STATE OF CALIFORNIA GRAY DAVIS, Governor

PUBLIC UTILITIES COMMISSION

505 VAN NESS AVENUE SAN FRANCISCO, CA 94102-3298



Notice of Preparation

Environmental Impact Report for the

Miguel-Mission 230 kV #2 Transmission Line Project Proposed by San Diego Gas and Electric Company

Application No. A-02-07-022

A. Introduction

San Diego Gas and Electric Company (SDG&E) has filed an application for a Certificate of Public Convenience and Necessity (CPCN) with the California Public Utilities Commission (CPUC) for its proposed Miguel-Mission 230 kV #2 Transmission Line Project. The CPUC has decided to prepare an Environmental Impact Report (EIR) for the proposed project in order to evaluate its potential environmental impacts under the California Environmental Quality Act (CEQA).

As required by CEQA, this Notice of Preparation is being sent to interested agencies and members of the public. The purpose of the NOP is to inform recipients that the Lead Agency is beginning the preparation of an EIR and to solicit information that will be helpful in determining the scope of the document. This notice includes a description of the project that SDG&E proposes to construct, a list of proposed project alternatives, a summary of potential project impacts, the times and locations of public scoping meetings, and information on how to provide comments to the CPUC.

B. Project Purpose and Need

According to SDG&E, the proposed project is needed to reduce constraints on its existing electrical system from the interconnection of new (and proposed) merchant generators located south and east of the Miguel Substation, including generators south of the U.S.-Mexico border. In addition, this proposed project would help further the objectives of Assembly Bill 970 (AB 970) of removing electrical transmission constraints within the SDG&E system. SDG&E expects that the additional generation and the proposed project would increase competition, which would benefit customers by reducing energy costs.

C. Project Description

The proposed project consists of three principal components: (1) the addition of a single-circuit 230 kV line, including replacement or modification of existing structures; (2) relocation of existing 69 kV/138 kV circuit onto new poles within the existing SDG&E-owned right-of-way; and (3) modifications to the Miguel and Mission Substations to accommodate the new 230 kV transmission line. Most of the construction would take place within the existing right-of-way on SDG&E-owned property. However, some substation modifications, staging and equipment storage areas, and construction access roads may require disturbing previously undisturbed land. All cleared areas not needed for operations or maintenance following construction, including staging areas and access roads, would be restored to their pre-construction condition. Project construction components are presented in Table 1.

Table 1 Summary of Project Components

Transmission System Modifications					
	Transmission Section		sion Section	Total Miguel to	
Transmission Circuits	Project Components	Miguel Substation to Fanita Junction	Fanita Junction to Mission Substation*	Mission Substation	
New 230 kV Circuit including Tower Modifications	Section Length	24 miles	11 miles	35 miles	
	138 kV Tower Modifications to Accommodate the 230 kV Circuit	60 towers	NA	60 towers	
	138 kV Tower Replacements to Accommodate the 230 kV Circuit	31 poles	NA	31 poles	
	New 230 kV Structures	11 poles	None	11 poles	
	Number of 230 kV Poles to be reconductored	None	45	45 poles	
Relocate Existing 69/138 kV Circuit	Length of New Line	24 miles	NA	24 miles	
	New 138 kV steel pole structures	94 poles	NA	94 poles	
	New 138 kV wood pole structures	14 poles	NA	14 poles	
Substation Modifications					
Miguel and Mission Substation Modifications	 New 230 kV circuit breakers and switching equipment would be added Bus and support structures would be added Control, protection and communication would be added New concrete foundations would be poured within the existing substations 				

^{*} No towers in this segment require replacement. Only reconductoring would be required on the existing towers.

D. Project Location

As shown in Figure 1 (also see PEA Figure 1-1), the proposed project is located in San Diego County within SDG&E's existing right-of-way, between Miguel and Mission Substations. The right-of-way includes portions of the unincorporated county, the Cities of San Diego and Santee, and Marine Corps Air Station Miramar.

E. Potential Environmental Effects

In accordance with the CEQA guidelines, the CPUC intends to prepare an EIR to evaluate potential environmental effects of the proposed project, and to propose mitigation measures to reduce any significant effects identified. The EIR will also consider the environmental impacts of project alternatives.

Based on an Initial Study prepared for the proposed project on September 5, 2003, and the review of documents submitted by SDG&E and other parties to the CPUC's CPCN proceeding, it was determined that completion of the proposed project may result in a number of potentially significant environmental effects. Potential issues and impacts include those listed in the Initial Study (Attachment 1 and 2).

No determination has yet been made as to the significance of these potential issues or impacts. Such determinations will be made in the EIR. The Initial Study includes the CEQA Environmental Checklist that would be used as the basis for the analysis in the EIR, where relevant to the project. Issues raised in the scoping process will also be addressed, as well as the cumulative impacts of the proposed project in combination with other existing and planned projects in the area.

Mitigation Measures. SDG&E has proposed 66 Project Protocols to reduce or eliminate potential adverse project impacts. The effectiveness of these protocols, which are a part of SDG&E's proposed project, will be evaluated in the EIR. Additional measures (mitigation measures) will be developed to further reduce impacts, as required. When the CPUC makes its final decision on the project, it will define the mitigation measures to be adopted as a condition of project approval and require their implementation through a Mitigation Monitoring Program (MMP), as required by CEQA.

F. Alternatives

In addition to mitigation measures, the EIR will evaluate project alternatives that could reduce, eliminate, or avoid impacts of the proposed project. Alternatives could include system modifications, other transmission line routes and alternative methods of providing reliable electric power to the project area.

As required under CEQA, a Draft EIR must describe a reasonable range of alternatives to the proposed project that could feasibly attain most of the basic project objectives and avoid or lessen any of the significant environmental impacts of the proposed project. The consequences of the No Project Alternative, under which the proposed project would not be constructed, must also be evaluated in the EIR.

Based on the Proponent's Environmental Assessment (PEA), the alternatives that would be considered in the EIR include, but are not limited to:

No Project Alternative

Under this alternative, the project would not be built and, according to SDG&E, the system would be constrained and require costly transmission system congestion management procedures to maintain power system reliability.

System Alternatives

- Upgrade of the existing 69 kV/138 kV system by adding two new transformers and various bundling and re-conductoring of existing 69 kV and 138 kV transmission lines.
- Construction of a new 230 kV circuit from the Miguel Substation to a newly constructed Main Street Substation.
- Construction of a new 230 kV circuit from the Miguel Substation to a newly constructed Los Coches Substation.
- Construction of a new 230 kV circuit from the Miguel to Sycamore Substations.
- Use of congestion management and remedial action. This alternative would include transmission to the Miguel Substation only.

Energy Conservation and Load Management Alternatives

This alternative would include programs that could reduce electric peak demand or have the primary effect of shifting electric demand from peak to non-peak time periods.

Route Design Alternatives

SDG&E considered, but eliminated from further consideration, construction of a new transmission line in a new right-of-way between the Miguel and Mission Substations, as being infeasible.

No alternatives have been identified for the modifications to the 230 kV line. The following potential route design alternatives apply to the 69 kV/138 kV line and would be located within the existing transmission right-of-way (See Figure 2) (same as PEA Figure 1-5):

- Subsection A: Installation of the relocated 69 kV/138 kV circuits onto a new pole line on the west side of the existing right-of-way to reduce impacts on adjacent housing, from Miguel Substation to Tower #28.
- Subsection B: Installation of the relocated 69 kV/138 kV pole line structure to 12 feet from the east edge of the existing right-of-way, from Tower #28 to Tower #5.
- Subsection C: Installation of the relocated 69 kV/138 kV pole structure line to a centered position between the two existing lattice tower structures, from Tower #5 to Los Coches Substation.
- Subsection D: Construction of the 69 kV/138 kV pole structure line 12 feet from the west edge of the right-of-way, from Los Coches Substation to Tower # 37.
- Subsection E: Installation of the relocated 69 kV/138 kV pole line approximately 12 feet from the south edge of the right-of-way, from Tower #37 to Fanita Junction.

Alternative Technologies

Underground installation of part or all of the proposed transmission lines.

Other Alternatives

In addition to the PEA alternatives listed above, additional alternatives will be evaluated for full analysis and consideration in the Draft EIR based on additional input from agencies and the public and additional independent analysis by the CPUC environmental team.

G. Public Scoping Meetings

The CPUC will conduct two public Scoping Meetings in two locations in the project area, as shown in the table below. The purpose of these meetings is to present information about the proposed project and the CPUC's decision-making process, and to listen to the views of the public on the range of issues relevant to the preparation of the Draft EIR.

Public Scoping Meetings

Date	Monday September 15, 2003	Tuesday September 16, 2003
Time	5:30 pm – 7:30 pm	7 pm – 9 pm
Location	Spring Valley Branch Library 836 Kempton Street Spring Valley, CA 91977	Santee City Hall 10601 Magnolia Ave, Building 7 Santee, CA 92071
Directions	From the El Cajon area: Take I-8 West towards San Diego and merge onto CA-125 South. Take the CA-94 East/Spring St. exit and turn left onto Spring St. Turn right onto Broadway. Turn left onto Sweetwater Rd. Turn left onto Jamacha Rd. Turn right onto Kempton St.	From the El Cajon area: Take Highway 67 North towards Santee/Lakeside/ Ramona. Take the Prospect Ave. exit towards Santee and turn left onto Prospect Ave. Turn right onto N Magnolia Ave.

H. Scoping Comments

At this time, the CPUC is soliciting information regarding the topics and alternatives that should be included in the EIR. Suggestions for submitting scoping comments are presented at the end of this section. All comments must be postmarked by October 5, 2003. You may submit comments in a variety of ways: (1) by mail, (2) by electronic mail, (3) by fax, or (4) by attending a Public Scoping Meeting (see times and locations above) and making a verbal statement or handing in a written comment at the meeting.

By Mail: If you send comments by mail, please use first-class mail and be sure to include your name and a return address. Please send written comments on the scope of the EIR to:

Roosevelt Grant
California Public Utilities Commission
c/o Aspen Environmental Group
1760 Creekside Oaks Drive, Suite 170
Sacramento, California 95833
Phone and Voicemail: (619) 353-5044

By Electronic Mail: E-mail communications are welcome; however, please remember to include your name and return address in the e-mail message. E-mail messages should be sent to miguelmission@aspeneg.com.

By Fax: You may fax your comment letter to our information line at (619) 353-5044. Please remember to include your name and return address in the fax.

A **Scoping Report** will be prepared, summarizing all comments received (including oral comments made at the Scoping Meetings). This report will be posted on the project website and copies will be placed in local libraries.

Suggestions for Effective Participation in Scoping

Following are some suggestions for preparing and providing the most useful information for the EIR scoping process.

- 1. **Review the description of the project** (see Section B of this Notice of Preparation and the maps provided). Additional detail on the project description is available on the project website or in SDG&E's Proponent's Environmental Assessment, copies of which are available at several local libraries (see website and repository addresses below).
- 2. Review the project Initial Study (Attachment 1).
- 3. **Attend the scoping meetings** to get more information on the project and the environmental review process (see times and dates above).
- 4. **Submit written comments** or attend the scoping meetings and **make oral comments**. Explain important issues that the EIR should cover.
- 5. **Suggest mitigation measures** that could reduce the potential impacts associated with SDG&E's proposed project.
- 6. **Suggest alternatives** to SDG&E's proposed project that could avoid or reduce the impacts of the proposed project.

I. For Additional Project Information

Internet Website: Information about this application and the environmental review process will be posted on the Internet at: http://www.cpuc.ca.gov/Environment/info/aspen/miguel_mission/miguelmission.htm. This site will be used to post all public documents during the environmental review process and to announce upcoming public meetings.

Project Information Hotline. You may request project information by leaving a voice message or sending a fax to **(619)** 353-5044.

Document Repositories. SDG&E's Proponent's Environmental Assessment (PEA) is available for review at several area libraries. The PEA includes a detailed description of the project that SDG&E proposes to construct, and evaluates potential impacts of the project from SDG&E's perspective.

Serra Mesa Branch Library	Benjamin Branch Library	Tierrasanta Branch Library
3440 Sandrock Road	5188 Zion Avenue	4985 La Cuesta Drive
San Diego, CA 92123-2198	San Diego, CA 92120-2728	San Diego, CA 92124-2601
Santee Branch Library	Lakeside Branch Library	Cresta Branch Library
9225 Carlton Hills Boulevard #17	9839 Vine Street	105 Juanita Lane
Santee, CA 92071	Lakeside, CA 92040	El Cajon, CA 92021
El Cajon Branch Library	Rancho San Diego Branch Library	Casa De Oro Branch Library
201 East Douglas	111555 Via Rancho San Diego	9805 Campo Road
El Cajon, CA 92020	El Cajon, CA 92019	Spring Valley, CA 91977
Spring Valley Branch Library	Bonita/Sunnyside Branch Library	Eastlake Branch Library
836 Kempton Street	5047 Central Avenue	1120 Eastlake Parkway
Spring Valley, CA 91977	Bonita, CA 91902	Chula Vista, CA 91913

The California Public Utilities Commission hereby issues this Notice of Preparation of an Environmental Impact Report.

Paul Clanon, Director

Energy Division

California Public Utilities Commission

September 5, 2003

Date

ATTACHMENT 1
Summary of Potential Issues or Impacts: Miguel Mission 230 kV #2 Project

Environmental Issue Area	Potential Issues or Impacts	
Aesthetics	Visibility of the transmission line and its impact on views from established recreation areas, facilities, trails, and other notable landmarks including: Mission Trails Regional Park, Louis A. Stelzer County Park, Lake Jennings Regional Park, Santee Lakes Regional Park and Recreation Area, Singing Hills Country Club, and Cottonwood at Rancho San Diego Golf Course. Visibility of the transmission line and its investor areastic and action areas within and continuous control of the transmission line and its investor areastic and action areas.	
	 Visibility of the transmission line and its impact on sensitive residential areas within one mile of the proposed transmission line, including: City of Santee, City of El Cajon, and San Diego County unincorporated communities (Spring Valley, Lakeside, Dehesa, and Granite Hills) 	
	 Visibility of the overhead transmission lines and their potential blockage of the higher visual quality natural landscape features along Scenic and Recreation roadways, including: Eligible State Scenic Highways (State Route 52, 94, and Interstate 8), Eligible County Scenic Roads (Willow Road, Willow Glen Road, El Monte Road), and Recreation Destination Routes (State Route 67, Wildcat Canyon Road, Lake Jennings Park Road, Willow Glen Road) 	
	Duration of visibility of construction materials, equipment, and debris.	
Agricultural Resources	No issues identified.	
Air Quality	 Project construction will produce short-term air emissions from heavy-duty diesel and gasoline powered construction equipment (fugitive dust, vehicle and equipment exhaust). Project may indirectly affect emissions from stationary sources related to power generation along the U.S./Mexico border, which in turn could adversely affect the implementation of the SDAPCD Regional Air Quality Strategy. 	
Biological Resources	Project construction could impact rare, threatened, or endangered species in the project area.	
	 Construction in the project right-of-way could affect sensitive habitats and wildlife corridors, including: the San Diego and Sweetwater Rivers; tributary ephemeral drainages (including Forester and Los Coches Creeks); vernal pools; native coastal sage scrub and chaparral; and non-native grasslands. Overhead transmission lines could cause bird electrocution and collision. 	
Cultural and	Some fossil-bearing geologic formations that are located in the proposed project area could	
Paleontological Resources	 be impacted. Potential construction-related impacts to known and unrecorded prehistoric and historic resources. 	
Geology and Soils	Strong ground shaking could damage facilities, especially along the western portion of the proposed route. Standard the interest of the route.	
	 Slope stability is an issue over portions of the route. Ground failure, including liquefaction, lateral spreading and differential settlement could impact the proposed project where tower footings are located within the alluvial deposits over shallow groundwater. 	
	Project construction and subsequent maintenance operations, especially along hillsides, could cause significant soil erosion or loss of topsoil.	

Environmental Issue Area	Potential Issues or Impacts	
Hazards and Hazardous Materials	 Substation operation could result in release of transformer mineral oil if equipment fails. Underground storage tanks and leaking underground storage tanks in the vicinity of the project. Contamination from these sites could have migrated to the project area and could affect construction workers and the public during project construction. Potential release of fuels and lubricants during construction. [See discussion EMF under "other issues", below] 	
Hydrology and Water Quality	 Project construction affect surface water flow and erosion rates causing subsequent downstream sedimentation and reduced surface water quality. At least one proposed tower is at a location potentially subject to flooding and eventual 	
	 capture by erosion by the adjacent (West Sycamore Canyon) creek. Concern over towers in locations potentially subject to flooding, which could impede or redirect flood flows. 	
Land Use and Planning	 Proposed transmission line project would traverse lands under the jurisdiction of the U.S. Department of Defense (MCAS Miramar), the California State Lands Commission (San Diego Sweetwater river bottoms), San Diego County, and the Cities of San Diego and Santee. 	
	Twenty-seven schools are located in the project area, including three schools within a quarter mile of the proposed project route (e.g., Steele Canyon High School);	
	Potential conflict of transmission lines with two habitat conservation plans applicable to the project area.	
	Potential conflict of transmission lines with residences, parks, golf courses, commercial areas, and transportation corridors.	
Mineral Resources	No issues identified.	
Noise	Construction would generate short-term noise in several locations, including in the vicinities of residences, recreational uses, hospitals, or schools.	
	 Concern about ground-borne vibration, because the project would require excavation work and possible blasting near residences, schools, and certain industrial uses that may be sensitive to vibration. 	
	Aboveground portions of the proposed transmission line and substation upgrades may generate corona noise at levels above existing conditions.	
Population and Housing	No issues identified.	
Public Services and Utilities	Construction along streets and linear ROWs could disrupt local and regional services provided through underground utilities.	
Recreation	Potentially reduced quality of recreational experiences in open spaces and recreational facilities.	
	Recreational facilities in the proposed project corridor that could be affected include: Class II Bikeways, Mission Trails Regional Park, Louis A. Stelzer County Park, Lake Jennings Regional Park, Santee Lakes Regional Park and Recreation Area, Singing Hills Country Club, Cottonwood at Rancho San Diego Golf Course, Admiral Baker Golf Course, and San Diego River.	
Transportation and Traffic	Construction of the project could affect traffic flow, parking, road usage, and property access.	

Environmental Issue Area	Potential Issues or Impacts	
Other Issues	There is public concern about Electric and Magnetic Field (EMF) effects of the transmission lines.	
	Concern about location of the transmission line near schools and residential areas.	

ATTACHMENT 2

ENVIRONMENTAL CHECKLIST

Following are the questions included in the California Environmental Quality Act's (CEQA) environmental checklist. These are issues that may be evaluated in an Environmental Impact Report, if they are determined to be relevant to the project.

I. AESTHETICS. Would the project:

- Have a substantial adverse effect on a scenic vista?
- Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?
- Substantially degrade the existing visual character or quality of the site and its surroundings?
- Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?
- **II.** AGRICULTURE RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:
- 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?
- Conflict with existing zoning for agricultural use, or a Williamson Act contract?
- Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?
- **III.** <u>AIR QUALITY</u>. Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:
- Conflict with or obstruct implementation of the applicable air quality plan?
- Violate any air quality standard or contribute substantially to an existing or projects air quality violation?
- 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)?
- Expose sensitive receptors to substantial pollutant concentrations?
- Create objectionable odors affecting a substantial number of people?

IV. BIOLOGICAL RESOURCES. Would the project:

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

- 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 or US Fish and Wildlife Service?
- 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?
- 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?
- Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?
- Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

V. <u>CULTURAL RESOURCES</u>. Would the project:

- Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?
- Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?
- Directly or indirectly destroy a unique paleontological resource or site unique geologic feature?
- Disturb any human remains, including those interred outside of formal cemeteries?

VI. GEOLOGY AND SOILS. Would the project:

- Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:
 - Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Refer to the California Division of Mines and Geology Spec. Pub. 42)
 - Strong seismic ground shaking?
 - Seismic-related ground failure, including liquefaction?
 - Landslides?
- Result in substantial soil erosion or the loss of topsoil?
- 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?
- Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?
- 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 wastewater?

VII. HAZARDS AND HAZARDOUS MATERIALS. Would the project:

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

- Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school?
- 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?
- 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 pubic use airport, would the project result in a safety hazard for people residing or working in the project area?
- 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?
- Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
- Expose people or structures to a significant risk of loss, injury, or death involving wild-land fires, including where wild-lands are adjacent to urbanized areas or where residences are intermixed with wild-lands?

VIII. HYDROLOGY AND WATER QUALITY. Would the project:

- Violate any water quality standards or waste discharge requirements?
- 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?
- 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 situation on- or off-site?
- 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 or surface runoff in a manner, which would result in flooding on- or off-site?
- 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?
- Otherwise substantially degrade water quality?
- 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?
- Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?
- 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?
- Inundation by seiche, tsunami, or mudflow?

IX. LAND USE AND PLANNING. Would the project:

- Physically divide an established community?
- 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?

- Conflict with any applicable habitat conservation plan or natural community conservation plan?
- 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?
- 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?

X. NOISE. Would the project result in:

- 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?
- Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?
- A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?
- A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?
- 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?
- 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?

XI. POPULATION AND HOUSING. Would the project:

- Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extensions of roads or other infrastructure)?
- Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?
- Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?

XII. PUBLIC SERVICES AND UTILITIES.

- 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:
 - Fire protection?
 - Police Protection?
 - Schools?
 - Parks?
 - Other public facilities?
- Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?
- 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?
- 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?

- Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?
- 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?
- Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?
- Comply with federal, state, and local statutes and regulations related to solid waste?

XIII. RECREATION. 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?
- Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?

XIV. TRANSPORTATION/TRAFFIC. Would the project:

- Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections?
- Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?
- 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?
- Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses?
- Result in inadequate emergency access?
- Result in inadequate parking capacity?
- Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

GENERAL ISSUES:

- 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 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 important examples of the major periods of California history or prehistory?
- Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)
- Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?



