diego	СА	92101	(619) 233-2454	(619) 23	33-0952
City	State	Zip	Telephone Number	Fax Num	Der
APNs: 661-050-04, 661- 041-04, 661-090-04					
Project Location (including APN)					<u> </u>
I hereby certify that the sta and information required for facts, statements, and infor belief. I further understand adequate evaluation can be Signature:	or adequat rmation pre I that addit	e evaluation of esented are tr ional informa the County of	of this project to the ue and correct to the tion may be required	best of my best of my	ability, that the knowledge and

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CA 92123-1666 · (858) 565-5981 · MS 0650 · FAX (858)

I. PROJECT APPROVALS

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

DEPARTMENT OF PLANNING AND LAND USE ISSUED PERMITS:

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

DEPARTMENT OF PUBLIC WORKS ISSUED PERMITS:

- County Right of Way Permits Construction Permit Improvement Plans Encroachment Permit Map Modification Excavation Permit Remandment of Relinquished Access Grading Permit Rights Grading Permit Plan Change
 - Condemnation of Right-of-Way

DEPARTMENT OF ENVIRONMENTAL HEALTH ISSUED PERMITS:

Exploratory Borings, Direct-push Samplers, and Cone Penotrometers Permits

- Groundwater Wells and Exploratory or Test Borings Permit
- Septic Tank Permit
- Underground Storage Tank Permit
- Water Well Permit

I. PROJECT APPROVALS (cont.)
2. Indicate other permits, approvals, or findings <u>required from regional, state, and federal</u> jurisdictions that are *anticipated at this time*.

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

II. CODE ENFORCEMENT/VIOLATION ISSUES

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

<u>NONE</u>

PROJECT DESCRIPTION -

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

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

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

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

(Use additional sheets if necessary):

See "Exhibit 4: Amended Project Description" of the MUP Application.

IV. ENVIRONMENTAL ASPECTS OF PROJECT

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

1.	LAND USE:	YES	NO	Will the project be a land use not presently existing in the surrounding neighborhood?
				The existing project site is primarily undeveloped land with the Southwest Powerlink (SWPL) electrical transmission line located to the north of the project area. Old highway 80 is located to the northwest of the project. The proposed Gen-Tie project would consist of three to five lattice towers or monopoles and associated electrical lines that are similar to SWPL. In addition, the ESJ Gen-Tie project will connect to the proposed SDG&E East County Substation. The installation of this proposed electrical infastructure would not introduce a new land use into the area.
2.	AGRICULTURE RESOURCES:			Has the property been in any agricultural use within the last 20 years? If yes, please describe below and include the timeframe and use of the land:

The proposed project site is currently undeveloped and

				has not been used for agricututral purposes based on interviews with the site owner and historical site photographs dating from the 1950's.
3.	POPULATION AND HOUSING:		\boxtimes	Will existing housing be removed to allow construction of the proposed project?
				The proposed project site is currently undeveloped and does not include any housing in the project area. Therefore, construction of the proposed project would not remove existing housing.
4.	GEOLOGICAL ISSUES:		\boxtimes	Are there any identified or suspected geologic hazards on the site or in the immediate area (landslides, subsidence, earthquake faults, slopes > 25%, etc.)?
				A review of the Alquist Priolo fault mapping revealed that the project site is not located on any active fault lines. Mapping of active fault lines indicated that the nearest active fault is 8.5 miles east of the project site. Additionally, the project site is relatively flat and does not contain any slopes that could be subject to landslides during an earthquake.
5.	WATER RESOURCES:			Does the project propose to use groundwater for any purpose (for example water supply, irrigation, grading)? (Note: If it is stated that the project will not use groundwater for any purpose, the project will be conditioned to either install all necessary public water infrastructure or may be limited from using groundwater)
				The proposed Gen-Tie would not require the use of groundwater for any purpose.
			\boxtimes	Are there any existing water wells on the property? If yes, state how many are currently in-use. (Show all wells on site/plot plans or maps)
				The proposed project site is currently undeveloped and does not contain any existing water wells.
			\boxtimes	Will the project require new stormwater/drainage facilities?
				The proposed project will not require any stormwater or drainage facilities. Although a stormwater management plan (SWMP) will be prepared for construction activities. No permanent stormwater or drainage facilities would be required.
6.	AIR QUALITY:		\bowtie	Will the project generate smoke, fumes, or odors?
				The proposed project consists of Gen-Tie line and will not generate smoke, fumes, or odors during operation. Typical construction equipment will emit combustion emissions during construction. An estimate of the type and size of equipment that will be used during construction is presented in the amended project description in Exhibit 4.
7.	TRANSPORTATION CIRCULATION:	/		Will the project affect pedestrians or horse riders or vehicular traffic (including bicycles) in the immediate area?
				Access to the Gen-Tie project area is provided by Old Highway 80. The property legal access (Route PA)

				would require construction of a new 20 foot wide road. A new Gen-Tie access road will be constructed that will parallel the proposed Gen-Tie. The access road would be an approximately 12-foot wide graded dirt road.
				The Border Patrol currently uses the existing property access road and several other roads in the project vicinty for border surveillance. The proposed project will not impact the ability of the Border Patrol to use the existing roads. The public also occasionally uses exisiting roads in the project area; however, the roads in the project area are on private land so the public does not have a legal right to use these roads. There are no known official trails that would be affected by construction of the proposed project. Therefore, the proposed project would not affect pedestrians, horse riders, or vehicular traffic (including bicycles).
				Is there any traffic congestion during commute hours at any nearby street intersections providing access to the project that will be substantially affected? If yes, list the intersection(s):
				Access to the project site is from Old Highway 80. The nearest intersection is Carrizo Gorge Road and Old Highway 80. There are less than 1000 people in the town of Jacumba which is 3.75 miles west of the project. Therefore, there is limited population and traffic in the project vicinity. During construction there will be 20 to 25 workers accessing the site for an approximately 6 month period. During operation 2 to 3 workers will access the site on a periodic basis. Based on the limited existing traffic in the area and the limited number of vehicles due to the proposed project (and the temporary nature of the construction-related traffic, traffic congestion during commute hours is not anticipated.
8.	BIOLOGICAL RESOURCES:	\square		Will the project require the removal of natural vegetation (excluding landscaping and agriculture)?
				Route A-1 would permanently remove 1.15 acres of natural vegetation and temporarily impact 5.25 acres of natural vegetation.
				Route A-2 would permanently remove 1.14 acres of natural vegetation and temporarily impact 4.05 acres of natural vegetation.
				The legal property access road would permanently remove 1.10 acres of natural vegetation. further information on biological resources is contained in Exhibit 9.
				Has the project site been cleared/graded in the past 5 years prior to the submittal of this application? If yes, explain and include details as to the extent, times, and reasons for clearing or Permit Number:
				The proposed project site is currently undeveloped. Field surveys indicate no evidence that the site has been cleared or graded in the past five years prior to submittal of this application.
			\boxtimes	Are there any known or identified unique, rare, threatened, or endangered animals or plants residing on

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the site or in close proximity? Field surveys conducted for the proposed project did not identify any known or identified unique, rare, threatened, or endangered animals or plants residing on the site or in close proximity. Further information on biological resources is contained in Exhibit 9. \square Are there any existing Biological Open Space Easements on the project site or affected by project improvements off-site? Research of County of San Diego data indicated that no Biological Open Space Easements exist on the proposed project site or exist off-site that would be affected by the proposed project. 9. HAZARDS: Are there any potentially hazardous and/or toxic \bowtie materials exist on either this site or nearby property? (Examples of hazardous and/or toxic materials include, but are not limited to PCB's; radioactive substances; pesticides and herbicides; fuels, oils, solvents, and other flammable liquids and gases. Also note, underground storage of any of the above.) If yes, explain and list the material(s) and location(s): The project area is undeveloped land. ESJ U.S. has completed a Phase I site assessment in accordance with ASTM standards which identified no Recognized Environmental Conditions onsite. The Phase I also identified no known contamination on nearby properties. \boxtimes Will the proposed project involve the temporary or longterm use, storage or discharge of hazardous and/or toxic materials? The proposed Gen-Tie would not involve the use, storage, or discharge of hazardous or toxic materials. During construction occasional onsite fueling may occur. Fuel would be stored in accordance with Best Management Practices. Will the project involve the burning of wastes? If yes, 9. HAZARDS (cont.): explain what materials will be burned: The proposed Gen-Tie would not involve burning of any wastes. 10. NOISE: Will the project cause a substantial change in existing noise levels in the vicinity? Electrical lines can generate a small amount of sound energy that is barely audible during fair weather conditions and even then only in the immediate vicinity. During wet weather conditions a crackling or humming may be heard, but again this is limited to the immediate vicinity. Existing noise in the area is primarily due to vehicular noise from Highway I-8 and from Old Highway 80. Burns and McDonnell prepared an Audible Noise Performance analysis that indicated most of the year, in fair weather conditions audible noise at the edge of the right-if-way will not exceed 28 dBA. Therefore, changes to existing noise levels associated with the proposed project would not be substantial. Refer to Exhibit 15 for the noise analysis. \Box Will the project place new residents in an area of current

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or anticipated high traffic noise or noise from other sources?

The proposed project would not include any new residential uses and will not otherwise result in the placement of new residents in an area of current or anticpated high traffic noise or noise from other sources.

11. PUBLIC SERVICES:

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UTILITIES AND

SERVICES:

13. AESTHETICS

(INCLUDES

LANDFORMS):

12.

The proposed project would not include any housing or schools and will not induce housing within the project area. Therefore, the proposed project will not involve

Will the project involve the siting of any schools?

the siting of any schools.

Does the project propose to have septic or an on-site sewage treatment facility (for example package treatment plants)?

The proposed project would not generate any sewage and would not include the construction of septic or onsite sewage treatment.

Will the project require annexation to any service agency?

The proposed project will not require any utility or services systems and therefore will not require annexation to any service agency.

Will the project be more visible to the public than are its neighbors (larger than average, not screened by landscaping)?

ICF Jones & Stokes has prepared a preliminary visual analysis for the proposed project. A more in depth visual analysis report will be prepared in coordination with County Staff. The proposed Gen-Tie towers would be approximately of the same scale as the SWPL transmission line towers if connecting at 500kV and slightly smaller if connecting at 230kV. The preliminary visual analysis states that the existing visual landscape has already been modified by structures and other human activities and views of the project site are constrained by topographic features. Refer to Exhibit 15.

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

The preliminary visual analysis prepared by ICF Jones and Stokes stated that particular perspectives of the project site have views that extend across the international border and are expansive and compelling. The conical volcanic remnants that are characteristic of the area add relief and visual interest but appear incongruent with the rest of the physiographic unit and detract from the unity of the rugged landscape. The intactness of existing visual landscape has been previously modified by structures and other human activities, and the unity of visual environment has also been compromised by the large, obvious cultural modifications. Therefore, the proposed project site does contain some natural features of scenic value, but these features have been modified by other land uses. Refer to Exhibit 15.

 \Box

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

			The Gen-Tie Project would not include materials that could create glare or reflect light. The lattice towers or monopoles would be neutral shades.
14.	CULTURAL AND HISTORICAL RESOURCES:		Will the project disturb any archaeological resource such as rock art, grinding and milling features, or artifacts?
			The Gen-Tie access road for Route A2 and the Gen-Tie access road for Route A1 have the potential to impact a few lithic scatter/reduction areas. The property legal acces road (PA) also has the potential to impact cultural resources. The access roads would be designed to avoid or minimize any potential disturbance. Lattice towers or monopoles would be sited to avoid impacts to archeological resources. Refer to Exhibit 10 for the Archaeological and Historical Investigation. If it is not possible, to avoid impacts testing/evaluation of the sites would be required.
14.	CULTURAL AND HISTORICAL RESOURCES (cont.):		Will your project involve the demolition or modification of a structure(s) greater than 50 years in age? If yes, explain and supply picture(s) of structure.
			The proposed project site is currently undeveloped and would not require demolition or modification of any existing structures.
			Are there any existing Archaeological Open Space Easements on the project site?
			Research conducted for the archeological resources technical report found that no existing Archeological Open Space Easements exist on the project site.Refer to Exhibit 10.
15.	MISCELLANEOUS		Have all known easements including all easements on the property Title report been shown? (Show all easements on site/plot plans or maps)
			There are no know easements on the property.

V. OFF-SITE IMPROVEMENTS

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

1.	STREETS:	YES	NO	Is the construction of new off-site streets or widening of existing off-site streets proposed? If yes, describe:
				Access to the Gen-Tie project area is provided by Old Highway 80. The property legal access (Route PA) would require construction of a new 20 foot wide road.
2.	EXTENSION OF UTILITY LINES:			Is the extension of sewer/water/electric/gas lines proposed? If yes, describe (include distance to the nearest existing lines – in miles or feet, and the location of anticipated connection point:
				The proposed project consists of construction of a Gen-Tie and will not include development of new residential, commercial, or any other type of structures that would require the extension of sewer, water, electric, or gas lines.

3.	DRAINAGE/ STORMWATER/ FLOOD CONTROL :		Are new off-site drainage/stormwater/flood control facilities or improvements to the existing off-site drainage/stormwater/flood control facilities proposed? If yes, describe:
			The proposed project site is relatively flat and construction of the proposed project would not involve major earthwork that would dramatically alter exisiting drainage patterns. Additionally, grading of the proposed project site would be done consistent with County guidelines pertaining to drainage, stormwater, and flood control. Therefore, the proposed project would not require new off-site drainage/stormwater/flood control facilities or improvements to existing drainage/stormwater/flood control facilities.
4.	PATHS:		Are pedestrian and/or bicycle paths proposed? <u>The proposed project consists of construction of a Gen-Tie</u> <u>and will not include development of any pedestrian and/or</u> <u>bicycle paths.</u>
			if this application is for one or more of the following Amendment, Rezone, or Specific Plan Amendment.

	YES	NO	Will grading or filling be required? If yes, please provide the following information:									
			Vol. of cut: <u>Minimal</u> cubic yards Max cut slope ratio: <u>Minimal</u> Max. height: <u><1</u> ft. Vol. of fill: <u>Minimal</u> cubic yards Max fill slope ratio: <u>Minimal</u> Max. height: <u><1</u> ft.									
			If soil is to be imported/exported please describe the source of import/export location, if known. (Use additional sheets if necessary):									
			No import of soil is proposed.									
	\square		Will grading or filling be required off-site? Explain (Use additional sheets if necessary):									
			Access road will be graded and maintained to 12-foot width.									
		\square	Is blasting anticipated? If so, please indicate the possible location of blasting sites on the grading plan & detail the areas expected to be blasted (if known):									
		\boxtimes	<u>No blasting will be required.</u> Are retaining walls proposed? If yes, what is max. height? <u>N/A</u> ft. (Show all retaining walls on site/plot plan or map)									
VII.	follo		SED SITE UTILIZATION: Complete <u>ONLY</u> if this application is for one or more of the Administrative Permits, Grading Permits, Major Use Permits, Minor Use Permits, Site Plans, and									
	1.	Tota	l area <u>8.07 (Route A1) / 6.86 (Route A2)</u> acres									
		Tota	I net acres (total minus area of public and private streets and parkland dedication) $\underline{N/A}$ acres									
	2.	Num	ber of buildings <u>N/A</u> Height <u>150 feet</u> Stories <u>N/A</u>									
	3.	Num	ber of attached residential units <u>N/A</u> Detached <u>N/A</u>									

4. Number of floor area: Commercial uses<u>N/A</u> Industrial uses: <u>N/A</u>

5. Number of off-street parking spaces <u>N/A</u>

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

A. Project Operations

- 1. Number of average daily vehicle trips generated by the project 2 trips per week
- Facilities to be open on weekdays from _____ a.m. to _____ p.m. On weekends from _____ a.m. to _____ p.m.
- 3. Total number of employees <u>No new employees would be required.</u> Each Shift <u>N/A</u>
- 4. Number of clients, customers, or users EACH weekday N/A
- 5. Radius of the service area N/A

- 6. Total floor area <u>N/A</u> square feet Type of uses _____
- 7. Number of off-site parking spaces provided N/A
- 8. North American Standard Industrial Classification Code(s) (http://www.census.gov/epcd/www/naicstab.htm):

B. Industrial Waste



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2.

Will industrial waste be discharged? If yes, attach a discussion of the provisions for disposal.

Will the project result in the use or discharge of hazardous materials including hazardous air emissions (i.e., chemicals, dust, smoke, etc.)?

If yes, attach a discussion of the pollutants mandated for control and any special permits required. Also answer the following *(Use additional sheets if necessary):*

a. What type of material (s): _____

b. How often?

C. Miscellaneous

1.	YES	NO	Could the project result in the emission of any substances or energy such as odor, vibration, glare, or electrical disturbance?
			The Gen-Tie would safely contain the energy being transmitted through the electrical lines and would not emit any substances or energy such as odor, vibration, glare, or electrical disturbance.
2.			Will the project contain any unique elements, such as industrial machinery, generators, exterior heavy work areas, outdoor speakers, heavy equipment operation that could generate substantial noise that could be heard outside the project? (Do not include common noise sources associated with all projects such as construction and traffic.)
3.			Will the project involve the storage of dangerous materials (for example liquefied petroleum)? If yes, what safety measures have been taken (Use additional sheets if necessary):

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