DRAFT INITIAL STUDY/MITIGATED NEGATIVE DECLARATION
LAKE MORENA VIEWS / OAK SHORES CONSOLIDATION

LAKE MORENA VIEWS MUTUAL WATER COMPANY, LAKE MORENA'S OAK SHORES MUTUAL WATER COMPANY, AND LAKE MORENA COUNTY PARK

JULY 2025

State Water Resources Control Board
DFA Work Plan No. 6613

Prepared For:
State Water Resources Control Board
1001 I Street, 16th Floor
Sacramento, CA 95814



NV5, Inc.
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San Diego, CA 92128

NV5 PROJECT NUMBER 227520-0000986.01

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Appendix A. Preliminary Engineering Drawings
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NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

Pursuant to California Environmental Quality Act (CEQA) Section 21092 and CEQA Guidelines Section 15072.

PROJECT TITLE: Lake Morena Views / Oak Shores Consolidation

APPLICANT: Lake Morena Views Mutual Water Company, Inc.

LEAD AGENCY: State Water Resources Control Board, Division of Financial Assistance

PROJECT LOCATION: San Diego County

The Project site is not present on any of the lists enumerated under section 65962.5 of the government code.

1.1 PROJECT LOCATION AND DESCRIPTION

Lake Morena Views Mutual Water Company, Inc. (LMVMWC) and Lake Morena's Oak Shores Mutual Water Company, Inc. (LMOSMWC) provide potable water service to most of the unincorporated community of Lake Morena Village. Lake Morena County Park (LMCP) is located to the immediate west of Lake Morena Village and provides potable water within campground areas of the County Park. Lake Morena Village is located in unincorporated southeastern San Diego County, approximately one mile southeast of Lake Morena, and approximately six miles north of the United States/Mexico Border.

For several decades, these water systems separately provided water service to their respective areas within Lake Morena Village. Each system owns and operates its own wells, pipelines, treatment facilities, and storage tanks. Each system relies on local groundwater sources (wells) that are located within a rural residential and campground/recreational communities. Over time, water quality requirements became increasingly difficult to attain for the LMVMWC and LMOSMWC water systems. Uranium and nitrate, primary drinking water contaminants, have historically been present in the Lake Morena Village community's wells. In 2014, LMOSMWC developed its own ion-exchange treatment system that removes nitrate and uranium from its wells. Many years earlier, LMVMWC developed its own ion-exchange system. However, this system has deteriorated and is no longer in service. LMVMWC is providing untreated water to its customers. In addition, the State Water Resources Control Board's Division of Drinking Water issued LMVMWC a Compliance Order in December 2020 that focuses in part on not meeting water quality parameters for nitrate and uranium. LMCP is a non-community water system. The water quality in its Well No. 2 is generally farmable, with no known exceedances of primary contaminants. LMCP'S Well No. 1, currently inactive, regularly exceeds the maximum contaminant level for nitrate. Recent water quality testing for LMCP's Well No. 2 revealed arsenic concentrations at the maximum contaminant level (MCL) and elevated pH levels. In 2021, LMCP's storage tank experienced a significant structural failure. Neither LMVMWC nor LMOSMWC has a significant excess water supply capacity.

The proposed Project is to consolidate the LMVMWC, LMOSMWC, and LMCP water systems into a single water distribution system. The existing LMVMWC and LMOSMWC sources will be directed to an

expanded LMOSMWC treatment facility for the removal of nitrate and uranium. The project will allow LMCP's Well No. 2 to flow directly to LMOSMWC's storage tank or to be directed to the LMOSMWC treatment facility. The destination of the water from LMCP Well No. 2 will depend on arsenic concentration in the well, which recently tested at the maximum contaminant level (MCL). LMCP's Well No. 1 will not be used as a source of potable water for the consolidated water system.

The treated water will be initially directed to the existing LMOSMWC storage tank site. The water supply to the LMVMWC service area will be pumped to the LMVMWC storage tank site by a modified pump station along Lake Morena Drive, and through a new transmission pipeline to connect the pump station to the LMVMWC storage tank site. The distribution pipeline network that conveys water from LMVMWC's storage tank to the LMVMWC's customers will be replaced and will be extended to connect to the LMOSMWC water distribution system. The LMOSMWC system will extend to connect to the existing LMCP distribution system. Pipeline looping improvements are proposed on the western portion of the improved LMCP area, near the cabins. Monitoring and controls system of the consolidated water system (wells, treatment facility, storage tanks, and booster station) will be improved through additional analyzers (nitrate), groundwater level sensors, flow meters, storage tank water level sensors, and a hard-wired communication system. New customer water meters will be installed throughout the existing LMOSMWC and LMVMWC service areas. Approximately three water meters will also be installed for the supply to LMCP. Minor improvements will be made to LMOSMWC's well sites and to its treatment facility site, in addition to the capacity expansion of its treatment system. A new meeting, storage, and office area will be constructed.

1.2 DOCUMENT REVIEW AND AVAILABILITY

REVIEW PERIOD START DATE: August 8, 2025
REVIEW PERIOD END DATE: September 9, 2025

NOTICE IS HEREBY GIVEN that the State Water Board intends to adopt a Mitigated Negative Declaration for the Project in accordance with CEQA Guidelines.

ADDRESS WHERE COPIES OF THE PROPOSED MITIGATED NEGATIVE DECLARATION, INITIAL STUDY AND REFERENCE ARE AVAILABLE FOR REVIEW:

San Diego County Library – Campo-Morena Village Branch
31356 Highway 94
Campo, CA 91906

State Water Resources Control Board
Division of Financial Assistance
Environmental Review Unit
1001 I Street, 16th Floor
Sacramento, CA, 95814

Lead Agency California Environmental Quality Act (CEQA) Documents | California State Water Resources Control Board

https://www.waterboards.ca.gov/water_issues/programs/grants_loans/ceqa/lead-agency-documents.html

COMMENTS ON THE DOCUMENT: Comments on the Negative Declaration/Mitigated Negative Declaration should be submitted to the State Water Resources Control Board by mail at the address listed above, or by email to Abbygayle.Guevara@waterboards.ca.gov. Comments must be submitted no later than 5:00 pm on September 9, 2025.

ADDITIONAL INFORMATION: For more information on the Project please contact Abbygayle Guevara at (916) 319-0180, or at Abbygayle.Guevara@waterboards.ca.gov.

2.0 PROJECT SUMMARY

This Initial Study/Mitigated Negative Declaration (IS/MND) addresses the proposed Lake Morena Views Consolidation (Project). The Initial Study (IS) has been prepared to satisfy the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code [PRC] Section 21000 et seq.) and the State CEQA Guidelines (14 California Code of Regulations [CCR] 15000 et seq.). CEQA requires that all State and local government agencies consider the environmental consequences of projects over which they have discretionary authority before they approve or implement those projects.

The IS is a public document used by the decision-making Lead Agency to determine whether a project may have a significant effect on the environment. The Project is proposed by the Lake Morena Views Mutual Water Company and has applied for funding with the State Water Resources Control Board (SWRCB) under the State Revolving Fund (SRF) Program. In the case of the proposed Project, the SWRCB is the Lead Agency and will use the IS to determine whether the proposed Project may have a significant effect on the environment.

This IS relies on State CEQA Guidelines Section 15064 in its determination of the significance of the environmental impacts. Per Section 15064, the finding as to whether a project may have one or more significant impacts shall be based on substantial evidence in the record. Controversy alone, without substantial evidence of a significant impact, does not trigger the need for an Environmental Impact Report (EIR).

2.1 CONTACT

Lead Agency: State Water Resources Control Board, Division of Financial Assistance

Name: Abbygayle Guevara

Email: Abbygayle.Guevara@waterboards.ca.gov

Phone: (916) 319-0180

2.2 INTRODUCTION

The proposed project (Project) is located in an unincorporated area in southeast San Diego County (Figure 1). Lake Morena Views Mutual Water Company, Inc. (LMVMWC) and Lake Morena's Oak Shores Mutual Water Company, Inc. (LMOSMWC) own and operate public water systems that provide service to portions of Lake Morena Village, located within southeastern San Diego County near Campo, California. The LMVMWC (Public Water System No. CA3700924) was incorporated in 1946

to provide potable water service to the population within its service area. The LMOSMWC (Public Water System No. CA3700923) was formed in 1930 to provide potable water service to the population within its service area.

The two water companies currently provide service to the majority of residents in the community. The two water systems provide water service to a combined 326 connections, nearly all of which are residential. There are several private wells in the area, as well as a San Diego County Park (Lake Morena County Park (LMCP)) that is also a public water system (Public Water System No. CA3700903). Lake Morena County Park will also participate in the water system consolidation project.

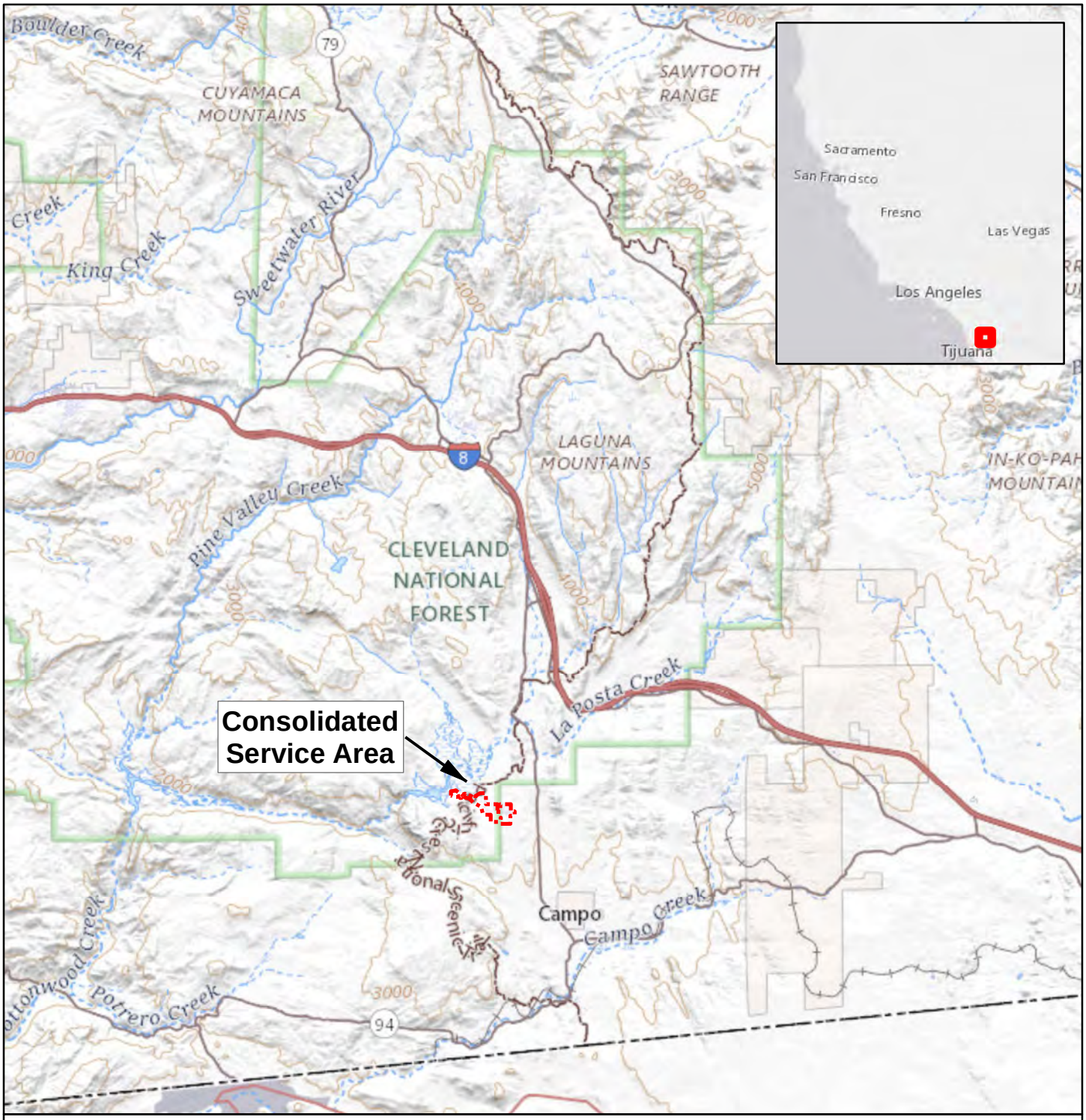
The Project is proposing enhancements and construction that will address aging production wells, water storage needs, improvements to system, reliability, and water quality standards for nitrate and uranium through the consolidation of the LMVMWC, LMOSMC, and the LMCP (Figure 2). The Project is proposing:

- Construct a transmission line from the LMVMWC wells to the LMOSMWC treatment system
- Construct a transmission line from the LMOSMWC system to the LMVMWC storage tanks.
- Construct transmission line from LMCP Well No. 2 to the LMOSMWC treatment system and to the existing treated water transmission pipeline to LMOSMWC treated water storage tanks
- Consolidate the LMCP through two distribution pipelines from LMOSMWC distribution system to the County Park's existing distribution system.
- Construct distribution pipelines from the LMVMWC system to the LMOSMWC system and install two pressure reducing stations, hydrants, valves, and other appurtenances.
- Replace LMVMWC's existing distribution system with properly sized pipelines with modern materials.
- Construct distribution pipeline loops within the LMVMWC system to eliminate dead ends.
- Remove abandoned system appurtenances within the LMOSMWC's system including old standpipes, valve cans, air releases, blowoffs, and bollards. The pipelines of the abandoned system would be filled with cement plug per San Diego Water Agencies' Standards.
- Remove an LMVMWC abandoned concrete storage tank (APN 606-131-16)
- Destroy an LMVMWC well, known as the Old Well No. 3 (APN 606-131-14), located adjacent to LMVMWC's active tank site.
- Construct a new building, approximately 650 square feet, for work, storage, and small meetings at the LMVMWC well site (APNs 606-073-02 and 606-073-01).
- Install a fence around LMOSMWC Well Nos. 5 and 6.
- Install remote read customer meters, flow meters, power meters, hour meter, level sensors, nitrate analyzers, manual transfer switches, potable water connection, sink and eye wash station, security system, install a solar system on LMVMWC's storage tank site.
- Modify LMOSMWC's booster station, including removal of generator and replacement of a transfer switch.
- Implement salt delivery and storage improvements at LMOSMWC treatment facility.
- Install distribution system pipeline loop within LMCP.
- Remove LMCP's potable water storage tanks (damaged tank and interim tanks).

2.3 PROJECT LOCATION AND SETTING

The water systems are located in the unincorporated area of Lake Morena in San Diego County (Figure 1). The Project is approximately forty (40) miles southeast of the City of San Diego and four miles from Interstate 8 and Highway 94.

The LMVMWC was incorporated in 1946 and the LMOSMWC was incorporated in 1930 as independent corporations to provide potable water services to their residences in their service areas with no commercial, industrial, or school connections. The two water systems provide water service to a combined 326 connections, nearly all of which are residential. LMCP that is also a public water system which will be a part of the consolidation effort. LMCP is a non-community water system that serves Lake Morena County Park. The non-community water system includes two wells (Well Nos. 1 and 2) and serves a population of 300.



Service Layer Credits: USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed August, 2021.
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

LEGEND

Consolidated Service Area

24,000 Feet

N

NV5
1 W DEER VALLEY ROAD
BUILDING 2, SUITE 305
PHOENIX, ARIZONA 85027
Tel: 623.374.6637 Fax: 623.738.3690

PROJECT VICINITY

INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION

FIGURE 1

FOR:
LAKE MORENA VIEWS MUTUAL WATER COMPANY, INC.

DES: RDD	DR: RDD	CHK:

PROJECT NO. 227520-0000986.01 | DATE: 12/7/2023 | SHT 1 OF 7

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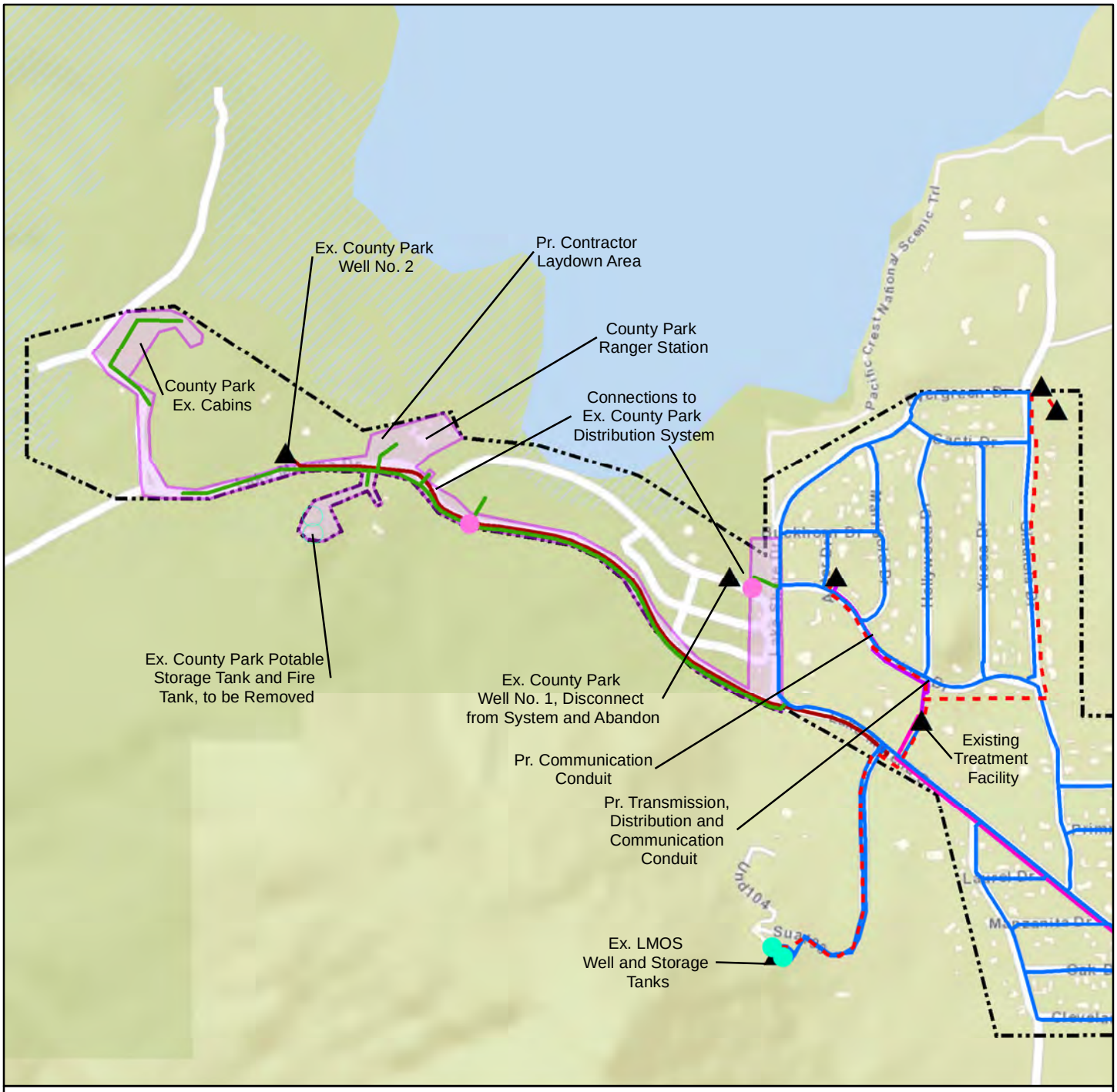

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LEGEND

- Consolidated Service Area
- Existing Tank to Remain or Proposed Tank
- Existing Tank to be Removed
- Proposed Pressure Reducing Station
- System or Private Well to Connect to System
- Existing Distribution Lines
- Existing Transmission Lines
- LMOS Pipeline Improvements
- Proposed Distribution Pipeline
- Proposed Transmission Pipeline from Ballard Well
- Proposed Transmission Pipeline to LMOSMWC Tank Site
- County Park Project Area

850 Feet

N

NV5
1 W DEER VALLEY ROAD
BUILDING 2, SUITE 305
PHOENIX, ARIZONA 85027
Tel: 623.374.6637 Fax: 623.738.3690

PROJECT LOCATION (WEST)

INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION

FIGURE 2A

FOR:
LAKE MORENA VIEWS MUTUAL WATER COMPANY, INC.

DES: RDD	DR: RDD	CHK:

PROJECT NO. 227520-0000986.01 | DATE: 9/19/2023 | SHT 2 OF 7

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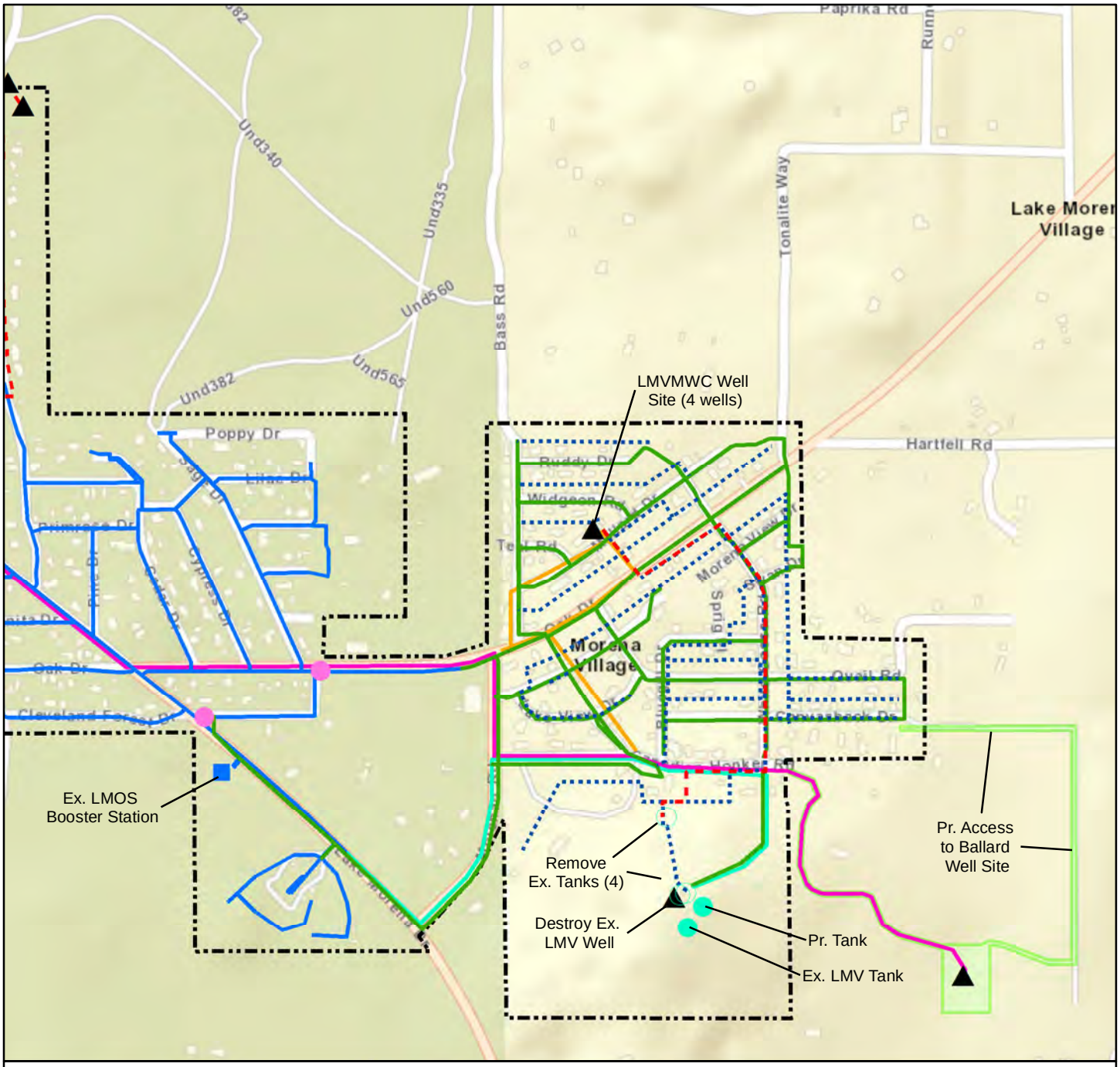

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LEGEND

- Consolidated Service Area
- Ballard Well Project Area
- Existing Tank to Remain or Proposed Tank
- Existing Tank to be Removed
- Existing Pump Station
- Proposed Pressure Reducing Station
- System or Private Well to Connect to System
- Existing Distribution Lines to Remain
- Existing Pipelines to be Abandoned
- Existing Transmission Lines
- Proposed Distribution Pipeline
- Proposed Transmission Pipeline from Ballard Well to LMOSMWC Treatment Building
- Proposed Transmission Pipeline to LMOSMWC Treatment Building (Alternate Alignments)
- Proposed Transmission Pipeline to LMVMWC Tank

850 Feet

N

NV5
1 W DEER VALLEY ROAD
BUILDING 2, SUITE 305
PHOENIX, ARIZONA 85027
Tel: 623.374.6637 Fax: 623.738.3690

PROJECT LOCATION (EAST)

INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION

FIGURE 2B

FOR:
LAKE MORENA VIEWS MUTUAL WATER COMPANY, INC.

DES: RDD	DR: RDD	CHK:

PROJECT NO. 227520-0000986.01 | DATE: 9/20/2023 | SHT 2 OF 7

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2.4 PROJECT BACKGROUND

Wells and Water Quality

The Lake Morena community's water is supplied entirely by groundwater. LMVMWC, LMOSMWC, LMCP, and privately owned existing wells are presented in Tables 1-4 below.

Table 1. LMVMWC Potable Water Wells

Well No.	Well Depth (feet)	Approximate Current Pumping Rate (gpm)[1]	Well Casing Material/ Diameter	Well Age (years)	Static Water Level (ft, bgs)	SWL Date
1	123	9	Steel/?"	67	67.5	SCS Report -2018
2	990	14	Steel/10"	?	140.7	7/22/2016
3	166	11	Steel/8"	44	68	SCS Report -2018
5	313	5	Steel/8"	19	67	SCS Report -2018

Source: LMVMWC, SCS Engineers

1. *Production capacity of LMVMWC Well No. 5 (Standby) is based on information provided by SCS Engineers [2018]. Production capacity of Well Nos. 1, 2, & 3 is based on data provided by LMVMWC's operator [2/24/2021], rounded down to the nearest integer in gpm. Rates were determined for Well Nos. 1, 2, & 3 pumped simultaneously.*

Table 2. LMOSMWC Potable Water Wells

Well No.	Well Depth (feet)	Approximate Current Pumping Rate (gpm)	Well Casing Material/ Diameter	Well Age (years)	Static Water Level (ft, bgs)
1	509	16	5" PVC	94	36
2	324	14	4" PVC	78	42
5	500	14	4" PVC	42	57
6	400	13	4" PVC	34	68
7	825	6	4" PVC	29	485

Source: LMOSMWC, SCS Engineers

Table 3. County Park Wells Near the LMVMWC Service Area

Well No.	Well Depth (feet)	Approximate Current Pumping Rate (gpm)	Well Casing Material/ Diameter	Well Age (years)
County Park Well No. 1	Unk	22	Steel/x"	>40
County Park Well No. 2	800	28	Steel/8"	14

Source: Tim Guishard Enterprises – Technical Report Related to a Failed Water Storage Tank

Table 4. Private Wells Near the LMVMWC Service Area

Well No.	Well Depth (feet)	Approximate Current Pumping Rate (gpm)	Well Casing Material/ Diameter	Well Age (years)
Ballard No. 1	1,100	30	Steel/7"	16
Ballard No. 2	600	8	Steel/6"	37

Source: SCS Engineers

Most wells in the Lake Morena Village contain some concentration of nitrate, uranium, or both. Often, groundwater wells in this area exceed the maximum contaminant level (MCL) for both contaminants. Nitrate is generally believed to be caused by septic tank/leach field disposal systems at individual residences. Uranium is generally believed to be from granitic rocks that are prevalent in the area.

The LMVMWC and LMOSMWC systems have historically been challenged by nitrate and uranium concentrations that exceed State MCLs. Since approximately 2005, LMOSMWC has engaged in a series of water system improvements that resulted in the replacement of its distribution system, replacement of a storage reservoir, consolidation of a local water system (Lake Morena Trailer Resort), and the installation of a water treatment facility for the removal of nitrate. Due to these improvements, LMOSMWC's water quality has improved and is consistently compliant with water quality requirements.

LMVMWC owned and operated a treatment unit for several decades that removed nitrate from LMVMWC's wells. The treatment unit was known as the ISEP (ion separator) machine. After several decades in service, the ISEP machine deteriorated and no longer effectively removed nitrate from drinking water. LMVMWC purchased a new treatment unit (Purolite), and commenced its operation in 2019, although without approval to operate from LMVMWC's regulatory agency, San Diego County Department of Environmental Health and Quality (DEHQ). In 2020, the permitting agency for LMVMWC changed from DEHQ to the Division of Drinking Water (DDW) of the State Water Resources Control Board.

The County Park system utilizes County Park Well No. 2. as its source of water for domestic and irrigation water supply. Well No. 1 has been disconnected from the system and is not currently in use. A drillers log has not been located for Well No. 1. County Park Well No. 2 has nitrate and uranium levels significantly below those MCLs per samples collected in June 2022 and in early 2025. 2025 sampling shows the LMCP Well No. 2 has elevated pH level and produces water containing arsenic at the MCL.

Storage

The LMVMWC system has an existing 104,000-gallon storage tank located on APN 606-131-06 and 606-131-14. This tank is supplied by the system's wells and subsequently supplies the LMVMWC's system via gravity. A second tank, with a volume of approximately 100,000 gallons, was installed in 2024 which replaced three existing smaller tanks. The total existing storage volume is approximately 200,000 gallons at an approximate base elevation of 3,330 feet.

The LMOSMWC system has an existing 286,000-gallon tank and a 67,000-gallon tank at an approximate base elevation of 3,212 feet, providing a combined storage capacity of approximately 353,000 gallons.

The LMCP has two storage tanks. The LMCP had a tank failure in 2021 which prompted the implementation of a mitigation plan to deal with the lack of storage. Smaller, temporary tanks were constructed to replace the failed tank. The damaged and interim storage tanks currently serving the County Park would be removed. LMCP storage tanks are at an approximate base elevation of 3,056 and 3,062 feet.

Compliance with Regulatory Agency and Action Taken

On December 3, 2020, the DDW issued Compliance Order No. 05_14_20R_001 (Compliance Order) to Lake Morena Views Mutual Water Company, Inc. (LMVMWC) for violations of the California Health and Safety Code and the California Code of Regulations. The Compliance Order documented that water provided by the LMVMWC to its customers is in exceedance of the maximum contaminant level (MCL) for nitrate. In addition, the Compliance Order notes a records, reporting, and recordkeeping violation; a failure to submit an application for a permit amendment; a failure to submit 2019 annual report; a certified operator violation; and a direct additives violation. A Corrective Action Plan and implementation schedule was previously submitted as directed by the Compliance Order.

The Compliance Order states that regulatory oversight was transferred to the DDW from the San Diego County DEHQ effective July 1, 2020. The Compliance Order also notes the unpermitted use of a new Purolite ion exchange treatment plant in place of the aging ISEP ion exchange treatment plant. Following concurrence from DDW, LMVMWC initiated pilot testing of the treatment plant as an interim solution to provide safe drinking water while the LMVMWC undertook efforts to consolidate LMOSMWC as the long-term solution. Pilot testing did not result in favorable performance. DDW determined that the LMVMWC treatment facility would not be permitted for operation. As part of the consolidation project, the LMVMWC treatment system will be removed.

A Preliminary Engineering Report (PER) has been prepared under Technical Assistance Work Plan No. 6613 with University Enterprises, Inc., with funding from the State Water Resources Control Board's Division of Financial Assistance (DFA).

2.5 PROJECT CHARACTERISTICS

The purpose and need for the project come from the water quality citations, water supply challenges, storage facility failures, and other needed improvements mentioned in Section 2.2. These issues and the engineering corrections and improvements are detailed in this section.

To consolidate the LMVMWC, the LMOSMWC, and the LMCP, several components from the Preliminary Engineering Report would be implemented, including the following:

Component WS2 – Transmission of Water from the LMVMWC Wells to the LMOSMWC Treatment System and from the LMOSMWC System to the LMVMWC Storage Tanks

Component WS2 would construct two 4" transmission pipelines: one pipeline would extend from the LMVMWC's existing well site to the existing LMOSMWC water treatment equipment building (APN 606-041-07) (approximately 990 feet in length), the second pipeline would extend from the LMOSMWC's distribution system near Cleveland Forest Drive/Lake Morena Drive to the LMVMWC's tank site via an existing booster station (APN 606-040-08) (approximately 3,800 feet in length). A proposed 12" distribution pipeline would also be installed to deliver water to the LMVMWC's distribution system from the existing LMVMWC tank site (approximately 1,000 feet in length). The existing booster station at APN 606-040-08 will be modified to remove the existing pumps that aim to supply water to Lake Morena Trailer Resort at a fire flow rate. The Lake Morena Trailer Resort will be supplied water, including for fire suppression, from the existing LMVMWC tank site. The generator at the booster station will be removed.

Pipeline installations under this component would be installed via trenching, to a depth of approximately 4 to 6 feet below ground surface. The trench may be deeper in localized areas to avoid conflicts with other utilities and drainages, and where boulder or rock removal is required. The trench would normally have an approximate width of 3 feet but would be approximately six feet wide when pipelines are installed parallel to each other. The pipelines would be installed within County of San Diego rights of way that contain paved roads and earthen shoulders, as well as in existing easements and land owned by the LMOSMWC and by the LMVMWC. One section of pipeline, approximately 200 feet, may be installed across private property on APN 606-074-28, within easements owned by LMOSMWC. The transmission and distribution pipelines to be constructed between the existing LMVMWC tank site and Canadian Honker Road would be installed in two proposed easements along the existing access road to the LMVMWC tank site to be owned by the LMVMWC or within a LMVMWC-owned parcel.

The flow received by the LMOSMWC's treatment system would increase to approximately 80 gpm, which exceeds the hydraulic and treatment capacity of the existing equipment. The increase in flow would be accommodated by adding larger and/or additional treatment vessels within the existing treatment building. The expansion of the treatment system will be within the existing footprint of the treatment building (APN 606-041-29).

Component WS3 – Consolidation with the Lake Morena County Park

Component WS3 would construct two distribution pipelines from the existing LMOSMWC distribution system to the County Park's existing distribution system. These distribution pipelines would be equipped with water meters to measure the water use by the County Park for billing, accounting, regulatory compliance, and conservation purposes as well as pressure reducing stations to allow the LMCP's existing distribution system to operate as a lower pressure zone. One distribution pipeline would be installed along Morena Reservoir Road and Lake Morena Drive, and the other would be installed at the western terminus of Vine Drive. A pipeline and standpipe or fire hydrant would also be installed near the County Park's existing cabins, increasing the fire protection capabilities of the system near existing structures. New fire hydrants and valves will be installed along the proposed pipeline.

A transmission pipeline would also be constructed from the County Park's Well No. 2 site to the LMOSMWC's existing treated water transmission pipeline that conveys treated water to the existing LMOSMWC tanks. The transmission pipeline would be installed along Morena Reservoir Road and Lake Morena Drive, much of the length of installation could be constructed in a joint trench with the distribution pipeline described above. If LMCP Well No. 2 water quality requires treatment, the piping system's configuration would allow water from LMCP's Well No. 2 to proceed to the LMOSMWC treatment facility for the removal of arsenic, if desired. Hydrochloric acid will be injected at the LMCP Well No. 2 wellhead to lower the pH of water produced at this well.

LMCP's well No. 2 will be connected to the consolidated water system. LMCP's well No. 1 will not be connected to the consolidated water system, but will be abandoned in place. As the proposed system would be supplied via the LMOSMWC's existing tanks, the LMCP's existing tank site would be abandoned with the existing damaged and interim storage tanks and facilities removed/destroyed.

Component WD1 – Consolidation of the Lake Morena Views Mutual Water Company and the Lake Morena's Oak Shores Mutual Water Company's Distribution Systems

Component WD1 involves the construction of approximately 3,670 feet of 6-inch distribution pipelines from the LMVMWC system to the LMOSMWC system, and the installation of two pressure reducing stations. Hydrants, valves, and other appurtenances would be installed along the new pipelines.

Pipeline installations under this component would be installed via trenched installation, to a depth of approximately 4 to 6 feet below ground surface. The trenches may be deeper in localized areas to avoid conflicts with other utilities and where boulder or rock removal is required. The trench would have an approximate width of 3 feet, installed within County of San Diego right of way on paved roadways or within the earthen shoulders. Easements will be required to connect to existing distribution pipelines located south of Canadian Honker Road on APN 606-131-16 & 606-110-16.

The pressure reducing stations will be contained in new vaults installed within the shoulders of Oak Drive and Lake Morena Drive, or in adjacent easements owned by the consolidated water system. Installation will require excavation to a depth of approximately 6 to 8 feet below ground surface. Pre-construction contour elevations will be restored after completing installation.

Component WD2 – LMVMWC Distribution System Improvements

Component WD2 will replace outdated and undersized components of the LMVMWC's existing distribution system with properly sized pipelines constructed with modern materials. Additionally, existence of easements for many existing pipelines is unknown and current maintenance and inspection efforts are hindered by some facilities located within backyards. The proposed pipelines will be 6, 8, and 12 inches in diameter to comply with the current Drinking Water Regulations. New water meters and boxes would be installed near the front property lines, and water service pipelines would extend to the existing dwellings or on-site private pipelines.

Pipeline installations under this component are to be accomplished via trenched installation within developed areas to an approximate depth of 4-6 feet with a width of approximately 3 feet, principally within County of San Diego right of way on paved roadways or within an earthen shoulder, or in existing easements owned by the LMVMWC, or within future easements owned by the consolidated water system. The trench may be deeper in localized areas to avoid conflicts with other utilities and where boulder or rock removal is required. There will be approximately 12,600 feet of pipeline installation, predominantly within the paved section of public right of way throughout the existing LMVMWC service area. Hydrants, valves, and other appurtenances would be installed along the new pipelines.

This component would also install water services from the new main or to the dwelling (as applicable to each installation) including meter, box, and appurtenances.

Component WD3 – LMVMWC Dead End Pipeline Removal, Hydraulic Loops

Component WD3 involves the construction of 6" distribution pipelines within the LMVMWC system to eliminate dead ends. These pipelines would total approximately 1,250 feet in length installed via trenched installation within developed areas to an approximate depth of 4-6 feet with a width of approximately 3 feet, principally within County of San Diego right of way, or within future easements to be owned by the LMOSMWC. Trenches may be deeper in localized areas to avoid conflicts with other utilities and drainages, and where boulder or rock removal is required.

Component OP1 – Removal of Abandoned Appurtenances

Under Component OP1, several existing abandoned system appurtenances within the LMOSMWC's system will be removed including old standpipes, valve cans, air releases, blowoffs, and bollards that remain in place, attached to the old abandoned system.

Appurtenances to be removed would be cut from the abandoned system underground and the pipelines of the abandoned system would be filled with a concrete plug per San Diego Water Agencies' Standards (SDWAS) Drawing WP-03. This would require minimal and localized excavation efforts to an approximate depth of 3 feet, contained to the location where the abandoned appurtenance would be removed within County of San Diego right of way.

Additionally, an abandoned concrete tank will be removed from the LMVMWC owned parcel, APN 606-131-05, which will require access across APN 606-131-16 owned by Heather Hunter. The abandoned tank to be removed would be demolished and the materials would be recycled or disposed of at a waste facility. The destruction of the tank may require minimal excavation around the existing tank to facilitate the ability to remove pieces of the tank and footing. This parcel is landlocked with no access to public right of way. A temporary construction easement may be required to gain access to the site.

LMVMWC's abandoned well at its tank site will be destroyed. It has not been a permitted source of water for several years. LMVMWC-owned electrical equipment at the site will be removed.

The existing tanks at LMCP's tank site (damaged and interim tanks) and appurtenances will be removed.

Component OP2 – Install Supply, Monitoring, and Control Improvements

Component OP2 involves the installation of several improvements to the consolidated system to improve its operational efficiency and sustainability. Some of these are necessary for regular system operation of the consolidated system. These improvements would include the replacement of a 250-foot section of 4" distribution pipeline in the LMOSMWC distribution system as well as a parallel 4" transmission pipeline. These pipelines cross an unnamed creek that parallels Vine Drive north of the existing treatment building near the intersection of Hollywood Drive and Vine Drive. These pipelines are installed above ground through the creek and supported by failing wood supports. The distribution pipeline is a crucial component to the LMOSMWC's distribution system that connects to recently installed portions of the distribution system. The transmission pipeline delivers water from three of the LMOSMWC's wells to the existing treatment system.

The proposed pipelines through the creek will be approximately 50 feet of 6" distribution pipeline and 4" transmission pipeline as well as a communication conduit and hardwired connection for communication between LMOSMWC Well No. 2 and the LMOSMWC treatment building. These will be installed via trenched installation with a concrete casing located underneath the creek bed. The anticipated depth of excavation is approximately 4-6 feet below ground surface with a width of approximately 3-5 feet. Installation will take place when the creek is dry to minimize any impact construction may have. Due to the nature and length of the installation, trenchless installation (i.e. jack and bore) would likely elongate and cause more impact than it would prevent, including additional traffic impacts and longer duration of excavation in and around the creek area.

The waterway under which the pipelines will be installed is an unnamed creek that is approximately 6 feet wide and is not shown as a USGS Blue-line stream. The creek is normally dry but may have flow in winter months and during summer storms. The existing pipelines are installed across the creek above ground with deteriorating supports that extend to the creek bed. The trenched installation of the pipeline will not have a long-term impact on the existing condition of the creek.

An U.S. Army Corps of Engineers (ACOE) Jurisdictional Determination request was submitted for this portion of the creek. Per ACOE correspondence 4/8/2022, the project "qualifies as a non-reporting Nationwide Permit (NWP) 58". The creek may also be under the jurisdiction of the California Department of Fish and Wildlife and the San Diego RWQCB. A Lake and Streambed Alteration Notification and report of waste discharge may be required for replacement of these pipelines.

Additionally, the following improvements are to be constructed within properties owned by the LMOSMWC and LMVMWC. These will require minimal localized excavation to construct footings to support the proposed structures.

A new office/work/meeting area is proposed at the LMVMWC well site (APNs 606-073-01 and 606-073-02). This site is currently used as an office/meeting location for LMVMWC, and also contains several wells, treatment equipment building, and solar panel arrays. The existing buildings would be removed. The LMVMWC site's existing land use is Transportation, Communications, Utilities (SanGIS 2024). The planned land use for the site is General Single Family or SF Detached. With the existing land use as transportation, communications, utilities, no land use would need to change.

The office would be approximately 650 square feet and have anticipated maximum capacity of 15 persons, intended to provide a space for the water company to have small to mid-size meetings with water company personnel, operators, vendors, engineers, etc. These types of meetings are anticipated no more than once per month. Larger meetings such as shareholder or public meetings would be held at the nearby Lake Morena Community Church. The office would contain storage space for tools, valves, meters, and other system parts/appurtenances but would not be utilized for any type of chemical storage. ADA compliant parking would be included onsite with additional street parking available as needed. The number of parking spaces required would be subject to a discretionary permit (Minor Use Permit) acted on by the County of San Diego Zoning Administrator. The building would be tan colored masonry construction to match other water company buildings in the area including the treatment and booster pump station buildings. Presence of a drinking water well at the site will not accommodate septic disposal onsite and will likely require an electric commode.

Fencing is proposed at LMOSMWC's Well No. 5 and Well No. 6 site (APN 606-031-22)

At the existing LMVMWC tank site, a roof mounted solar panel, side mounted yagi poles for communication, and batteries for power storage to allow communication between water system sites at nighttime and following snowfall will be added to the site. These will facilitate reliable communication between the tank site and the consolidated system.

The following improvements would be constructed inside or within the footprint of existing well house buildings and inside existing meter boxes:

- Install remotely read customer meters to all current LMOSMWC and LMVMWC customers (except if installed under Component WD2)
- Install flow meters, power meters, hour meters, groundwater level sensors, nitrate analyzers, and manual transfer switches on wells
- Install level sensor with signal outputs and communication system on the existing tank sites
- Install potable water connection, sink and eye wash station at the LMVMWC well site
- Salt delivery and Storage improvements at the LMOSMWC treatment facility site (APN 606-041-07)
- Security system and rooftop solar at LMOSMWC's existing treatment site (APN 606-041-07)
- Minor adjustments to wellhouse footprints and replacement of some well houses, including mechanical piping adjustments, new pressure relief valves, pump to waste capabilities, flow meters, groundwater level sensors, power monitors, sample taps, nitrate analyzers, and manual transfer switches for emergency generator connection.

Three parcels currently served by private wells would be connected to the LMOSMWC distribution system. The parcels (APNs 606-041-35, 606-041-36, and 606-041-37) are located north of Oak Drive and east of Sage Drive. Pipelines were installed within LMOSMWC-owned easements in 2020, including service pipelines and meter boxes at the front property line of each parcel. Meters would be installed, and private service lines would be extended to each dwelling/on-site private piping.

A lot line adjustment/boundary adjustment will adjust the lot lines of the existing LMVMWC storage tank site such that the existing and proposed tank (construction 2024) will be located within the LMVMWC-owned property. An agreement was signed by LMVMWC and Heather Hunter (owner of Parcel 606-131-16) on January 2, 2024, outlining the lot line adjustment and proposed easement to be recorded for access and for the transmission/distribution pipelines going to and from the LMVMWC storage tank site. The easement will be 15 feet wide for a majority of the alignment and will widen to 30 feet toward Canadian Honker near the access gate, and 35 feet near the LMVMWC tank site to allow for turnaround space for vehicles. The LMVMWC's existing lot lines on the south and west will expand by approximately 4 feet.

2.6 PROJECT CONSTRUCTION

Best Management Practices

Project construction would include a range of environmental Best Management Practices (BMPs), to avoid adverse effects on people and the environment. BMPs are developed to address anticipated effects from various construction activities and would be implemented pre-construction, during construction, and post-construction, as specified in Table 5.

Table 5. Best Management Practices to be Implemented for the Project

Number	Title	BMP Description
BMP-1	Best Management Practices for Construction Air Quality	The contractor will use construction equipment that minimizes air emissions to the extent feasible such that overall fleet emissions are equal to or less than emissions compared to the most recent CARB fleet average. Acceptable options for reducing emissions include the use of late-model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as such become available.
BMP-2	Best Management Practices for Construction Emissions, Including Fugitive Dust Emissions	The implementation of construction BMPs to limit construction emissions, particularly fugitive dust emissions, includes the following actions: • All exposed areas of bare soil (e.g., parking areas, staging areas, soil piles) should be watered twice per day to minimize fugitive dust emissions. • All haul trucks transporting soil, sand, or other loose material off-site should be covered or maintain at least two feet of free board space. Any haul trucks traveling along freeways or major roadways should be covered. • All visible mud or dirt track-out onto adjacent public roads should be removed using wet power-vacuum street sweepers at least once per day. The use of dry power sweeping should be prohibited. • All vehicle speeds on unpaved roads should be limited to 15 miles per hour (mph). • Idling times should be minimized either by shutting equipment off when not in use or reducing the maximum idling time to 5 minutes (as required by the California airborne toxics control measure Title 13 CCR § 2485). Clear signage regarding this requirement should be provided for construction workers at all access points. • All construction equipment should be maintained and properly tuned in accordance with manufacturer's specifications. All equipment should be checked by a certified visible emissions evaluator and determined to be running in proper condition before it is operated. The project would implement these measures as required.
BMP-3	Best Management Practices for Sediment Control	LMVMWC and/or its contractor(s) will implement site specific BMPs to control sediments during construction activities, which may include but not be limited to: • Install, implement, and maintain BMPs consistent with the California Storm Water Quality Association Best Management Practice Handbook (California Storm Water Quality Association (CASQA) 2015) or equivalent to minimize the discharge of pollutants, consistent with the requirements of the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit 2009-0009-DWQ, as amended by 2010-0014-DWQ & 2012-0006-DWQ applicable to the State of California. • Implement practices to reduce erosion of exposed soil, including stabilization of soil stockpiles, watering for dust

Number	Title	BMP Description
		control, establishment of perimeter silt fences, and/or placement of fiber rolls. • Minimize soil disturbance area. • Implement other practices to maintain water quality, including use of silt fences, stabilized construction entrances, and storm-drain inlet protection. Where feasible, limit construction to dry periods. Revegetate or repave disturbed areas. • BMPs will be regularly monitored for effectiveness using appropriate methods (visual observation, sampling) at appropriate intervals (e.g., daily or weekly) and corrected immediately if determined to not be effective.
BMP-4	Best Management Practices for Hazardous Materials	LMVMWC and LMOSMWC and/or its contractor(s) will implement site-specific hazardous materials BMPs during construction activities, which may include but not be limited to: • Develop (before initiation of construction activities) and implement (during construction and operational activities) a spill prevention and emergency response plan to handle potential spills of fuel or other pollutants. • Install, implement, and maintain BMPs consistent with the California Storm Water Quality Association Best Management Practice Handbook (California Storm Water Quality Association (CASQA) 2015) or equivalent to minimize the discharge of pollutants, consistent with the requirements of the National Pollutant Discharge Elimination System (NPDES) General Construction Storm Water Permit 2009-0009-DWQ, as amended by 2010-0014-DWQ & 2012-0006-DWQ applicable to the State of California. • Implement practices to minimize the contact of construction materials, equipment, and maintenance supplies with stormwater. • Limit fueling and other activities involving hazardous materials to designated areas only; provide drip pans under equipment and conduct daily checks of vehicle condition. • Require the proper disposal of trash and any other construction-related waste. • Ensure that any dewatered groundwater is not polluted prior to discharging into the local stormwater infrastructure or use; if dewatered groundwater becomes polluted, dispose of it off-site at an appropriate facility.

Number	Title	BMP Description
BMP-5	Best Management Practices for Cultural Resources – Discovery of Archeological Resources	In the event that new archaeological resources are discovered during the project, all ground-disturbing activities in the vicinity of the find shall cease, and an archaeologist who meets the Secretary of the Interior's Professional Qualification Standards (National Park Service 1983) shall be retained to evaluate the find. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section15064.5 [f]).
BMP-6	Best Management Practices for Cultural Resources – Discovery of Human Remains	Upon discovery of human remains or potential human remains, Health and Safety Code 7050.5 shall be implemented. The County Coroner shall be immediately notified of the discovery and the discovery site shall be protected from further disturbance. Work may continue away from the discovery until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are, or are believed to be, Native American, he or she is required to notify the NAHC in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. The most likely descendant shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.

2.7 PERMITS AND APPROVALS

Table 6. Permits/Requirements and Associated Agencies

Agency	Permit/Requirement	Component
County of San Diego - Building Department	Building Permit – Meeting Area (APNs 606-073-01 & 606-073-02)	OP2
County of San Diego - Department of Public Works	Encroachment Permit (typically issued to construction contractor)	WS2, WS3, WD1, WD2, WD3, OP1
County of San Diego - Land Use Services Department	Land Use Permit for New Meeting/Office Well Destruction Lot Line Adjustment at LMVMWC Tank Site	OP2
County of San Diego – Parks and Recreation Department	Relinquishment of Water Supply Permit Approval to Participate in Project	-
California Department of Fish and Wildlife (CDFW)	Submit Lake and Streambed Alteration Notification	OP2, WS3
California Regional Water Quality Control Board (CRWQCB)	Report of Waste Discharge - Waste Discharge Requirements	OP2, WS3
State Water Resources Control Board, Division of Water Quality	Clean Water Act Section 401 Water Quality Certification Permit	OP2
California State Water Resources Control Board - Division of Financial Assistance (DFA)	Project Funding	ALL
California State Water Resources Control Board - Division of Drinking Water (DDW)	Well Permit for Public Consumption-Ballard Well Water Supply Permit Amendment Water Supply Permit Relinquishments	WS1 ALL ALL
California Secretary of State	Approval of Issuance of Shares of Stock in Remaining or New Consolidated Water System Dissolution of Mutual Water Company	-
California Department of Financial Protection and Innovation (DFPI)	Approval of System Improvements for Expanded or New Mutual Water Company	-
United States Department of Agriculture, Rural Development	Project Funding	-
United States Army Corps of Engineers	Potential Jurisdictional Crossings along Morena Reservoir Road	WS3

2.8 POTENTIAL ENVIRONMENT EFFECTS

The Project could potentially result in one or more of the following significant environmental effects; however, proposed mitigation measures will reduce effects to less than significant:

☐	Aesthetic	☐	Agriculture and Forestry Resources	☐	Air Quality
☒	Biological Resources	☐	Cultural Resources	☐	Energy
☐	Geology/Soils	☐	Greenhouse Gas Emissions	☒	Hazards and Hazardous Materials
☒	Hydrology/Water Quality	☐	Land Use/Planning	☐	Mineral Resources
☒	Noise	☐	Population/Housing	☐	Public Services
☐	Recreation	☐	Transportation	☐	Tribal Cultural Resources
☐	Utilities/Service Systems	☐	Wildfire	☐	Mandatory Findings of Significance

2.9 EVALUATION OF ENVIRONMENTAL IMPACTS

The 2024 California Environmental Quality Act (CEQA) Statute and Guidelines (AEP 2024) suggests that the following criteria be used when evaluating effects using the environmental checklist. These criteria have been used in this Initial Study:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4. "Negative Declaration: Less Than Significant with Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
   a. Earlier Analysis Used. Identify and state where they are available for review.
   b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
   c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

9. The explanation of each issue should identify:
   a. the significance criteria or threshold, if any, used to evaluate each question; and
   b. the mitigation measure identified, if any, to reduce the impact to less than significance

2.10 DETERMINATION:

On the basis of 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 revisions in the project have been made by or agreed to by the project proponent. 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.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature: Date:

_____ _____

3.0 ENVIRONMENTAL CHECKLIST

3.1 AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

3.1.1 Regulatory Setting

This section addresses regulations, laws, and policies related to aesthetics in compliance with Federal, State, and local entities and includes descriptions and details.

Federal Laws, Regulations, and Policies

There are no federal regulations, laws, or policies related to aesthetics that pertain to this Project.

State Laws, Regulations, and Policies

California Scenic Highway Program

In 1963, the California State Legislature established the California Scenic Highway Program, a provision of the Streets and Highways Code, to preserve and enhance the natural beauty of California (California Department of Transportation (Caltrans) 2015). The state highway system includes designated scenic highways and those that are eligible for designation as scenic highways.

Local Laws, Regulations, and Policies

San Diego County General Plan

The San Diego County General Plan (2011) contains goals and policies to protect the aesthetic values of the County, including the protection of its scenic corridors and highways, and recommends incorporating Project design elements that improve visual aesthetics.

Campo/Lake Morena Community Plan

The Campo/Lake Morena Community Plan (2016) contains goals and policies to protect community character through the preservation of scenic views while accepting compatible development (Policy LU 3.1). Another policy is to set back visual impacts of storage tanks with screening vegetation to shield the structure (Policy LU 5.1.2).

3.1.2 Environmental Setting

This section addresses the aesthetic and visual quality of the region and potential impacts associated with the implementation of the Project. It includes a description of existing visual conditions and an evaluation of potential effects on aesthetic resources.

The project area is in a rural community in southeastern San Diego County in Lake Morena, California. Rural residential, small commercial development, Lake Morena, and the County Park dominate the visual setting within Lake Morena Village. Lands surrounding the developed areas are dominated by the LMCP that offer a scenic vista around the community. Construction and staging would take place on public right of way (ROW) in streets and on parcels owned by LMVMWC, LMOSMWC and LMCP.

Visual Character and Quality of the Site

Rural residential neighborhoods, few commercial developments, roads, LMCP, Lake Morena, trees, and existing LMVMWC and LMOSMWC infrastructure (existing storage tanks, wells, treatment facility, and booster station) adjoin the Project corridors (Figure 2).

Light and Glare

Nighttime lighting is necessary to provide and maintain safe, secure, and attractive environments. Light that falls beyond the intended area of illumination is referred to as “light trespass.” The most common cause of light trespass is spillover light, which occurs when a lighting source illuminates surfaces beyond the intended area, such as when building security lighting or parking lot lights shine onto neighboring properties. Spillover light can adversely affect light-sensitive uses, such as residences, at nighttime. Both light intensity and fixtures can affect the amount of any light spillover. Modern, energy-efficient fixtures that face downward, such as shielded light fixtures, are typically less obtrusive than older, upward-facing light fixtures.

Glare is caused by light reflections from pavement, vehicles, and building materials such as reflective glass, polished surfaces, or metallic architectural features. During daylight hours, the amount of glare depends on the intensity and direction of sunlight.

In general, the night sky in the Project area is not impacted. The most intense lighting in or near the Project sites is from the surrounding residential buildings. These structures are continuous light sources, including the nighttime hours. Vehicle headlights illuminate the surrounding roadways.

3.1.3 Discussion of Impacts

The following sections discuss the key issues with respect to the Project's potential to impact aesthetic resources.

a) Less Than Significant Impact. Scenic vistas are typically categorized as either panoramic views (visual access to a large geographic area) or focal views (visual access to a particular object, scene, setting, or feature of interest). As discussed above, the Campo/Lake Morena Community Plan contain goals and policies to protect scenic views and vistas. The Project would not permanently alter views of scenic vistas around the local communities or surroundings. The Project components for the consolidation include: installing transmission lines, distribution lines, pressure reducing stations, water meter boxes, security system, rooftop solar, flow meters, power meters, hour meters, level sensors, nitrate analyzers, storage tank, and manual transfer switches; plugging and abandoning pipeline systems with cement; fencing around LMOSMWC's Well No. 5 and 6; removing LMVMWC abandoned tank; and constructing a new office/meeting building (Section 2.5).

   Most of the project components would be installed underground in County ROW or County owned lands (LMCP) and LMOSMWC or LMVMC owned parcels and easements. After construction, the Project would have a similar footprint with the addition of the office/meeting space (APNs 606-073-01 & 606-073-02), and the removal of abandoned concrete storage tank (APN 606-131-16) as discussed in Section 2.5. To adhere to policy LU 5.1.2 of the Campo/Lake Morena Community Plan (2016), the Project should limit visual impacts of the proposed pressure reducing stations by planting screening vegetation to shield the tank.

b) Less Than Significant Impact. The Project would not substantially damage scenic resources. The local roads within the Project area are not designated or eligible as a State Scenic Highway (Caltrans 2022). The closest "Eligible Highway" to the Project are Interstate 8 and SR-94 approximately four miles to the northeast and southeast. No designated State Scenic Highways are located near the Project area.

   The San Diego County General Plan (2011) also designates County Scenic Highways as displayed on Figure C-5 of the Open Space and Conservation Element. In the Project area, Lake Morena Drive and Oak Drive are designated as County Scenic Highways.

   The Project would have a temporary effect on these roads as displayed in Figure 2A and 2B. However, upon completion of the Project the road would return to a similar footprint. Oak trees in the Project area are part of the scenic vista will not be impacted. Some small, local outcroppings be impacted by trenching of new pipelines and installation of pressure reducing stations and pipeline appurtenances. Throughout the Project area, new or replacement surface features (fire hydrants, air release valves) will be installed but these are common features in a residential setting.

c) **Less Than Significant Impact.** Most of the project components would be installed underground in County ROW or County owned lands (LMCP) and LMOSMWC- or LMVMWC-owned parcels, and easements. There is potential for construction-related aesthetic impacts (e.g., grading activities, construction equipment, staging, warning markers on roadways, and staging) that would only be short-term as motorists and residents drive by the construction sites.

Upon completion of construction, the Project would have a similar footprint with the addition of the office/meeting space (APNs 606-073-01 & 606-073-02), and the removal of LMVMWC's abandoned concrete storage tank (APN 606-131-16) and the LMCP's damaged and interim tanks, as discussed in Section 2.5. The building would be tan colored masonry construction to match other water company buildings in the area including the treatment and booster pump station buildings.

d) **Less Than Significant Impact.** The Project elements, as discussed in the Project Description (Section 2.5), do not plan to add permanent substantial sources of light or glare. There is a possibility for substantial light or glares during nighttime construction from lighting the site. However, no nighttime construction is proposed for this project. Impacts to views in the area relating to light or glare would have no impact.

Exterior lighting will be installed at well sites. However, these will utilize a timer to ensure lights are turned off following manual activation by system operators. Exterior lighting would only be activated during emergency, night-time situations requiring lighting for inspection and repair activities or for periodic system testing.

3.2 AGRICULTURE AND FORESTRY 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. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
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))?			X	
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				X

3.2.1 Regulatory Setting

This section addresses regulations, laws, and policies related to agriculture and forestry resources in compliance with Federal, State, and local entities and includes descriptions and details.

Federal Laws, Regulations, and Policies

There are no federal regulations, laws, or policies related to agriculture and forestry resources related to this project.

State Laws, Regulations, and Policies

California Department of Conservation

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 Department of Conservation (DOC) as an optional model to use in assessing impacts on agriculture and farmland. The Farmland Monitoring and Mapping Program (FMMP) contains maps and statistical data regarding California's agriculture resources including the zoning of farmland. In determining whether impacts on forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection (CalFire) regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board (CARB).

Williamson Act

The California Land Conservation Act of 1965, commonly referred to as the Williamson Act, is a non-mandated State program for counties and cities to preserve agricultural land and discourage the premature conversion of agricultural land to urban uses. The DOC Division of Land Resource Protection (DLRP) provides Williamson Act maps and maps of important farmland for counties in California, including the Madera County. Each map indicates areas of urban/built-up land in addition to illustrating the locations of various agricultural-related (Williamson Act or farmland designation) categories.

Local Laws, Regulations, and Policies

San Diego County General Plan

The San Diego County General Plan (2011) contains goals and policies to protect the agricultural use of the County, including the zoning of land for such purposes.

San Diego County Environmental Impact Report

The San Diego County Environmental Impact Report (EIR) (EIR 2011) displays the Williamson Contract Acts in the County through the Agriculture Section Figure 2.2-6.

Campo/Lake Morena Community Plan

Campo/Lake Morena Community Plan (2016) defines the area as being located in "chaparral forest" and are recognized as "highly valued historical, aesthetic, and ecological resources". The plan contains policies to protect riparian habitat, native habitat, and species.

3.2.2 Environmental Setting

This section describes the existing agricultural and forestry conditions within the Project area and evaluates whether the Project would result in significant impacts related to agriculture and forestry resources.

The regional character of the Project site is rural residential land. The Project site is zoned by San Diego County for land use as Spaced Rural Residential; General Single Family; Commercial, Office, Mixed Use; and Open Space Parks (displayed in Figure 6) (PDS 2024). The Project site is zoned as residential, special purpose, and commercial (displayed in Figure 7). The land surrounding the project site is zoned by the County as Agriculture and General Rural.

The DOC's Important Farmland Finder classifies the Project site as *Other Land* and *Urban and Built-Up Land,* and areas surrounding the Project site as *Grazing Land* (DOC 2018). The DOC defines these types of land as:

- *Other Land: "Land not included in any other mapping category. Common examples include low density rural developments; brush, timber, wetland, and riparian areas not suitable for livestock grazing; confined livestock, poultry or aquaculture facilities; strip mines, borrow pits; and water bodies smaller than forty acres. Vacant and nonagricultural land surrounded on all sides by urban development and greater than 40 acres is mapped as Other Land."*
- *Urban and Built-Up Land*: "*land is occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel. Common examples include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures*."

3.2.3 Discussion of Impacts

The following sections discuss the key issues with respect to the Project's potential to impact agriculture and forestry resources.

a) **No Impact.** As discussed above, the Project has been classified by the DOC's California Important Farmland Map Finder as *Other Land and Urban and Built-Up Land* (DOC 2018). There is agricultural land zoned by San Diego County in the Project area. The Project site is zoned by the County as Spaced Rural Residential; General Single Family; Commercial, Office, Mixed Use; and Open Space Parks (displayed in Figure 6) (PDS 2021). The proposed construction and existing infrastructure are located on existing LMVMWC and LMOSMWC properties, LMCP land, public ROW, easements, public/semi-public facilities land not used for agriculture.

The Project components for the consolidation include: installing transmission lines, distribution lines, pressure reducing stations, water meter boxes, security system, rooftop solar, flow meters, power meters, hour meters, level sensors, nitrate analyzers, and manual transfer switches; storage tank removals; plugging and abandoning pipeline systems with cement; fencing around LMOSMWC's Well No. 5 and 6; removing LMVMWC abandoned tank; and constructing a new office/meeting building (Section 2.5). Therefore, no prime, unique, or farmland of statewide importance would be converted.

b) **A Less Than Significant Impact.** As discussed above in (a), the Project area is located on existing LMVMWC and LMOSMWC properties, LMCP property, public ROW, public/semi-public facilities land not used for agriculture or County ROWs. The San Diego County EIR displays where the Williamson

Act Contracts are in the County, and the Project is not located in a Williamson Act Contract area (EIR 2011). To the north and east of the Project area the land is zoned an Agricultural Preserve. The Project will not impact the lands designated as Agricultural Preserve.

c) **A Less Than Significant Impact**. Forest land is defined by PRC 12220(g) as land that supports 10% native tree cover and allows for management of one or more forest resources that include timber, aesthetics, fish and wildlife, biodiversity, water quality, recreation, and other public benefits. Timberland is defined by PRC 4526 as land available for commercial species (determined by the State Board of Forestry and Fire Protection) to produce lumber and other forest products.

As discussed above, the Project location is not zoned by the County or the DOC as forest land or timberland. The Project is located in and near LMCP and is considered "chapparal forest" by the Campo/Lake Morena Community Plan. The Project would not have any impact to the LMCP other than utilizing the public ROW and parking lot for staging vehicles and equipment.

The Project site is not zoned as forest land, timberland, or timberland production, and therefore would not conflict with existing zoning or cause rezoning of these lands. Upon completion of construction, the Project would have a similar footprint with the addition of the office/meeting space (APN 606-037-14 or 606-073-01 & 606-073-02), and the removal of abandoned concrete storage tank (APN 606-131-16) as discussed in Section 2.5.

d) **No Impact**. As discussed in (c), the Project would not result in the loss of forest land or conversion of forest land to non-forest use as per the County and the DOC. No impact would occur relative to this issue.

e) **No Impact.** As discussed in the previous questions, the Project would not involve other changes in the existing environment which, due to their location or nature, which could result in conversion of Farmland to non- agricultural use, or conversion of forest land to non-forest use. The Project is not located in forest or agricultural lands. The Project will update and consolidate the LMVMWC, LMOSMWC, and LMCP into one potable water system and upon completion, will have a similar footprint with the addition of the office building and storage tank.

3.3 AIR QUALITY

Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) 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?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors affecting a substantial number of people)?			X	

3.3.1 Regulatory Setting

This section addresses regulations, laws, and policies related to air quality in compliance with Federal, State, and local entities and includes descriptions and details.

Federal Laws, Regulations, and Policies

Clean Air Act

The Clean Air Act (CAA) is implemented by the U.S. Environmental Protection Agency (USEPA) and sets ambient air limits, the National Ambient Air Quality Standards (NAAQS), for six criteria pollutants: particulate matter of aerodynamic radius of 10 micrometers or less (PM_{10}), particulate matter of aerodynamic radius of 2.5 micrometers or less ($PM_{2.5}$), carbon monoxide (CO), nitrogen dioxide (NO_2), ground-level ozone, and lead. Of these criteria pollutants, particulate matter and ground-level ozone pose the greatest threats to human health.

State Laws, Regulations, and Policies

California Air Resources Board

The California Air Resources Board (CARB) sets standards for criteria pollutants in California that are more stringent than the NAAQS and include the following additional contaminants: visibility-reducing particles, hydrogen sulfide, sulfates, and vinyl chloride. The Project is located in southcentral San

Diego County (Figure 1). The San Diego Air Pollution Control District (SDAPCD) manages air quality and the General Conformity Rule within this area.

General Conformity Rule

Section 176(c) of the CAA provides that federal agencies cannot engage, support, or provide financial assistance for licensing, permitting, or approving any project unless the project conforms to the applicable State Implementation Plans (SIP). Under CAA Section 176(c) requirements, USEPA promulgated 40 Code of Federal Regulations (CFR) Part 51, Subpart W, and 40 CFR Part 93, Subpart B, "Determining Conformity of General Federal Actions to State or Federal Implementation Plans" (see 58 Federal Register (FR) 63214 (November 30, 1993), as amended; 75 FR 17272 (April 5, 2010) and 75 FR 17274.) These regulations, commonly referred to as the General Conformity Rule, apply to all federal actions except for those federal actions that are specifically excluded from review (e.g., stationary-source emissions) or are related to transportation plans, programs, and projects under Title 23 U.S. Code (USC) or the Federal Transit Act, which are subject to Transportation Conformity.

In states that have an approved SIP revision adopting General Conformity regulations, 40 CFR Part 51, Subpart W, applies; in states that do not have an approved SIP revision adopting General Conformity regulations, 40 CFR Part 93, Subpart B, applies. The Project sites are located in an area of California with approved SIPs adopting General Conformity regulations.

The General Conformity Rule is used to determine if federal actions meet the requirements of the CAA and the applicable SIP by ensuring that air emissions related to the action do not:

- Cause or contribute to new violations of a NAAQS;
- Increase the frequency or severity of any existing violation of a NAAQS; or
- Delay timely attainment of a NAAQS or interim emission reduction.

A conformity determination under the General Conformity Rule is required if the federal agency determines that the action would occur in a nonattainment or maintenance area; no specific exemptions apply to the action; the action is not included in the federal agency's "presumed to conform" list; emissions from the proposed action are not within the approved emissions budget for an applicable facility; and the total direct and indirect emissions of a pollutant (or its precursors) are at or above the *de minimis* levels established in the General Conformity Rule (75 FR 17274). Applicable *de minimis* levels are shown in Table 7.

Table 7. Attainment Status of the State and Federal Ambient Air Quality Standards

Criteria Pollutant	Federal Designation	State Designation
Ozone (8-Hour)	**Nonattainment**	**Nonattainment**
Ozone (1-Hour)	Attainment	**Nonattainment**
Carbon Monoxide	Attainment	Attainment
PM10	Unclassifiable	**Nonattainment**
PM2.5	Attainment	**Nonattainment**
Nitrogen Dioxide	Attainment	Attainment
Sulfur Dioxide	Attainment	Attainment
Lead	Attainment	Attainment
Sulfates	No Federal Standard	Attainment
Hydrogen Sulfide	No Federal Standard	Unclassified
Visibility	No Federal Standard	Unclassified

Source: SDAPCD 2024

Six methods are available for demonstrating conformity:

1. Document that the emissions from the action are identified and accounted for in the SIP;
2. Obtain a statement from the applicable state or local air quality agency indicating that the emissions from the action, along with all other emissions in the area, would not exceed the budget for those emissions in the SIP;
3. Obtain from the local Metropolitan Planning Organization a statement indicating that the emissions are included in transportation plan modeling;
4. Obtain agreement from the state to include the emissions in the SIP;
5. Conduct air quality modeling to demonstrate that the emissions would not cause or contribute to a violation of the NAAQS; this modeling option is not available for areas in nonattainment for ozone or NO_2 and some $PM_{2.5}$ areas; or
6. Mitigate or offset the increase in emissions; offset emissions must be offset to zero for ozone precursors, nitrogen dioxide and PM, not to the *de minimis* levels.

In addition, federal activities may not cause or contribute to new violations of air quality standards, exacerbate existing violations, or interfere with timely attainment or required interim emissions reductions toward attainment. The Project is subject to review under the General Conformity Rule. At this time a formal General Conformity determination is not presented, but a comparison to *de minimis* thresholds is discussed as an indication of the potential General Conformity applicability and/or determination which will need to occur prior to the start of construction.

Toxic Air Pollutants

USEPA and CARB regulate various stationary sources, area sources, and mobile sources. USEPA has regulations involving performance standards for specific sources that may release toxic air contaminants (TACs), known as hazardous air pollutants (HAPs) at the federal level. In addition, USEPA has regulations involving emission criteria for off-road sources such as emergency generators, construction equipment, and vehicles. CARB has been granted permission to establish emission standards for vehicles sold in California and for other emission sources, such as consumer products and certain off-road equipment. CARB also establishes passenger vehicle fuel

specifications. Airborne Toxic Control Measures (ATCMs), including the following relevant measures, are implemented to address sources of TACs:

- ATCM for Diesel Particulate Matter from Portable Engines Rated at 50 Horsepower (hp) and Greater.

Local Laws, Regulations, and Policies

San Diego Air Pollution Control District

The San Diego Air Pollution Control District (SDAPCD) is the administrative entity designated by the State of California to provide air quality attainment planning and regulation for San Diego County. In the 2020 Attainment Plan for Ozone, most of the eastern part of the County, including Lake Morena Village is listed as exceeding the 2015 ozone NAAQS (Air Quality Planning 2024). Compliance with the NAAQS is measured at the town of Alpine, approximately twenty (20) miles northeast of Lake Morena Village.

The reason for high ozone in the eastern half of San Diego County was determined by EPA to be:

> *Currently, the Alpine monitoring site is the design value site for the San Diego nonattainment area with a 2009-2011 design value of 0.082 parts per million (ppm). EPA believes that the Alpine monitoring site is representative of the eastern, inland portions of San Diego County, including areas surrounding the Campo reservation. Several studies have shown ozone transport from the South Coast Air Basin and the western portions of San Diego County can reach the inland areas of San Diego County (EPA 2017).*

The 2020 Attainment Plan has specific requirements for local jurisdiction that should be followed in order to address this concern. All of these requirements are intended to reduce the introduction of the precursors to ground-level ozone, oxides of nitrogen (NO_x) and volatile organic compounds (VOCs) from industrial stationary sources.

Regional Air Quality Strategy

The 2022 Regional Air Quality Strategy (RAQS) is established to identify ways to further reduce ozone emissions from stationary sources such as industrial and manufacturing facilities (Air Quality Planning 2024).

San Diego County General Plan

The San Diego County General Plan (2011) contains goals and policies to protect and improve air quality in the plan area through cost-effective and sustainable means, while also assuring county's compliance with state and federal air quality standards.

3.3.2 Environmental Setting

This section describes the existing air quality conditions within the Project area and evaluates whether the Project would result in significant impacts related to air quality.

The Project area is in the San Diego County Air Basin, and air quality is regulated and monitored by the SDAPCD. Pollutants of greatest concern in San Diego Country are ozone and particulate matter (PM). San Diego County is designated as nonattainment for federal ozone (8-hour), state ozone (1-hour and 8-hour) and PM (2.5 microns and 10 microns) standards (SDAPCD 2020).

The primary pollution sources near the Project area are vehicles and residential and commercial activities. The nearest sensitive receptors are residences in the community, which are scattered throughout the Project area and surrounding areas. The Project area does not contain ultramafic soils and is not in an area known to contain naturally occurring asbestos (Van Gosen and Clinkenbeard 2011).

3.3.3 Discussion of Impacts

The following sections discuss the key issues with respect to the Project's potential to impact air quality.

a) **Less Than Significant Impact.** The Project would not conflict with or obstruct implementation of the applicable air quality plan. Minimal and temporary air emissions, as discussed under item b) below, would be consistent with applicable air quality plans and regulations for the region. In order to limit the production of fugitive dust during implementation of the Project, construction activities will be conducted adhering to Rule 55 for Fugitive Dust Control (SDAPCD 2009). Rule 55 states that no dust emission into the atmosphere beyond a property line for a period of more than 3 minutes in an hour period. The rule also states that to minimize roadway dust track-out grates or gravel beds, wheel-washing for muddy conditions, secured tarps or cargo coverings, and watering may be utilized. Lastly, a PM10 efficient street sweeper certified to meet the South Coast Air Quality Management District Rule 1186 shall be utilized as the end of each work week. A new portable generator would provide power to existing LMVMWC And LMOSMWC Well sites during extended grid power outages and for periodic testing. While this may add to emissions in the local area, it will at least be partially offset by the replacement generator at the existing booster station site, which will have a smaller power production requirement.

b) **Less Than Significant Impact.** The Project would provide enhancements and additional infrastructure for the consolidation of the LMVMWC, LMOSMWC, and LMCP water systems to accommodate existing rural residential service connections detailed above in Section 2. The Project would not result in a considerable cumulatively 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). None of the sources of NO_x or VOCs cited by the Attainment Plan are found at Lake Morena Village and so there will not be an increase of ozone created by the Project.

   As discussed under item a), the Project would result in temporary minor construction-related emissions and temporary emissions from the generators. It would not result in a cumulatively considerable net increase of any criteria pollutant. The Project would cause short-term air quality

effects as a result of construction activities (trenching) and operating activities but would adhere to Rule 55. Overall, the Project would not result in significant long-term or cumulatively considerable increases in air quality pollutant emissions.

c) **Less Than Significant Impact.** Sensitive receptors (i.e., children, senior citizens, and acutely or chronically ill people), are more susceptible to the effects of air pollution than the general population. Land uses considered as sensitive receptors typically include residences, schools, playgrounds, childcare centers, hospitals, convalescent homes, and retirement homes. During the short-term construction periods associated with the Project, diesel exhaust particulate matter will be generated by construction equipment and vehicles. Diesel exhaust particulate matter is known by the State of California to include carcinogenic compounds, and long-term exposure to diesel exhaust emissions has the potential to result in adverse health effects. The risks associated with exposure to carcinogenic substances are typically based on a lifetime of chronic exposure, which defined in the California Air Pollution Control Officers' Associated Air Toxics "Hot Spots" Program Risk Assessment Guidelines as 24 hours per day, 7 days per week, 365 days per year, for 70 years (CARB 2022). The sensitive receptors in the Project area are multiple rural residences. As discussed in the questions above, the construction is short-term and upon completion will not result in cumulatively net increase of any criteria pollutant.

d) **Less Than Significant Impact**. The Project would not result in indirect effects related to odors. The Project does not include off-site components or facilitate additional projects that would generate new sources of odor on a permanent basis. During construction, there is a possibility for odors from construction activities (diesel exhaust, asphalt, etc.). Limited emissions and odors would occur during use of the generators during extended outages and periodic testing. The construction is temporary and upon completion the Project area will return to a similar footprint and there will be no permanent/ongoing emissions.

3.4 BIOLOGICAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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 U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?		X		
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?		X		
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?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
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?				X

3.4.1 Regulatory Setting

This section addresses regulations, laws, and policies related to biological resources in compliance with Federal, State, and local entities and includes descriptions and details.

Federal Laws, Regulations, and Policies

Endangered Species Act

The Endangered Species Act (ESA) (16 USC § 1531 et seq.; 50 CFR Parts 17 and 222) provides for conservation of species that are endangered or threatened throughout all or a substantial portion of their range, as well as protection of the habitats on which they depend. The U.S. Fish and Wildlife Service (USFWS) and the National Marine Fisheries Service (NMFS) share responsibility for implementing the ESA. In general, USFWS manages terrestrial and freshwater species, whereas NMFS manages marine and anadromous species.

Section 9 of the ESA and its implementing regulations prohibit the "take" of any fish or wildlife species listed under the ESA as endangered or threatened, unless otherwise authorized by federal regulations. The ESA defines the term "take" to mean "harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, or collect, or to attempt to engage in any such conduct" (16 USC § 1532). Section 7 of the ESA (16 USC § 1531 et seq.) outlines the procedures for federal interagency cooperation to conserve federally listed species and designated critical habitats. Section 10(a)(1)(B) of the ESA provides a process by which nonfederal entities may obtain an incidental take permit from USFWS or NMFS for otherwise lawful activities that incidentally may result in "take" of endangered or threatened species, subject to specific conditions.

Migratory Bird Treaty Act

The Migratory Bird Treaty Act (MBTA) (16 USC Chapter 7, Subchapter II) protects migratory birds. Most actions that result in take, or the permanent or temporary possession of, a migratory bird, or the parts, nests, or eggs of such a bird, constitute violations of the MBTA. The MBTA also prohibits destruction of occupied nests. USFWS is responsible for overseeing compliance with the MBTA.

Executive Order 11990, Protection of Wetlands

Executive Order (EO) 11990 provides for protection of wetlands from federal or federally approved projects when a practicable alternative is available. If impacts on wetlands cannot be avoided, all practicable measures to minimize harm must be included. ACOE is the administering agency.

Federal Land Policy and Management Act of 1976

Public land managed by the US Department of the Interior, Bureau of Land Management (BLM) is regulated under the Federal Land Policy and Management Act of 1976 (FLPMA). Under this regulation, the BLM develop Resource Management Plans (RMPs) that direct BLM District Offices in the sustainable, best use of the biological resources of the public land. For the Project, nearby public land falls under the jurisdiction of the BLM Palm Spring/South Coast Field Office (BLM National Data 2024).

State Laws, Regulations, and Policies

California Fish and Game Code

The California Fish and Game Code (F&G) includes various statutes that protect biological resources, including the Native Plant Protection Act of 1977 (NPPA) and the California Endangered Species Act (CESA). The NPPA (F&G §§ 1900-1913) authorizes the Fish and Game Commission to designate plants as endangered or rare and prohibits take of any such plants, except as authorized in limited circumstances.

CESA (F&G §§ 2050–2098) prohibits state agencies from approving a project that would jeopardize the continued existence of a species listed under CESA as endangered or threatened. F&G § 2080 prohibits the take of any species that is state listed as endangered or threatened or designated as a candidate for such listing. The California Department of Fish and Wildlife (CDFW) may issue an incidental take permit authorizing take of listed and candidate species if that take is incidental to an otherwise lawful activity, subject to specified conditions. F&G §§ 3503, 3513, and 3800 protect native and migratory birds, including their active or inactive nests and eggs, from all forms of take. In addition, F&G §§ 3511, 4700, 5050, and 5515 identify species that are fully protected from all forms of take. F&G Section 3511 lists fully protected birds, § 5515 lists fully protected fish, § 4700 lists fully protected mammals, and § 5050 lists fully protected amphibians.

States Laws, Regulations, and Policies

California Department of Fish and Wildlife

The California Department of Fish and Wildlife (CDFW) manages California's fish, wildlife, plant resources, and the habitats which they depend on. The CDFW has 7 Regions throughout the state:

- Region 1 Northern Region
- Region 2 Northern Central Region
- Region 3 Bay Delta Region
- Region 4 Central Region
- Region 5 South Coast Region
- Region 6 Inland Deserts Region
- Region 7 Marina Region

The Project is located in Region 5 the South Coast Region. The South Coast Region is comprised of Los Angeles, Orange, San Diego, Santa Barbara, and Ventura counties (CDFW 2024).

California Fish and Game Code

The California Fish and Game Code (F&G) includes various statutes that protect biological resources, including the Native Plant Protection Act of 1977 (NPPA) and the California Endangered Species Act (CESA). The NPPA (F&G §§ 1900-1913) authorizes the Fish and Game Commission to designate plants as endangered or rare and prohibits take of any such plants, except as authorized in limited circumstances. CESA (F&G §§ 2050–2098) prohibits state agencies from approving a project that would jeopardize the continued existence of a species listed under CESA as endangered or threatened. F&G § 2080 prohibits the take of any species that is state listed as endangered or

threatened or designated as a candidate for such listing. The CDFW may issue an incidental take permit authorizing take of listed and candidate species if that take is incidental to an otherwise lawful activity, subject to specified conditions. F&G §§ 3503, 3513, and 3800 protect native and migratory birds, including their active or inactive nests and eggs, from all forms of take. In addition, F&G §§ 3511, 4700, 5050, and 5515 identify species that are fully protected from all forms of take. F&G Section 3511 lists fully protected birds, § 5515 lists fully protected fish, § 4700 lists fully protected mammals, and § 5050 lists fully protected amphibians.

Desert Renewable Energy Conservation Plan

The Desert Renewable Energy Conservation Plan (DRECP) is a landscape-scale planning effort that covers 6 counties in California. The counties include Inyo, San Bernardino, Kern, Los Angeles, Riverside, San Diego, and Imperial. The California Energy Commission, BLM, CDFW, and US Fish and Wildlife Service (USFWS) collaborate to implement and develop the DRECP. The plan has the goals of implementing renewable energy in areas of high potential for renewable energy and conservation of specific species, ecosystems, and climate adaptation requirements for desert wildlife and for protection of cultural, recreation, and other resources (DRECP 2024). The Project area is not located in the DRECP.

Local Laws, Regulations, and Policies

San Diego County General Plan

The Conservation and Open Space Element of the San Diego County General Plan (2011) outlines many goals and polices pertinent to biological resources. Goals and policies include preservation and management of terrestrial and aquatic habitats, and riparian corridors; adaptive management of special status species; conservation and management of mature trees; and restoration of natural ecological functions. The General Plan constructs a framework of policies to achieve these goals through pre-project design considerations, the use of biotechnical alternatives, established setbacks and work exclusionary-zones, removal of invasive species and promotion of native species, and compensatory mitigation measures.

3.4.2 Environmental Setting

This section describes the existing biological conditions within the Project area and evaluates whether the Project would result in significant impacts related to biological resources.

In 2021, Helix Environmental Planning (Helix) was contracted to complete a biological investigation of the Project area consistent in scale with the CEQA Initial Study and National Environmental Policy Act (NEPA). On February 27, 2021, and November 21, 2023, Helix staff performed a reconnaissance-level field survey that located principal land uses along with the constituent plants and animals and analyzed potential impacts to biological resources. The data and conclusions to these efforts are contained in the Biological Resources Letter Report attached in Appendix B. The environmental setting of the Project site, and associated survey area, is generally a sparse rural residential neighborhood.

Vegetation Communities

Eight vegetation community or land use types were mapped within the survey area. Existing vegetation communities, surveyed during February 2021 and November 2023, are summarized in Appendix B.

Table 8. Existing Vegetation Communities within the Study Area

Vegetation Community*	Acre(s)
Big Sagebrush Scrub (35210)	6.8
Buckwheat Scrub (32710)	3.48
Chamise Chaparral-including disturbed (37200)	14.14
Coast Live Oak Woodland -including disturbed and open (71160)	31.23
Developed Land (12000)	329.91
Disturbed Habitat (11300)	7.52
Sagebrush Chaparral Scrub (37G00)	0.62
Southern Mixed Chaparral - including disturbed (37120)	113.22

Source: Helix Biological Resources Letter Report (Appendix B)
Note:
**- Vegetation categories and numerical codes are from Holland (1986) and Oberbauer (2008).*

Protected Plants

No federally listed endangered (FE), threatened (FT), or candidate (FC) plant species are known or have the potential to occur near the project site (Appendix B).

Animal Species

In total, eight federally listed animal species are known to occur near the project site:

- Southwestern pond turtle (*Actinemys pallida*), Proposed Threatened
- Arroyo toad (*Anaxyrus californicus*), Endangered
- Monarch butterfly (*Danaus Plexippus*), Candidate
- Southwestern willow flycatcher (*Empidonax traillii*), Endangered
- Quino checkerspot butterfly (*Euphydryas editha quino*), Endangered
- Hermes copper butterfly (*Lycaena hermes*), Threatened
- California spotted owl (*Strix occidentalis occidentalis*), Proposed Endangered
- Least Bell's vireo (*Vireo bellii pusillus*), Endangered

None of the eight listed animal species has been reported as occupying habitat specifically located within the project site. The Arroyo Toad Final Critical Habitat is located in the northwest of Lake Shore Drive (Appendix B). However, proposed Project construction is unlikely to affect the Arroyo Toad Final Critical Habitat. No listed animal species were observed or otherwise detected (e.g., by call or sign such as nest, feathers, tracks, scat, etc.) during the November 2023, February 2021, 2017, 2013, or 2011 general biological surveys. Therefore, none of the listed animal species have

moderate or high potential to occur within the project site itself, and no direct effects would occur because of the proposed Project.

No suitable wetland habitat for arroyo toad, least Bell's vireo, or southwestern willow flycatcher occurs in the study area. The host plant for quino checkerspot butterfly, dotseed plantain (Plantago erecta), was not observed during the general biological survey (Appendix B). Therefore, no potential indirect effects are expected to occur to these or any other federally listed species.

In total, six State listed animal species are known to occur near the project site. These species are not also federally listed:

- San Diegan legless lizard (*Anniella stebbinsi*), State Species of Special Concern
- Orange throated whiptail (*Aspidoscelis hyperthyra beldingi*), State Species of Special Concern
- San Diego tiger whiptail (*Aspidocelis tigris*), State Species of Special Concern
- Coast horned lizard (*Phrynosom blainvillei*), State Species of Special Concern
- Dulzura pocket mouse (*Chaetodipus californicus femoralis*), State Species of Special Concern
- San Diego pocket mouse (*Chaetodipus fallax fallax*), State Species of Special Concern

The San Diego tiger whiptail has a high potential to occur due to suitable habitat and soil nearby. However, impacts will be limited, and limited to habitat areas that are already disturbed. The San Diegan legless lizard has moderate potential to occur due to suitable habitat. However, the area may be too dry for the habitat to be suitable. Like the San Diego tiger whiptail, impacts to habitat for the San Diegan legless lizard will be limited, and limited to habitat that is already disturbed. The Orange throated whiptail has low potential to occur due to the absence of weedy areas. The Coast horned lizard has moderate potential to occur, however the area may be too disturbed for the species to be present. The Dulzura pocket mouse and the San Diego pocket mouse have low potential to occur due to length of time since these species were observed nearby. No mitigation measure is recommended for any of the six State listed species that are not also federally listed.

Migratory Birds and Raptors

Project activities would be restricted to the immediate vicinity of developed areas characterized by manmade structures (e.g., homes, roads, etc.) with landscaping, and native plant communities that could provide suitable nesting habitat for several common and sensitive bird species, including raptors, protected under the MBTA. Common bird species with the potential to nest near project components include species such as American crow (*Corvus brachyrhynchos*) and mourning dove (*Zenaida macroura*) (Appendix B). No federally threatened or endangered bird species are expected to nest within the Project site.

Construction of the project may require the removal or trimming of common (non-sensitive) trees and shrubs within ornamental landscaped areas, or native habitat, during the general bird nesting season (January 15 through September 1) and/or raptor nesting season (January 15 through July 31), which could result in potential adverse effects on nesting birds and raptors in violation of the MBTA. Indirect effects could occur because of construction noise and vibration in the immediate vicinity of undeveloped areas supporting an active bird nest, such that the disturbance results in nest abandonment or nest failure.

Magnuson-Stevens Fishery Conservation and Management Act Essential Fish Habitat

The project would be constructed within upland areas that lack marine resources and Essential Fish Habitat regulated under the Magnuson-Stevens Fishery Conservation and Management Act. No Essential Fish Habitat occurs in the immediate vicinity of the Project Site (Appendix B).

Wetlands

The Project does not occur within any jurisdictional wetland area, according to the National Wetlands Inventory (NWI) mapping (Appendix B). Four potentially jurisdictional drainages are on the project site. Proposed pipelines will intersect four subsurface pipeline drainages along Morena Reservoir Road, adjacent to LMCP campground areas. The inquiry of jurisdictional status of the four drainages that intersect Morena Reservoir Road within the LMCP has been submitted to ACOE and the feedback for the system consolidation is pending. A Lake and Streambed Alteration Notification (CDFW) and/or a report of waste discharge (SWRCB) may be required for these crossings.

A fifth crossing is located south of Vine Drive near Hollywood Drive. At this crossing, water pipelines will be moved from above the drainage to below ground. Per ACOE correspondence 4/8/2022, the crossing of the creek south of Vine Drive "qualifies as a non-reporting Nationwide Permit (NWP) 58". The creek may be under the jurisdiction of the California Department of Fish and Wildlife and the San Diego RWQCB. A Lake and Streambed Alteration Notification and report of waste discharge (SWRCB) may be required for replacement of these pipelines.

All other work in the Project site would be entirely within upland areas that do not support potential wetlands or other potential waters of the U.S. subject to the regulatory jurisdiction of the ACOE. If the ACOE determines that any of the four drainages within LMCP (Morena Reservoir Road) constitute Waters of the U.S., then work within ACOE jurisdictional areas will not be completed unless a permit is obtained as outlined in **Mitigation Measure BIO-2** (Section 3.4.3). If the ACOE determines that the drainages do not constitute waters of the U.S., then no ACOE permit will be needed, and **Mitigation Measure BIO-2** would not be required.

There is potential for indirect effects on adjacent wetlands and/or other waters of the U.S. because of the Project construction including runoff and discharge of pollutants from construction work. However, these effects will be mitigated with **Mitigation Measure HWQ-1** as discussed in Section 3.10.3.

3.4.3 Discussion of Impacts

The following sections discuss the key issues with respect to the Project's potential to impact biological resources.

a) **Less than Significant Impact with Mitigation Incorporated.** The species are discussed above in Section 3.4.2. The project is not expected to impact federally listed species as none of the species have moderate or high potential to occur within the Project site. Implementation of **Mitigation Measure BIO-1** would mitigate this potential adverse effect to a less than significant level. Impacts to State listed species that are not also federally listed would be limited to the San Diego tiger whiptail and to the San Diegan legless lizard. The project area contains some suitable habitat for these species. However, this suitable habitat is generally disturbed. Additional impacts would be limited and temporary. No mitigation is recommended for species that are only State listed.

Mitigation Measure BIO-1: To prevent inadvertent impacts to nesting birds, including raptors, protection under the MBTA and California Fish and Game Code, removal of suitable vegetation for migratory birds shall occur outside the nesting season to avoid potential impacts to nesting birds, if feasible. The period outside of the nesting season would be September 2 through January 14. If vegetation removal is required during the nesting season, a qualified biologist shall survey all suitable habitats for the presence of nesting birds before the commencement of clearing, within seven days of the start of Project construction. If any active nests are detected, a buffer of at least 300 feet (500 feet for raptors) around the nest shall be delineated, flagged, and avoided until the nesting cycle is complete, or as determined appropriate by the biologist. Biological monitoring shall also occur until the nesting cycle is complete.

b) **Less than Significant Impact with Mitigation Incorporated.** Wetlands and other sensitive natural communities are discussed above in Section 3.4.2. With the incorporation of the **Mitigation Measure BIO-2**, the project would not result in any significant effects on any riparian habitat. No sensitive natural community were identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or US Fish and Wildlife Service within the Project site.

Mitigation Measure BIO-2: Prior to initiating activities along Morena Reservoir Road that have the potential to result in the dredge, fill, or discharge into Waters of the U.S. (i.e., activities within Waters of the U.S.), or within any of the other wetland or non-wetland areas considered jurisdictional by the ACOE that have been mapped within the Consolidated Water System service area, the consolidated water system shall submit required pre-construction notification and obtain necessary authorization from the ACOE. The activities may need to be covered under NWP 58 (Utility Line Activities for Water and Other Substances). Compensatory mitigation, if required, shall be determined by the ACOE during the permit process. The inquiry of jurisdictional status of the four drainages along Morena Reservoir Road within the LMCP has been submitted to ACOE and the feedback to the consolidated system is pending. At a minimum and pursuant to ACOE regional standards for temporary impacts associated with pipeline utility installation in non-wetland waters, the activities shall occur during periods when the affected areas are dry (i.e., do not support surface flows and standing water), Best Management Practices (BMPs) shall be implemented, temporary fills shall be removed in their entirety, and the temporarily impacted areas shall be returned to pre-construction contour elevations upon completion of the activities.

c) **Less than Significant Impact with Mitigation Incorporated**. As discussed above in Section 3.4.2, the Project area has no delineated wetlands within the area of impact (Figure 4). Four potentially jurisdictional drainages are on the project site. Proposed pipelines will intersect four small subsurface pipeline drainages (storm drain pipelines approximately 10" in diameter) along Morena Reservoir Road, adjacent to LMCP campground areas. The inquiry of jurisdictional status of the four drainages that intersect Morena Reservoir Road within the LMCP has been submitted to ACOE and the feedback for the system consolidation is pending.

All other work locations would be entirely within upland areas that do not support wetlands or other waters of the U.S. subject to the regulatory jurisdiction of the ACOE. If the ACOE determines that any of the drainages constitute waters of the U.S., then work within ACOE jurisdictional areas will not be completed unless a permit is obtained as outlined in **Mitigation Measure BIO-2**.

There is potential for indirect effects on adjacent wetlands and/or other waters of the U.S. because of the Project construction including runoff and discharge of pollutants from construction work. However, these effects will be mitigated with **Mitigation Measure HWQ-1** as discussed in Section 3.10.3.

d) **No Impact**. The Project will not interfere with the movement of fish or wildlife species or impede the use of native wildlife nursery sites. No sensitive habitats or wildlife movement corridors were noted in the Project area during general Biological Resources Letter Report. The Project is primarily within roadway rights-of-way, transportation corridors, and developed sites that are already disturbed, fenced, and in operation.

e) **No Impact.** The Project is not expected to have significant impacts to federal or state listed species and would not conflict with any local policies or ordinances protecting biological resources. Construction and maintenance of the proposed Project would not result in the immediate loss of habitat or vegetation, nor would it displace any wildlife immediately.

f) **No Impact.** No local, regional, state, or federal habitat conservation plans have been adopted for the Project area.

3.5 CULTURAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				X
c) Disturb any human remains, including those interred outside of dedicated cemeteries?				X

3.5.1 Regulatory Setting

This section addresses regulations, laws, and policies related to cultural resources in compliance with State and local entities and includes descriptions and details.

State Laws, Regulations, and Policies

California Environmental Quality Act Statutes and Guidelines

CEQA defines "historical resource" to mean a resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources; included in a local register of historical resources; or otherwise determined to be a historical resource by the lead agency (Pub. Resources Code, § 21084.1). CEQA defines a "unique archaeological resource" as any archaeological artifact, object, or site about which it can be clearly demonstrated that, without merely adding to the current body of knowledge, there is a high probability that it meets any of the following criteria:

- Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information.
- Has a special and particular quality such as being the oldest of its type or the best available example of its type.
- Is directly associated with a scientifically recognized important prehistoric or historic event or person. (Pub. Resources Code, § 21083.2, subd. (g).)

If a resource meets the definition of both a historical and unique archaeological resource, it is considered a historical resource under CEQA (Cal. Code Regs., tit. 14, § 15064.5.)

When the existence of or the probable likelihood of Native American human remains has been identified, the lead agency must work with the appropriate Native American "most likely descendant"

as identified by the Native American Heritage Commission as provided in Public Resources Code section 5097.98 (Cal. Code Regs., tit., § 15064.5, subd. (d)).

The CEQA Guidelines also address the appropriate course of action to take when human remains are discovered accidentally outside of a dedicated cemetery (Cal. Code Regs., tit. 22, § 15064.5, subd. (e).

California Register of Historical Resources

Public Resources Code section 5024.1 established the CRHR and the criteria for listing a resource on the CRHR. A "historical resource" is any resource listed or eligible for listing on the CRHR. The CRHR listing criteria are intended to determine whether the resource in question is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. The term "historical resource" also includes any site described in a local register of historic resources or identified as significant in a historical resources survey (meeting the requirements of Public Resources Code Section 5024.1, subdivision (c).

Human Remains

Health and Safety Code section 7001 defines "human remains" or "remains" as, "the body of a deceased person, regardless of its stage of decomposition, and cremated remains." It is possible that human remains may be present at surface and subsurface levels. State law prescribes protective measures that must be taken if human remains are discovered. Specifically, section 7050.5 of the California Health and Safety Code requires that the County Coroner shall be immediately notified of the discovery and no further excavation or disturbance of the site, or any nearby area may continue until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains.

If the County Coroner determines that the remains are, or are believed to be, Native American, he or she is required to notify the Native American Heritage Commission (NAHC) within 24 hours in accordance with the Public Resources Code section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. The most likely descendant shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.

Local Policies

San Diego County General Plan

The San Diego County General Plan (2011) Conservation and Open Space Element contains policies related to cultural resources under the Conservation Element. The Plan contains three goals: Protection and Preservation of Archaeological Resources, Protection and Conservation of the Historical Built Environment, and Educational and Scientific Uses.

3.5.2 Environmental Setting

This section describes the existing cultural resource conditions within the Project area.

HELIX Environmental Planning, Inc. (HELIX) was contracted by NV5 to conduct a cultural resources survey of the project area. The study includes a records search of the files at the South Coastal Information Center (SCIC), a Sacred Lands File (SLF) search at the Native American Heritage Commission (NAHC), Native American outreach, and field inspection. An archaeological literature and records search was conducted at the SCIC of the California Historical Resources Information System housed at California State University, San Diego, on February 22, 2021, and with a one-mile buffer around the project area. The results of this search indicated that six cultural resources studies were completed within the project area. No cultural resources were recorded within the project area. The California Historical Resources Information System (CHRIS) also included searching the lists of resources on or determined eligible for the National Register of Historic Places (NRHP, the California Register of Historical Resources, (CRHR), California State Historical Landmarks and California State Points of Historical Interest. None were identified in the Project area.

Based on the results of the current study, no historical resources or unique archaeological resources have been identified in the Project area.

3.5.3 Discussion of Impacts

The Project's potential impacts were assessed using the impact criteria and thresholds of the following sections to discuss the key issues with respect to the Project's potential to impact cultural resources.

a.& b. Historical and Archaeological Resources

No Impact. No historical, unique archaeological, or known tribal cultural resources meeting the definition of historical resources were identified in the Proposed Project area as a result of the cultural resources study that included a CHRIS records search, SLF search, pedestrian survey, and tribal outreach.

c. Human Remains

No Impact. No human remains were identified onsite and there was no evidence found in the course of preparing the cultural resources study that the area has been used as a cemetery or burial ground in the past. Regardless, it is possible that human remains may be found during construction. State law prescribes protective measure that must be taken if human remains are discovered. Specifically, section 7050.5 of the California Health and Safety Code requires that the County Coroner shall be immediately notified of the discovery and no further excavation or disturbance of the site or any nearby area may continue until the Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the Coroner determines that the remains are, or are believed to be, Native American, he or she is required to notify the NAHC in Sacramento within 24 hours. In accordance with California Public Resources Code, section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. The most likely descendant shall complete their inspection within 48 hours of being granted access to the site. The designated Native American

representative would then determine, in consultation with the property owner, the disposition of the human remains. Compliance with state law would ensure that less than significant impacts occur to any human remains that may be discovered on site.

Best Management Practices

(Best Management Practices Nos. 1 through 4 do not pertain to cultural resources. See Section 2.6).

BMP -5

In the event that new archaeological resources are discovered during project construction, all ground-disturbing activities in the vicinity of the find shall cease, and an archaeologist who meets the Secretary of the Interior's Professional Qualification Standards (National Park Service 1983) shall be retained to evaluate the find. Work may continue on other parts of the project while evaluation and, if necessary, mitigation takes place (CEQA Guidelines Section15064.5 [f]).

BMP- 6

Upon discovery of human remains or potential human remains, Health and Safety Code 7050.5 shall be implemented. The County Coroner shall be immediately notified of the discovery and the discovery site shall be protected from further disturbance. Work may continue away from the discovery until the County Coroner has determined, within two working days of notification of the discovery, the appropriate treatment and disposition of the human remains. If the County Coroner determines that the remains are, or are believed to be, Native American, he or she is required to notify the NAHC in Sacramento within 24 hours. In accordance with California Public Resources Code, Section 5097.98, the NAHC must immediately notify those persons it believes to be the most likely descendant from the deceased Native American. The most likely descendant shall complete their inspection within 48 hours of being granted access to the site. The designated Native American representative would then determine, in consultation with the property owner, the disposition of the human remains.

3.6 ENERGY

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X

3.6.1 Regulatory Setting

This section addresses regulations, laws, and policies related to energy in compliance with Federal, State, and local entities and includes descriptions and details.

Federal Laws, Regulations, and Policies

There are no federal regulations, laws, or policies related to energy pertaining to this Project.

State Laws, Regulations, and Policies

California Environmental Quality Act

The goal of conserving energy implies the wise and efficient use of energy. The means of achieving this goal include:

1. decreasing overall per capita energy consumption,
2. decreasing reliance on fossil fuels such as coal, natural gas and oil, and,
3. increasing reliance on renewable energy sources.

In order to ensure that energy implications are considered in project decisions, CEQA requires that EIRs include a discussion of the potential energy impacts of Projects, with particular emphasis on avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy (see PRC section 21100(b)(3)). Energy conservation implies that a project's cost-effectiveness be reviewed not only in dollars but also in terms of energy requirements. For many projects, cost-effectiveness may be determined more by energy efficiency than by initial dollar costs. A lead agency may consider the extent to which an energy source serving the project has already undergone an environmental review that adequately analyzed and mitigated the effects of energy production. This document is not an EIR.

Desert Renewable Energy Conservation Plan

The Desert Renewable Energy Conservation Plan (DRECP) is a landscape-scale planning effort that covers 6 counties in California. The counties include Inyo, San Bernardino, Kern, Los Angeles, Riverside, San Diego, and Imperial. The California Energy Commission, BLM, CDFW, and US Fish and Wildlife Service (USFWS) collaborate to implement and develop the DRECP. The plan has the goals of implementing renewable energy in areas of high potential for renewable energy and conservation of specific species, ecosystems, and climate adaptation requirements for desert wildlife and for protection of cultural, recreation, and other resources (DRECP 2024). The Project area is not located in the DRECP.

Local Laws, Regulations, and Policies

San Diego County General Plan

The San Diego County General Plan (2011) Conservation and Open Space Element contains goals and policies for energy and sustainable development in the County.

Campo/Lake Morena Community Plan

The Campo/Lake Morena Community Plan (San Diego County 2011) includes some goals and policies for renewable energy, developers to disclose best available energy, and issues related to large energy facilities.

3.6.2 Environmental Setting

This section describes the existing energy conditions within the Project area and evaluates whether the Project would result in significant impacts related to energy.

Power infrastructure changes are limited to utility (San Diego Gas and Electric (SDGE)) power supply (above ground and underground) for the proposed Project elements (San Diego General Plan 2011). During construction, equipment operators would limit idling time to five-minutes, which would minimize inefficient fossil fuel use. For normal operations, there would be three impacts that would partially offset each other. Overall, the Project will not result in significant changes in energy consumption. As part of the improvements, the consolidated system would have the ability to utilize groundwater sources that have higher static water levels than what is individually LMVMWC, LMCP available to the LMOSMWC water system. Therefore, during winter months, the consolidated system may be able to reduce the energy consumed to lift water to the consolidated system's storage tanks. The larger pumps and motors in the existing LMOSMWC booster station along Lake Morena Drive will be removed, as water will be able to be stored at the existing LMVMWC tank site and the need for instantaneous pumping of large volumes of water will be removed. This would attenuate instantaneous power demands (kW), reduce the number of pump starts/stops, and allow more pumping to occur during off peak and night-time hours. The emergency generator at the booster station may need to be replaced with a smaller unit due to the reduced instantaneous power requirements. The consolidated system's wells will be equipped with monitoring devices for groundwater levels and water volume metering, allowing the system to have the data to increase the utilization of more efficient water sources (e.g., wells with higher groundwater levels). Overall system efficiency would improve slightly, generally during winter months.

The consolidation of the systems includes renewable energy components. LMVMWC currently utilizes a solar panel array at its well site for electricity production. This solar panel array will continue to be used in the consolidated system. The Project proposes an additional solar panel to be placed on the LMVMWC storage tank site (for power for signaling and instruments) and at the LMOSMWC treatment facility. With the continued and proposed use of solar panels, reliance on the grid will slightly decrease.

3.6.3 Discussion of Impacts

The following sections discuss the key issues with respect to the Project's potential to impact energy.

a) **A Less Than Significant Impact.** Construction activities would require the use of gasoline, diesel fuel, other fuels, and electricity in order to be completed. Energy usage during construction typically involves the use of motor vehicles both for the transportation of workers and equipment but also for direct construction actions such as the use of cranes, excavators, and trucks. This one-time energy expenditure required to construct the Project would be non-recoverable. However, energy needs for Project construction would be temporary and would not require additional capacity or increase peak or base period demands for electricity or other forms of energy. Additional energy usage would occur as power for tools and equipment used on-site; including but not limited to gas generators, air compressors, air handlers and filters, and other typical direct construction energy uses.

   The Project components for the consolidation include: installing transmission lines, distribution lines, pressure reducing stations, water meter boxes, security system, rooftop solar, flow meters, power meters, hour meters, level sensors, nitrate analyzers, storage tank, and manual transfer switches; plugging and abandoning pipeline systems with cement; fencing around LMOSMWC's Well No. 5 and 6; removing LMVMWC abandoned tank; and constructing a new office/meeting/storage building (Section 2.5). The Project would not conflict with or obstruct a State plan or County plan for renewable energy or energy efficiency. Potential environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources during project construction or operation would be less than significant. Net energy consumption may decrease slightly following operation of the consolidated system.

b) **No Impact.** The Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency during or upon the completion of construction including the San Diego General Plan. No impact would occur relative to this issue.

3.7 GEOLOGY /SOILS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause 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 for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?		X		
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?		X		
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?		X		
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?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

3.7.1 Regulatory Setting

This section addresses regulations, laws, and policies related to geology and soils in compliance with Federal, State, and local entities and includes descriptions and details.

Federal Laws, Regulations, and Policies

The National Earthquake Hazards Reduction Act

The National Earthquake Hazards Reduction Act of 1977 (Public Law 95-124) and creation of the National Earthquake Hazards Reduction Program (NEHRP) established a long-term earthquake risk reduction program to better understand, predict, and mitigate risks associated with seismic events. Four federal agencies are responsible for coordinating activities under NEHRP; U.S. Geological Survey (USGS); National Science Foundation (NSF); Federal Emergency Management Agency (FEMA); and National Institute of Standards and Technology (NIST). Since its inception, NEHRP has shifted its focus from earthquake prediction to hazard reduction. The current program objectives (NEHRP 2018) are as follows:

- Developing effective measures to reduce earthquake hazards;
- Promoting the adoption of earthquake hazard reduction activities by federal, state, and local governments, national building standards and model building code organizations, engineers, architects, building owners, and others who play a role in planning and constructing buildings, bridges, structures, and critical infrastructure or “lifelines”;
- Improving the basic understanding of earthquakes and their effects on people and infrastructure through interdisciplinary research involving engineering, natural sciences, and social, economic, and decision sciences; and
- Developing and maintaining the USGS seismic monitoring system (Advanced National Seismic System); the NSF-funded project aimed at improving materials, designs, and construction techniques (George E. Brown Jr. Network for Earthquake Engineering Simulation); and the global earthquake monitoring network (Global Seismic Network).

Implementation of NEHRP objectives is accomplished primarily through original research, publications, and recommendations and guidelines for state, regional, and local agencies in the development of plans and policies to promote safety and emergency planning.

State Laws, Regulations, and Policies

Alquist-Priolo Earthquake Fault Zoning Act

The Alquist-Priolo Earthquake Fault Zoning Act (PRC § 2621 et seq.) was passed to reduce the risk to life and property from surface faulting in California. The Alquist-Priolo Act prohibits construction of most types of structures intended for human occupancy on the surface traces of active faults and strictly regulates construction in the corridors along active faults (earthquake fault zones). It also defines criteria for identifying active faults, giving legal weight to terms such as “active,” and establishes a process for reviewing building proposals in and adjacent to earthquake fault zones. Under the Alquist-Priolo Act, faults are zoned and construction along or across them is strictly regulated if they are “sufficiently active” and “well defined.” Before a project can be permitted, cities

and counties must require a geologic investigation to demonstrate that proposed buildings would not be constructed across active faults.

Seismic Hazards Mapping Act

The Seismic Hazards Mapping Act of 1990 (PRC §§ 2690–2699.6) establishes statewide minimum public safety standards for mitigation of earthquake hazards. While the Alquist-Priolo Act addresses surface fault rupture, the Seismic Hazards Mapping Act addresses other earthquake-related hazards, including strong ground shaking, liquefaction, and seismically induced landslides. Its provisions are similar in concept to those of the Alquist-Priolo Act: The state is charged with identifying and mapping areas at risk of strong ground shaking, liquefaction, landslides, and other seismic hazards, and cities and counties are required to regulate development within mapped seismic hazard zones. In addition, the act addresses not only seismically induced hazards but also expansive soils, settlement, and slope stability. Under the Seismic Hazards Mapping Act, cities and counties may withhold the development permits for a site within seismic hazard zones until appropriate site-specific geologic and/or geotechnical investigations have been carried out and measures to reduce potential damage have been incorporated into the development plans.

California Building Standards Code

Title 24 CCR, also known as the California Building Standards Code (CBC), specifies standards for geologic and seismic hazards other than surface faulting. These codes are administered and updated by the California Building Standards Commission. The CBC specifies criteria for open excavation, seismic design, and load-bearing capacity directly related to construction in California.

Local Laws, Regulations, and Policies

San Diego County General Plan

The San Diego County General Plan (San Diego County 2011) Safety Element contains a number of goals related to geology and soils, including measures related to minimizing risks associated with seismic and geologic hazards, and measures to reduce erosion and soil transport.

3.7.2 Environmental Setting

This section describes the existing geological resources within the Project area and evaluates whether the Project would result in significant impacts related to geology and soils.

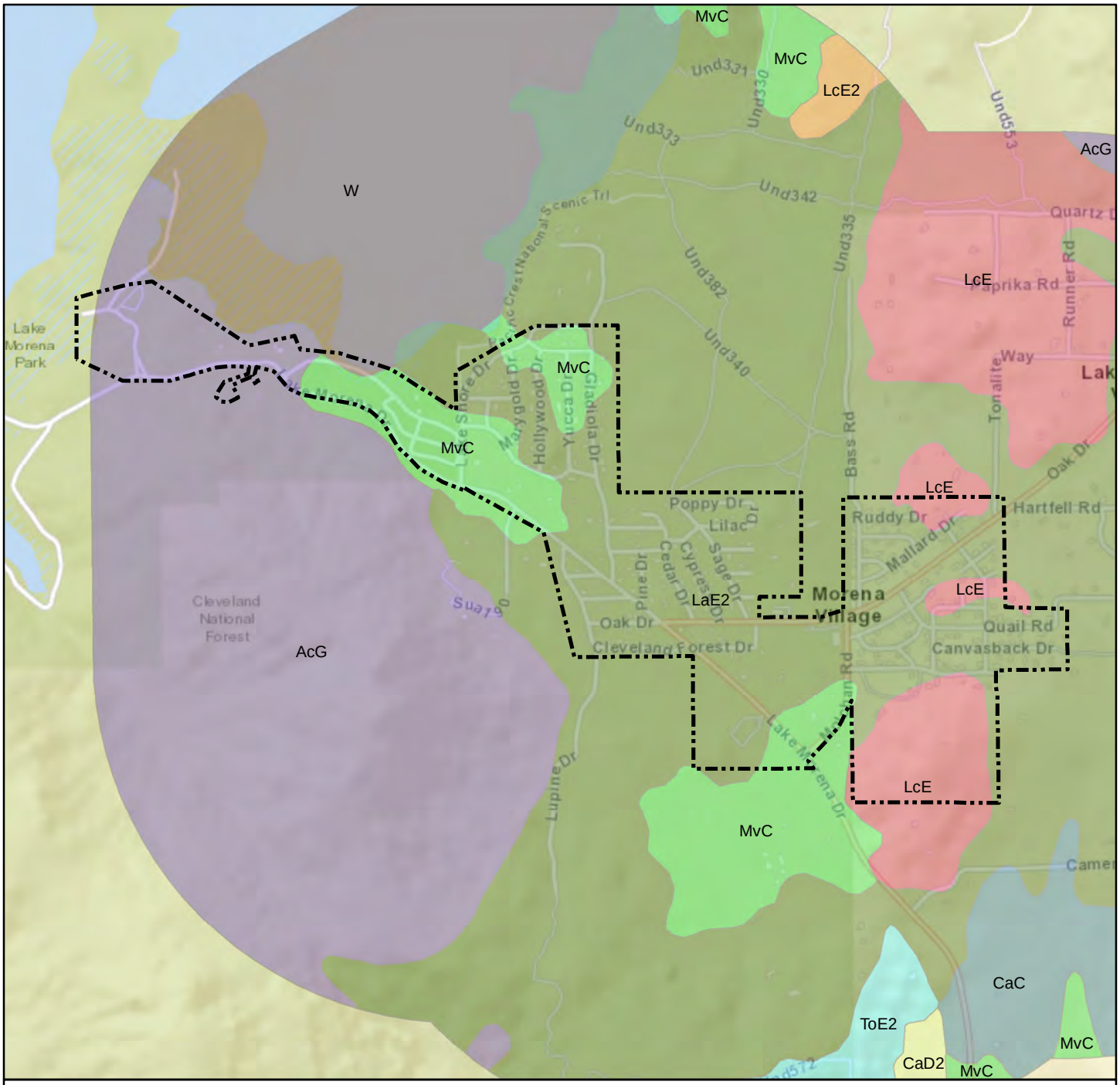
The Project is located in southeastern San Diego County in the unincorporated area of Lake Morena. Lake Morena is located in the southern portion of the Cleveland National Forest. The project is located in the Peninsular Ranges Region of San Diego County between approximately 3,400- and 3,500-feet elevation. The underlying geologic units in the project area include the Tonalite of Granite Mountain (Todd 2004). The nearest fault is the Hauser Canyon Fault and is located about two miles southwest of the Project area.

Soils that underlie the project area include Acid Igneous rock land (AcG), La Posta loamy coarse sand, 5 to 30 percent slopes, eroded - LaE2, La Posta rocky loamy coarse sand, 5 to 30 percent

slopes - LcE, and Mottsville loamy coarse sand, 2 to 9 percent slopes - MvC (Figure 4) (Web Soil Survey 2021). La Posta and Mottsville unit soils contain up to 10% clay.

The Project area has not been evaluated by the California Earthquake Hazards Zone Application for liquefaction and landslides (DOC 2021). The Project does not include proposed elements of any residential housing that would result in risk of life. However, the Project does propose a new office/meeting/storage building that could potentially be loss of property.

On July 11, 2023, NV5 West, Inc. conducted a Geotechnical Investigation Report (2023). The report investigates the subsurface conditions of the Project site for the proposed components of the consolidation. Six exploratory borings were drilled to depths of 10.3 to 16.4 feet in various locations of the Project site. Boring samples were processed for moisture content, particle size, sand equivalence, direct shear, and corrosivity test. The report found that the Project site is underlain by granular material and granitic and metamorphic bedrock. The report believes the Project is feasible from a geotechnical perspective.



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U.S. Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey

LEGEND

AcG	*Acid igneous rock land*	LcE2	*La Posta rocky loamy coarse sand*
CaC	*Calpine coarse sandy loam*	MvC	*Mottsville loamy coarse sand*
CaD2	*Calpine coarse sandy loam*	ToE2	*Tollhouse coarse sandy loam*
LaE2	*La Posta loamy coarse sand*	W	*Water*
LcE	*La Posta rocky loamy coarse sand*		Consolidated Service Area

1,600 Feet

N

NV5
1 W DEER VALLEY ROAD
BUILDING 2, SUITE 305
PHOENIX, ARIZONA 85027
Tel: 623.374.6637 Fax: 623.738.3690

SOIL MAP

INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION

FIGURE 4

FOR:
LAKE MORENA VIEWS MUTUAL WATER COMPANY, INC.

DES: RDD	DR: RDD	CHK:

PROJECT NO. 227520-0000986.01 | DATE: 12/7/2023 | SHT 4 OF 7

Document Path: E:\227520-0000986.01 - Lake Morena CEQA\GIS\Figure 4 - Soil Map.mxd

3.7.3 Discussion of Impacts

The following sections discuss the key issues with respect to the Project's potential to impact geology and soils.

a) **i. Less than Significant Impact.** According to the California Earthquake Hazards Zone Application, it is unknown if the Project area is located within an Alquist-Priolo Fault Zone due to the lack of evaluation in the Project area (DOC 2021). The Project is not listed in a landslide zone (State Geoportal 2017). The Safety Element of the San Diego County General Plan has identified an inactive zone to the south of the Project area and no active faults near the Project area (Figure S-2 Safety 2011).

The Project does not include building residential structures that could involve loss, injury, or death of life. The Project includes the construction of one office/meeting space proposed at LMVMWC's well and office site (APNs 606-073-02 and 606-073-01), as described in Section 2.5. The other Project components for the consolidation project are as follows: install transmission lines, distribution lines, pressure reducing stations, water meter boxes, security system, rooftop solar, flow meters, power meters, hour meters, level sensors, nitrate analyzers, storage tank, and manual transfer switches; plug and abandoned pipeline systems with cement; fence around LMOSMWC's Well No. 5 and 6; remove LMVMWC abandoned tank.

As discussed above, the Geotechnical Investigation Report (2023) includes investigations on fault rupture and seismic shaking in the Project site area. The report states that the potential due to surface rupture of faults is considered low. The Project components will follow the preliminary seismic parameters included in the geotechnical report that are based on the 2022 California Building Code (CBC) and American Society of Civil Engineers (ASCE) 7-16 guidance document.

ii. Less than Significant Impact. As discussed above in (i), the Project has the potential to experience seismic ground shaking but is considered relatively low. The Geotechnical Investigations Report (2023) includes preliminary seismic parameters for the Project components.

iii. Less than Significant Impact. The Geotechnical Investigation Report (2023) includes investigation of potential for liquefaction and seismically-induced settlement for the Project site. The subsurface of the Project site appears to be underlain with granitic rock at a depth not generally susceptible to liquefaction and seismic settlement. During the drilling of the soil borings, no water was encountered. Wells in the project area do not have near surface groundwater levels. The report states the potential for liquefaction, seismic settlement, and the associated ground deformation is considered low for the Project site.

iv. Less than Significant Impact. The Geotechnical Investigation Report (2023) includes the investigation of landslides and slope instability for the Project site. The report states that there are moderate slopes throughout the recently constructed LMVMWC tank site (APN 616-131-14). No new structures are proposed at this site. However, pipelines will be constructed that connect to the tanks at this site. No maps or aerial photography shows signs of landslides or deep-seated instability in the area. The report states the potential damage due to landslide is considered low.

b) **Less than Significant Impact with Mitigation Incorporated**. The Project would not result in permanent substantial soil erosion or the loss of topsoil. Construction activities (trenching and other excavation) would result in temporary soil disturbance throughout the Project site. Disturbed soils would be exposed to erosion during construction as soils loosen and become susceptible to the effects of wind and precipitation events. However, **Mitigation Measure HWQ-1** is proposed to limit erosion of soil and transport of soil during construction excavations and stockpiling. Best Management Practices (BMPs) will be implemented by the construction contractor as outlined in the project's Stormwater Pollution Prevention Plan. The Project area's soil was also evaluated under the Geotechnical Investigation Report (2023).

c) **Less than Significant Impact**. The Geotechnical Investigation Report (2023) investigates expansive soils as defined in Table 18-1 B of the Uniform Building Code. The report states that the Project area's subsurface is mostly granular materials and granitic and metamorphic bedrock which have very low to low expansion index. Although not anticipated, if highly expansive soils are encountered during excavation, the soils may not be suitable for use as trench backfill above the conduit. The report found that the potential for fault rupture, liquefaction and seismically-induced settlement, landslide and slop instability, and subsidence are considered low.

d) **Less than Significant Impact**. The Geotechnical Investigation Report (2023) investigates expansive soils as defined in Table 18-1 B of the Uniform Building Code. The report states that the Project subsurface is mostly granular materials and granitic and metamorphic bedrock which have very low to low expansion index. Although not anticipated, if highly expansive soils are encountered during excavation, the soils may not be suitable for use as trench backfill above the pipelines and conduit.

e) **No Impact.** As discussed above in (a), the Project does not involve construction of septic tanks or alternative wastewater disposal systems. The Lake Morena community does not have a waste water collection or treatment system. The area is served by individual septic tanks. The sole occupied structure proposed is the new office/storage/meeting building at the current LMVMWC well site (APNs 606-073-01 & 606-073-02). Due to the proximity to drinking water wells, this site would be served by an electric toilet.

f) **No Impact**. The Project would not directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.

3.8 GREENHOUSE GAS EMISSIONS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

3.8.1 Regulatory Setting

This section addresses regulations, laws, and policies related to Greenhouse Gas (GHG) emissions in compliance with Federal, State, and local entities and includes descriptions and details.

Federal Laws, Regulations, and Policies

There are no federal regulations, laws, or policies related to GHG emissions.

State Laws, Regulations, and Policies

Assembly Bill 32

Assembly Bill (AB) 32, California Global Warming Solutions Act of 2006, was passed in 2006 and requires the state of California to reduce its GHG emissions from 1990 levels by 2020 (CARB 2022). CARB is required to adopt regulations to maximize feasible and cost-effective GHG reduction measurements. The bill covers CO2, CH4, N2O, hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF6), and Nitrogen trifluoride (NF3). A Scoping Plan is required and is updated every five years.

Local Laws, Regulations, and Policies

San Diego County Climate Action Plan

In San Diego County, the Board of Supervisors develops guidance for conforming to State GHG targets and includes the Climate Action Plan (CAP). The CAP implements climate actions to reduce GHG emissions. The CAP creates measures to reach State targets and reach net zero carbon emissions by 2035-2045 (CAP 2023).

Campo/Lake Morena Community Plan

The Campo/Lake Morena Community Plan (2011) contains one goal related to greenhouse gas emissions. Goal Community and Open Space (COS) 3.3 explains that the community will use environmental review and permitting processes to ensure industrial renewable energy projects placed are fulfilling reduction of GHGs. The Project adheres to this goal.

3.8.2 Environmental Setting

This section describes the existing GHG conditions within the Project area and evaluates whether the Project would result in significant impacts related to GHG.

Climate change results from the accumulation in the atmosphere of GHGs, which are produced primarily by the burning of fossil fuels for energy. Because GHGs (carbon dioxide (CO_2), methane (CH_4), and nitrous oxide) persist and mix in the atmosphere, emissions anywhere in the world affect the climate everywhere in the world. GHG emissions are typically reported in terms of carbon dioxide equivalents (CO_2e) which converts all GHGs to an equivalent basis taking into account their global warming potential compared to CO_2.

Anthropogenic (human-caused) emissions of GHGs are widely accepted in the scientific community as contributing to global warming. Temperature increases associated with climate change are expected to adversely affect plant and animal species, cause ocean acidification and sea level rise, affect water supplies, affect agriculture, and harm public health.

Global climate change is already affecting ecosystems and societies throughout the world. Climate change adaptation refers to the efforts undertaken by societies and ecosystems to adjust to and prepare for current and future climate change, thereby reducing vulnerability to those changes. Human adaptation has occurred naturally over history; people move to more suitable living locations, adjust food sources, and more recently, change energy sources. Similarly, plant and animal species also adapt over time to changing conditions; they migrate or alter behaviors in accordance with changing climates, food sources, and predators.

Many national, as well as local and regional, governments are implementing adaptive practices to address changes in climate, as well as planning for expected future impacts from climate change. Some examples of adaptations that are already in practice or under consideration include conserving water and minimizing runoff with climate-appropriate landscaping, capturing excess rainfall to minimize flooding and maintain a constant water supply through dry spells and droughts, protecting valuable resources and infrastructure from flood damage and sea level rise, and using water-efficient appliances. In 2014, the USEPA adopted a Climate Change Adaptation Plan, which identifies vulnerabilities from climate change, and provides guiding principles for adaptation and performance measures, California has an adopted statewide Climate Adaptation Strategy and its update, the Safeguarding California Plan, which combined summarize climate change impacts, recommend adaptation strategies, and make realistic sector-1 specific recommendations for the nine sectors identified in the plans, including water and energy sectors.

From 2019, the transportation sector of the California economy was the largest source of emissions, accounting for approximately 40 percent of the total emissions. Passenger vehicles accounted for more than 70 percent of emissions in the transportation sector. The industrial sector accounted for

approximately 20 percent of the total emissions, and emissions from electricity generation were about 15 percent of the total. The rest of the emissions are made up of various sources (CARB 2017).

The Project area adheres to the SDCAPCD. The Project is located in the unincorporated area of Lake Morena in San Diego County. The Project components for the consolidation include: acquiring the Ballard Well; installing transmission lines, distribution lines, pressure reducing stations, water meter boxes, security system, rooftop solar, flow meters, power meters, hour meters, level sensors, nitrate analyzers, storage tank, and manual transfer switches; plugging and abandoning pipeline systems with cement; fencing around LMOSMWC's Well No. 5 and 6; removing LMVMWC abandoned tank; and constructing a new office/meeting building (Section 2.5). The Project includes installation of one new solar panel and continual use if one established panel that will continue to help reduce reliance on the grid and reduction of emissions for the system. No GHGs will be permanently emitted because of the Project.

3.8.3 Discussion of Impacts

The following sections discuss the key issues with respect to the Project's potential impacts to contribute GHG emissions.

a) **Less Than Significant Impact.** As discussed Section 3.10.1, the Campo/Lake Morena Community Plan (CAP), implemented by San Diego County, only provides a goal on GHG emissions. The CAP discusses measures to reduce GHG emissions over the next 30 years (CAP 2024). Measures include increasing building energy efficiency and increasing renewable electricity use. The Project area adheres to the San Diego County CAP and goal Community and Open Space (COS) 3.3.

The Project would not increase the generation of emissions upon completion of construction because water production and distribution operations would be similar to the current operations. The well and booster station improvements and installation of new solar panels would enable the system to attenuate its electrical demand and reduce or eliminate well and booster pumping during peak electrical demand periods, which could result in a slight decrease in GHG emissions over the long term. Following construction, the consolidated water system will continue to utilize the solar power array currently in use by LMVMWC at its well site (APNs 606-073-01 & 606-073-02).

GHG emissions resulting from construction activities would be short term and minor and upon completion would not permanently increase. The Project would not include the installation and limited operation of emergency power generators to power existing LMVMWC, LMOSMWC, and LMCP wells, which would generate significant greenhouse gas emissions due to their limited use (brief testing and use during extended power outages). GHG emissions would not significantly change, either directly or indirectly, and would not have a significant effect on the environment.

b) **No Impact.** As discussed above in (a), the Project would not generate significant emissions of GHGs and, therefore, would not conflict with any applicable plans, policies, or regulations adopted for the purpose of reducing the emission of greenhouse gases.

3.9 HAZARDS & HAZARDOUS MATERIALS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		X		
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?		X		
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
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?				X
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 or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

3.9.1 Regulatory Setting

This section addresses regulations, laws, and policies related to hazards and hazardous materials in compliance with Federal, State, and local entities and includes descriptions and details.

Hazardous materials and hazardous wastes are subject to extensive federal, state, and local regulations to protect public health and the environment. These regulations provide definitions of

hazardous materials, establish reporting requirements, set guidelines for handling, storage, transport, and disposal of hazardous wastes, and require health and safety provisions for workers and the public. The major federal, state, and regional agencies enforcing these regulations are USEPA; Occupational Safety and Health Administration (OSHA); California Department of Toxic Substances Control (DTSC); California Department of Industrial Relations, Division of Occupational Safety and Health (Cal/OSHA); California Governor's Office of Emergency Services (Cal OES); State Water Resources Control Board (SWRCB); San Diego Regional Water Quality Control Board (San Diego RWQCB); and SDCAPCD.

Federal Laws, Regulations, and Policies

Comprehensive Environmental Response, Compensation, and Liability Act

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA, also called the Superfund Act; 42 USC § 9601 et seq.) is intended to protect the public and the environment from the effects of past hazardous waste disposal activities and new hazardous material spills. Under CERCLA, USEPA has the authority to seek the parties responsible for hazardous materials releases and to ensure their cooperation in site remediation. CERCLA also provides federal funding (through the "Superfund") for the remediation of hazardous materials contamination. The Superfund Amendments and Reauthorization Act of 1986 (Public Law 99-499) amends some provisions of CERCLA and provides for a Community Right-to-Know program.

Resource Conservation and Recovery Act

The Resource Conservation and Recovery Act of 1976 (RCRA; 42 USC § 6901 et seq.), as amended by the Hazardous and Solid Waste Amendments of 1984, is the primary federal law for the regulation of solid waste and hazardous waste in the United States. These laws provide for the "cradle-to-grave" regulation of hazardous wastes, including generation, transportation, treatment, storage, and disposal. Any business, institution, or other entity that generates hazardous waste is required to identify and track its hazardous waste from the point of generation until it is recycled, reused, or disposed of.

USEPA has primary responsibility for implementing RCRA, but individual states are encouraged to seek authorization to implement some or all RCRA provisions. California received authority to implement the RCRA program in August 1992. DTSC is responsible for implementing the RCRA program in California, in addition to California's own hazardous waste laws, which are collectively known as the Hazardous Waste Control Law.

Spill Prevention, Control, and Countermeasure Rule

USEPA's Spill Prevention, Control, and Countermeasure (SPCC) Rule (40 CFR, Part 112) apply to facilities with a single above-ground storage tank (AST) with a storage capacity greater than 660 gallons, or multiple tanks with a combined capacity greater than 1,320 gallons. The rule includes requirements for oil spill prevention, preparedness, and response to prevent oil discharges to navigable waters and adjoining shorelines. The rule requires specific facilities to prepare, amend, and implement SPCC Plans.

Occupational Safety and Health Administration

OSHA is responsible at the federal level for ensuring worker safety. OSHA sets federal standards for implementation of workplace training, exposure limits, and safety procedures for the handling of hazardous substances (as well as other hazards). OSHA also establishes criteria by which each state can implement its own health and safety program.

Emergency Planning Community Right-to-Know Act

The Emergency Planning Community Right-to-Know Act (EPRCA), also known as SARA Title III, was enacted in October 1986. This law requires any infrastructure at the state and local levels to plan for chemical emergencies. Reported information is then made publicly available so that interested parties may become informed about potentially dangerous chemicals in their community. EPRCA Sections 301 through 312 are administered by EPA's Office of Emergency Management. EPA's Office of Information Analysis and Access implements the EPRCA Section 313 program. In California, SARA Title III is implemented through California Accidental Release Program (CalARP).

State Laws, Regulations, and Policies

Safe Drinking Water and Toxic Enforcement Act of 1986 - Proposition 65

The Safe Drinking Water and Toxic Enforcement Act of 1986, more commonly known as Proposition 65, protects the state's drinking water sources from contamination with chemicals known to cause cancer, birth defects, or other reproductive harm. Proposition 65 also requires businesses to inform the public about exposure to such chemicals in the products they purchase, in their homes or workplaces, or that are released into the environment. In accordance with Proposition 65, the California Governor's Office publishes, at least annually, a list of such chemicals. The Office of Environmental Health Hazard Assessment (OEHHA), an agency under the California Environmental Protection Agency (CalEPA), is the Lead Agency for implementation of the Proposition 65 program. Proposition 65 is enforced through the California Attorney General's Office; however, district and city attorneys and any individual acting in the public interest may also file a lawsuit against a business alleged to be in violation of Proposition 65 regulations.

California Occupational Safety and Health Administration

Cal/OSHA assumes primary responsibility for developing and enforcing workplace safety regulations in California. Cal/OSHA regulations pertaining to the use of hazardous materials in the workplace (CCR Title 8) include requirements for safety training, availability of safety equipment, accident and illness prevention programs, warnings about exposure to hazardous substances, and preparation of emergency action and fire prevention plans. Hazard communication program regulations that are enforced by Cal/OSHA require workplaces to maintain procedures for identifying and labeling hazardous substances, inform workers about the hazards associated with hazardous substances and their handling, and prepare health and safety plans to protect workers at hazardous waste sites. Employers also must make material safety data sheets available to employees and document employee information and training programs. In addition, Cal/OSHA has established maximum permissible radiofrequency (RF) radiation exposure limits for workers (Title 8 CCR § 5085(b)) and requires warning signs where RF radiation may exceed the specified limits (Title 8 CCR § 5085(c)).

California Accidental Release Prevention

The purpose of the California Accidental Release Prevention (CalARP) program is to prevent accidental releases of substances that can cause serious harm to the public and the environment, to minimize the damage if releases do occur, and to satisfy community right-to-know laws. In accordance with this program, businesses that handle more than a threshold quantity of regulated substance are required to develop a risk management plan (RMP). This RMP must provide a detailed analysis of potential risk factors and associated mitigation measures that can be implemented to reduce accident potential. Certified Unified Program Agencies (CUPAs) implement the CalARP program through review of RMPs, facility inspections, and public access to information that is not confidential or trade secret.

California Health and Safety Code and Code of Regulations

California Health and Safety Code Chapter 6.95 and 19 California Code of Regulations Section 2729 set out the minimum requirements for business emergency plans and chemical inventory reporting. These regulations require businesses to provide emergency response plans and procedures, training program information, and a hazardous material chemical inventory disclosing hazardous materials stored, used, or handled on site. A business that uses hazardous materials or a mixture containing hazardous materials must establish and implement a business plan if the hazardous material is handled in certain quantities.

State Asbestos-Containing Materials (ACM) Regulations

State-level agencies, in conjunction with the USEPA and OSHA, regulate removal, abatement, and transport procedures for asbestos-containing materials. Releases of asbestos from industrial, demolition, or construction activities are prohibited by these regulations and medical evaluation and monitoring is required for employees performing activities that could expose them to asbestos. Additionally, the regulations include warnings that must be heeded and practices that must be followed to reduce the risk for asbestos emissions and exposure. Finally, federal, state, and local agencies must be notified prior to the onset of demolition or construction activities with the potential to release asbestos.

California Building Code

The State of California provided a minimum standard for building design through the 2010 CBC, which is located in Part 2 of Title 24 of the CCR. The 2010 CBC is based on the 1997 Uniform Building Code, but has been modified for California conditions. It is generally adopted on a jurisdiction-by-jurisdiction basis, subject to further modification based on local conditions. Commercial and residential buildings are plan-checked by local city and county building officials for compliance with the CBC. Typical fire safety requirements of the CBC include: the installation of sprinklers in all high-rise buildings; the establishment of fire resistance standards for fire doors, building materials, and particular types of construction; and the clearance of debris and vegetation within a prescribed distance from occupied structures in wildlife hazard areas.

California Fire Code (2010)

California Code of Regulations, Title 24, also known as the California Building Standards Code, contains the California Fire Code, included as Part 9 of that title. Updated every three years, the

California Fire Code includes provisions and standards for emergency planning and preparedness, fire service features, fire protection systems, hazardous materials, fire flow requirements, and fire hydrant locations and distribution. The Madera County Fire Department provides fire protection services for the unincorporated areas of Madera County (Project Area) and as such, implements and enforces the California Fire Code in the Project Area (Fire Department 2022).

California Certified Unified Program Agencies

CalEPA oversees California's CUPA. The program protects Californians from hazardous waste and hazardous materials by ensuring local regulatory agencies consistently apply statewide standards when they issue permits, conduct inspections, and engage in enforcement activities. The Unified Program is a consolidation of multiple environmental and emergency management programs.

Local Laws, Regulations, and Policies

California Certified Unified Program Agencies

The CUPA is managed by the San Diego County Department of Environmental Health and Quality, Hazardous Material Division (HMD) has jurisdiction in all unincorporated and incorporated areas of the County including the Project area (CUPA 2023). The HMD manages the following:

- Hazardous Materials Business Plan (HMBP)
- Hazardous Waste Management and Inventory Program
- Aboveground Petroleum Storage Act (APSA)
- Underground Storage Tank (UST) Program
- CalARP
- Hazardous Waste and Hazardous Waste Treatment Program

San Diego County General Plan

The San Diego County General Plan (2011) contains a Safety Element, which specifies a variety of goals and policies related to the appropriate handling, storage, and transport of hazardous materials, hazardous waste disposal, and protection of soils and water quality from hazardous materials.

San Diego County Multi-Jurisdiction Hazard Mitigation Plan

The San Diego County Multi-Jurisdictional Hazard Mitigation Plan (Office of Emergency 2023) is a countywide plan that identifies risks and ways to minimize damage by natural and manmade disasters including hazardous waste.

3.9.2 Environmental Setting

This section describes the existing hazards and hazardous material conditions within the Project area and evaluates whether the Project would result in significant impacts related to hazards and hazardous materials.

The Project does not expect to generate any reportable quantities of hazardous materials. The Project components for the consolidation include: installing transmission lines, distribution lines, pressure reducing stations, water meter boxes, security system, rooftop solar, flow meters, power meters, hour meters, level sensors, nitrate analyzers, storage tank, and manual transfer switches; plugging and abandoning pipeline systems with cement; fencing around LMOSMWC's Well No. 5 and 6; removing LMVMWC abandoned tank; and constructing a new office/meeting building (Section 2.5).

According to the DTSC mapping tool ENVIROSTOR, there are no active hazardous waste clean-up sites within 10,000 feet radius from the Project area (DTSC 2022). There is one closed case of Leaking Underground Storage Tank (LUST) Cleanup site for Morena Market and Gas in the Project area and a closed hazardous waste (RCRA) site for La Posta Recycling Center Inc. Neither of these sites will be effect by the Project components described above.

To address elevated pH levels at LMCP Well No. 2, liquid hydrochloric acid will be injected at this wellhead. Hydrochloric acid is considered corrosive (eye contact, metals) and an irritant (skin). This chemical is not currently injected at LMCP Well No. 2. Hydrochloric acid will be stored at the LMCP Well No. 2 wellhead in liquid form with appropriate secondary containment. Deliveries will occur approximately every two weeks by vehicle (large delivery truck). Deliveries may be more frequent during summer months, when water demand is higher.

3.9.3 Discussion of Impacts

The following sections discuss the key issues with respect to the Project's potential to impact hazards and hazardous materials.

a) **Less Than Significant Impact with Mitigation Incorporated.** The Project construction would involve the use of toxic or hazardous substances typical for construction related activities (e.g., oil, vehicle fuels, construction equipment, hydraulic fluids, and solvents) which could result in exposure to the public or the environment in the event of a spill or leak. **Mitigation Measure HAZ-1** is proposed to minimize potential impacts during construction. With this mitigation measure in place, the Project is expected to have no significant direct or indirect effect on hazards and hazardous materials. Upon completion of the Project, operations would not create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials.

Mitigation Measure HAZ-1: If in-situ potentially hazardous materials are encountered, all construction in the vicinity of the encounter will be halted. All construction contractors shall immediately stop all surface or subsurface activities in the event that potentially hazardous materials are encountered, an odor is identified, or considerably stained soil is visible. Contractors shall follow all applicable local, state, and federal regulations regarding discovery, response, disposal, and remediation for hazardous materials encountered during the construction process. These requirements shall be included in the contractor specifications. If any hazardous materials, waste sites, or vapor intrusion risks are identified prior to or during construction, a qualified professional, in consultation with appropriate regulatory agencies, will develop and implement a plan to remediate the contamination and properly dispose of the contaminated material. If material imports are proposed, the contractor shall furnish the LMVMWC, LMOSMWC,

or its representative appropriate documentation certifying that the imported materials are free of contamination.

b) **Less Than Significant Impact with Mitigation Incorporated.** The Project construction would involve use of toxic or hazardous substances typical for construction related activities (e.g., oil, vehicle fuels, construction equipment, hydraulic fluids, and solvents) which could result in exposure to the public or the environment in the event of a spill or leak. As such, there is the possibility of accidental releases (e.g., spilling of hydraulic fluid or diesel fuel from construction maintenance activities) during pipeline installation. **Mitigation Measure HAZ-1** is proposed to minimize potential impacts. With this mitigation measure in place, the Project is expected to have less than significant effect on hazards and hazardous materials.

c) **No Impact**. The Project would not emit hazardous emissions. Hydrochloric acid would be stored at the LMCP Well No. 2 site and injected into the water produced at this well. Other than this site, there are no newly proposed chemical storage or injection sites. There will be no hazardous waste generated as a result of water system operations related to hydrochloric acid storage or injection. No school is located near the Project area. The closest school is approximately three miles southeast of the Project area (Campo Elementary School).

d) **No Impact.** The Project is not located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, therefore, would not create a significant hazard to the public or the environment.

e) **No Impact.** The Project area is not located within an airport land use plan or near a public or private airport. The closest airport is a County-owned public airport, Jacumba Airport, twenty (20) miles west of the Project area. Closer airports or airstrips may be located in Mexico but would be more than 2 miles away and are not anticipated to be affected.

f) **A Less Than Significant impact.** During construction, the Project could potentially impart or physically interfere with an adopted emergency response plan or emergency evacuation plan. The trenching for the distribution system and isolation valves would temporarily impair traffic on roads depicted in Figures 2. If deemed necessary by the County, as part of its permitting review, prior to construction, the LMVMWC will develop and implement a traffic control plan. After the completion of the Project, operations would return to similar footprint and would not impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

g) **A Less Than Significant Impact.** The Project is located within an area classified by the County and CALFIRE as a High Fire Hazard Severity Zone (FHZS) under a State Responsibility Area (SRA) (CALFIRE 2022). The surrounding areas are classified as Moderate, High, and Very High FHSZs under a Federal Responsibility Area (FRA). The Project does not include construction of residential property that could potentially expose people, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires. The Project will have a similar footprint of structures except the construction of the storage tank and the office/meeting building. The Project proposes a new office/meeting space at one of two sites under consideration (described in Section 2.5) that could result in risk of personal property for the consolidation. The specific improvements of the project (interconnected storage sites, improvements to water supply and storage capacity, and installation of functioning hydrants) and looping of existing distribution networks would attenuate the risk and impact of wildland fire.

3.10 HYDROLOGY / WATER QUALITY

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?		X		
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:		X		
i) result in substantial erosion or siltation on- or off-site;		X		
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite;		X		
iii) 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; or		X		
iv) impede or redirect flood flows?		X		
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

3.10.1 Regulatory Setting

This section addresses regulations, laws, and policies related to hydrology in compliance with Federal, State, and/or local entities and includes descriptions and details.

Federal Laws, Regulations, and Policies

Clean Water Act

The Clean Water Act (CWA) is the primary federal law that protects the quality of the nation's surface waters, including lakes, rivers, and coastal wetlands. The key sections pertaining to water quality regulation for the Project are CWA § 303 and § 402.

Section 303(d) - Listing of Impaired Water Bodies

Under CWA § 303(d), states are required to identify "impaired water bodies" (those not meeting established water quality standards), identify the pollutants causing the impairment, establish priority rankings for waters on the list, and develop a schedule for development of control plans to improve water quality. United States Environmental Protection Agency (USEPA) then approves the state's recommended list of impaired waters or adds and/or removes water bodies.

Section 402 - National Pollutant Discharge Elimination System (NPDES) Permits for Stormwater Discharge

CWA § 402 regulates construction-related stormwater discharges to surface waters through the National Pollutant Discharge Elimination System (NPDES). The NPDES is officially administered by USEPA. In California, USEPA has delegated its authority to the California State Water Resources Control Board (SWRCB); the SWRCB in turn delegates implementation responsibility to the nine Regional Water Quality Control Boards (RWQCB), as discussed with regard to the Porter-Cologne Water Quality Control Act below.

Under the Statewide General Construction Activity permit, discharges of stormwater from construction sites with a disturbed area of one or more acres are required to either obtain individual NPDES permits for stormwater discharges or to be covered by the General Permit. Coverage by the General Permit is accomplished by completing and filing a Notice of Intent with the SWRCB and developing and implementing a Storm Water Pollution Prevention Plan (SWPPP). Each applicant under the General Construction Activity Permit must ensure that a SWPPP is prepared prior to grading and is implemented during construction. The SWPPP must list BMPs implemented on the construction site to protect stormwater runoff and must contain a visual monitoring program; a chemical monitoring program for "non-visible" pollutants to be implemented if there is a failure of BMPs; and a monitoring plan if the site discharges directly to a water body listed on the State's 303(d) list of impaired waters.

Section 404 – Dredge and fill permits

Four potentially jurisdictional drainages are on the project site. Proposed pipelines will intersect four subsurface pipeline drainages along Morena Reservoir Road, adjacent to LMCP campground areas. The proposed potable water pipelines would cross above or below four storm drain pipelines

(approximately 10" in diameter) that discharge to surface flow within the campground area of LMCP. The inquiry of jurisdictional status of the four drainages that intersect Morena Reservoir Road within the LMCP has been submitted to ACOE and the feedback for the system consolidation is pending. A Lake and Streambed Alteration Notification (CDFW) and/or a report of waste discharge (SWRCB) may be required for these crossings.

A fifth stream crossing is located south of Vine Drive near Hollywood Drive. At this location, water pipelines will be moved from above the drainage to below ground. Per ACOE correspondence 4/8/2022, the crossing of the creek south of Vine Drive "qualifies as a non-reporting Nationwide Permit (NWP) 58". The creek may be under the jurisdiction of the California Department of Fish and Wildlife and the San Diego RWQCB. A Lake and Streambed Alteration Notification and report of waste discharge (SWRCB) may be required for replacement of these pipelines.

Municipal Separate Stormwater Sewer System (MS4) Permitting Program

The SWRCB regulates stormwater discharges from MS4s through its Municipal Storm Water Permitting Program. Permits are issued under two phases depending on the size of the urbanized area/municipality. Phase I MS4 permits are issued for medium (population between 100,000 and 250,000 people) and large (population of 250,000 people or more) municipalities and are often issued to a group of co-permittees within a metropolitan area. Phase I permits have been issued since 1990. In 2003, the SWRCB issued the first statewide Phase II MS4 General Permit, which applies to smaller municipalities (generally population less than 100,000 but greater than 50,000, or as specified by SWRCB).

Federal Emergency Management Agency

FEMA produces flood insurance rate maps that identify special flood hazard areas. The maps further classify these areas into "zones" that broadly characterize the potential risk of an area being inundated by a 100-year or 500-year flood in any given year.

Wild and Scenic Rivers Act

In 1968, Congress created the National Wild and Scenic Rivers System Act to designate and preserve certain rivers in a free-flowing condition for the enjoyment of present and future generations. Designated wild and scenic rivers have outstanding natural, cultural, and recreational values and are administered by a federal or state agency. Rivers are classified as wild, scenic, or recreational with the wild classification indicating river areas that are not impounded, only accessible by trail, and have unpolluted waters and essentially primitive watersheds or shorelines. The scenic and recreational classifications indicate rivers with perhaps more development or accessibility and/or past impoundment or diversion.

State Laws, Regulations, and Policies

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act (known as the Porter-Cologne Act), passed in 1969, dovetails with the CWA (see discussion of the CWA above). It established the SWRCB and divided the state into nine regions, each overseen by an RWQCB. The SWRCB is the primary state agency responsible for protecting the quality of the state's surface water and groundwater supplies.

However, much of the SWRCB's daily implementation authority is delegated to the nine RWQCBs, which are responsible for implementing CWA §§ 401, 402, and 303(d). In general, the SWRCB manages water rights and regulates statewide water quality, whereas the RWQCBs focus on water quality within their respective regions.

The Porter-Cologne Act requires the RWQCBs to develop water quality control plans (also known as Basin Plans) that designate beneficial uses of California's major surface water bodies and groundwater basins and establish specific narrative and numerical water quality objectives for those waters. Beneficial uses represent the services and qualities of a water body - i.e., the reasons why the water body is considered valuable. Water quality objectives reflect the standards necessary to protect and support those beneficial uses. Basin Plan standards are primarily implemented by regulating waste discharges so that water quality objectives are met. Under the Porter-Cologne Act, Basin Plans must be updated every 3 years.

Groundwater Ambient Monitoring and Assessment

The Groundwater Ambient Monitoring and Assessment (GAMA) Program is California's comprehensive groundwater quality monitoring program that was created by the SWRCB (State Water Board) in 2000. It was later expanded by AB 599 - the Groundwater Quality Monitoring Act of 2001. The main goals of GAMA are to:

- Improve statewide comprehensive groundwater monitoring.
- Increase the availability to the general public of groundwater quality and contamination information.

Senate Bill 1263

New public water systems applicants must prepare a Preliminary Technical Report for review and acceptance by the SWRCB at least 6 months prior to the construction of any water related construction.

Local Laws, Regulations, and Policies

San Diego County General Plan

The San Diego County General Plan (2011) Conservation and Open Space Element contains a number of goals related to hydrology and water quality, including conservation of surface and ground water supplies; safeguard and maintenance of natural waterways, levees, and drainage facilities to ensure water quality; and reduction of flood hazards.

San Diego County Watershed Protection Program

The San Diego County Watershed Protection Program (WPP) helps protect waterways through outreach, inspection, and complaint investigations in compliance with the municipal Stormwater permit for all sectors (commercial, industrial, and residential) in the unincorporated portions of the County (WPP 2024).

Water Well Program

The DEH and Quality, Land and Water Quality Division regulates the design, construction, and destruction of water wells in San Diego County (Water Wells Program 2024).

3.10.2 Environmental Setting

This section describes the existing hydrology and water quality conditions within the Project area and evaluates whether the Project would result in significant hydrology or water quality impacts.

The Groundwater Basin Boundary Assessment Tool depicts that the Project area is not located in a groundwater basin (CDWR 2019). The Project is located in the Tijuana River Watershed Management Area (WMA) and is subject to the Tijuana River Watershed Management Area Water Quality Improvement Plan (WQIP) (Project Clean Waters 2022). The Project area is located adjacent to Lake Morena in Campo, California. Lake Morena is a reservoir and is part of the LMCP and provides recreation for visitors and locals. Surface water of Lake Morena is not an existing or proposed source of supply for the consolidated water system.

According to the USFWS NWI, the Project has no delineated wetlands within the Project site but has multiple rivers as displayed in Figure 4 (USFWS 2023). There are Freshwater Forested/Shrub Wetlands to the north of Morena Reservoir Road, but the Project site is not within the wetland area (USFWS 2024). As discussed in the Biological Assessment (Appendix B), five potential jurisdictional drainages are on the project site: one is south of Vine Drive and four intersect Morena Reservoir Road.

A drainage crossing is proposed south of Vine Drive near Hollywood Drive. At this location, water pipelines will be moved from above the drainage to below ground. Per ACOE correspondence 4/8/2022, the crossing of the creek south of Vine Drive "qualifies as a non-reporting Nationwide Permit (NWP) 58". The creek may be under the jurisdiction of the California Department of Fish and Wildlife and the San Diego RWQCB. A Lake and Streambed Alteration Notification and report of waste discharge (SWRCB) may be required for replacement of these pipelines.

Along Morena Reservoir Road, proposed pipelines will intersect four subsurface pipeline drainages, adjacent to LMCP campground areas. The inquiry of jurisdictional status of the four drainages that intersect Morena Reservoir Road within the LMCP has been submitted to ACOE. Feedback for the system consolidation is pending. A Lake and Streambed Alteration Notification (CDFW) and/or a report of waste discharge (SWRCB) may be required for these crossings.

All other work locations would be entirely within upland areas that do not support wetlands or other waters of the U.S. subject to the regulatory jurisdiction of the ACOE. If the ACOE determines that any of the drainages constitute waters of the U.S., then work within ACOE jurisdictional areas will not be completed unless a permit is obtained as outlined in **Mitigation Measure BIO-2** as discussed in Section 3.4.3.

There is potential for indirect effects on adjacent wetlands and/or other waters of the U.S. because of the Project construction including runoff and discharge of pollutants from construction work. However, these effects will be mitigated with **Mitigation Measure HWQ-1** as discussed in Section 3.10.3.

Improvements are proposed to distribution and transmission pipeline that are above ground through an unnamed creek and are near the intersection of Hollywood Drive and Vine Drive. The ACOE Jurisdictional Determination request was submitted for this portion of the unnamed creek. Per ACOE correspondence 4/8/2022, the project "qualifies as a non-reporting NWP 58". The creek may also be under the jurisdiction of the CDFW and the San Diego RWQCB. A Lake and Streambed Alteration Notification and report of waste discharge may be required for replacement of these pipelines.

A flood map search (FEMA 2021) for Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) panel ID numbers 06073C2025F and 06073C2050F confirms the area has been mapped by FEMA for flood zone hazards and is therefore classified as Zone D and is displayed in Figure 5 below. Zone D is defined as an area with flood risk due to levee. The County of San Diego also has no flood zone hazard mapping for this area.

The Project area is situated over a USEPA designated sole source aquifer (SSA) (USEPA 2024). The Project area is over the Campo/Cottonwood Creek Aquifer and is a SSA.

The LMVMWC and the LMOSMWC provide water to a combined total of 326 service connections with a population of approximately 1,000 people. The systems have experienced exceedances in the MCL for nitrate and/or uranium. Since 2005, the LMOSMWC has made improvements to its infrastructure and is now consistently compliant with water quality requirements. The LMCP has wells near the LMVMWC area, Well No.1 has been experiencing exceedances for nitrate and Well No.2 has favorable water quality without exceedances for nitrate or uranium. LMCP Well No. 2 has recently tested at the MCL for arsenic and has elevated pH levels. To accommodate a higher regular flow rate from LMVMWC's wells, LMOSMWC'S treatment facility will be expanded. The consolidation of the LMVMWC, LMOSMWC, and the LCMP will address the exceedances in nitrate and uranium. If required due to concentrations of arsenic in the LMCP Well No. 2 well, flow from Well No. 2 can be directed to LMOSMWC's treatment facility for removal of arsenic. To address elevated pH in water from LMCP's Well No. 2, hydrochloric acid (NSF 60 certified) injection will be installed at its wellhead. This Project will provide cleaner and reliable potable water to the service connections which will resolve water quality violations and regulations of the State.

The LMVMWC supply infrastructure exists of three active wells (Well Nos. 1-3), one standby well (Well No. 5), one storage tank (104,000 gallons), and one interim/unpermitted/non-operation treatment facility. The LMOSMWC includes five active wells (Well Nos. 1-2, 5-7), one booster station, two storage tanks (combined 353,000 gallons), and a treatment facility for removal of nitrate and uranium. The LMCP includes two active wells (Nos. 1-2) and one failed storage tank.



Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
U.S. Fish & Wildlife Service National Wetlands Inventory

Legend

- Consolidated Service Area
- LMCP Project Area

Wetland Type

- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

620 Feet

N

NV5

1 W DEER VALLEY ROAD
BUILDING 2, SUITE 305
PHOENIX, ARIZONA 85027
Tel: 623.374.6637 Fax: 623.738.3690

NATIONAL WETLANDS INVENTORY MAP
INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION

FIGURE 4A

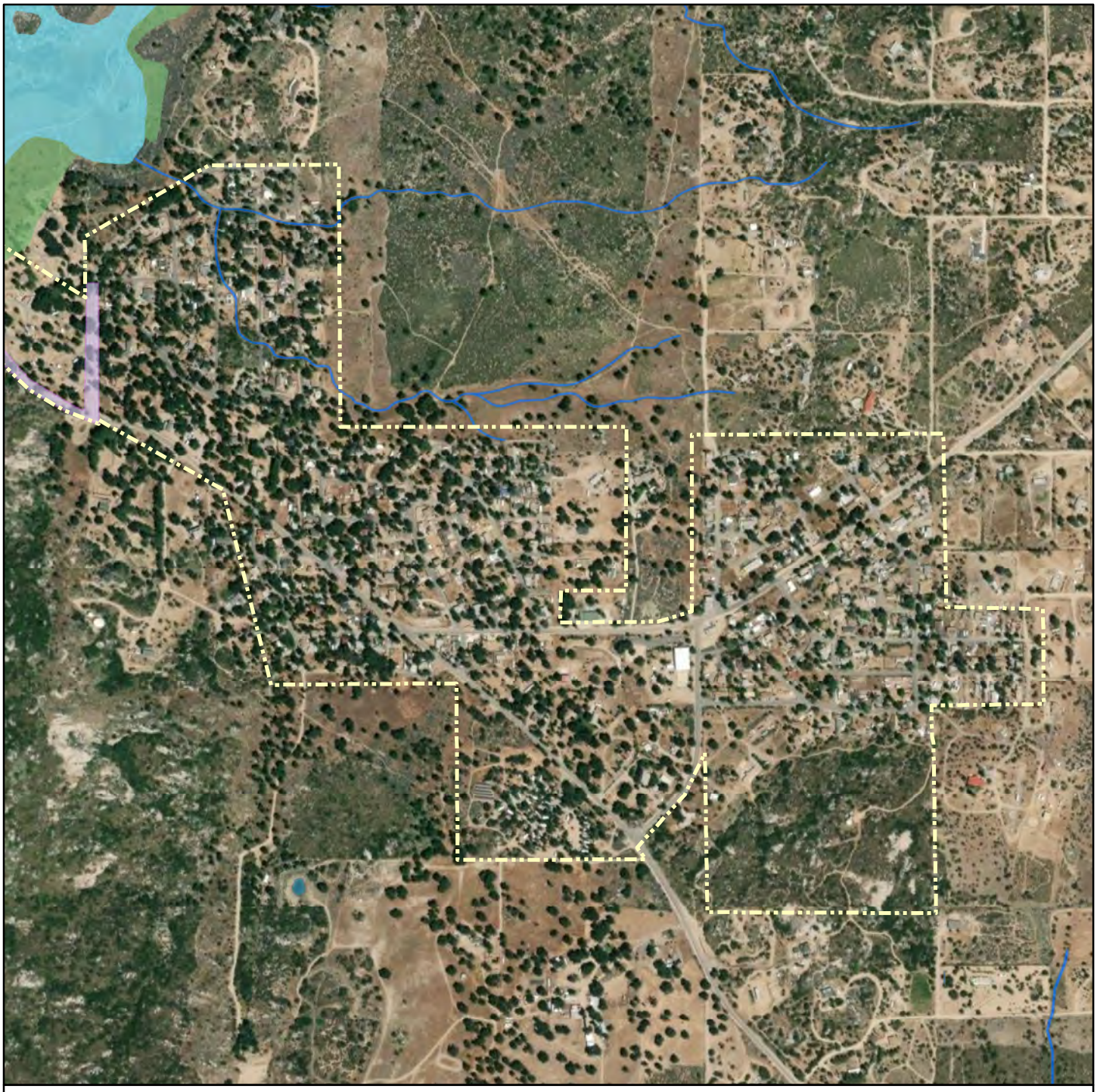
PROJECT NO. 227520-0000986.01 | DATE: 2/20/2024

FOR:
LAKE MORENA VIEWS
MUTUAL WATER
COMPANY, INC.

DES: RDD | DR: LAB | CHK: JO

SHT 1 OF 2

Document Path: C:\Users\Lauren.burokas\OneDrive - NV5\Documents\06 ENVIRONMENTAL COMPLIANCE\CEQA\Lake Morena ISMND\Rebecca GIS\Figure 3 - National Wetlands Inventory Map.mxd



Service Layer Credits: Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community
U.S. Fish & Wildlife Service National Wetlands Inventory

Legend

- Consolidated Service Area
- LMCP Project Area
- **HU8_18070305_Wetlands**

Wetland Type

- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

1,000 Feet

N

NV5

1 W DEER VALLEY ROAD
BUILDING 2, SUITE 305
PHOENIX, ARIZONA 85027
Tel: 623.374.6637 Fax: 623.738.3690

NATIONAL WETLANDS INVENTORY MAP
INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION

FIGURE 4B

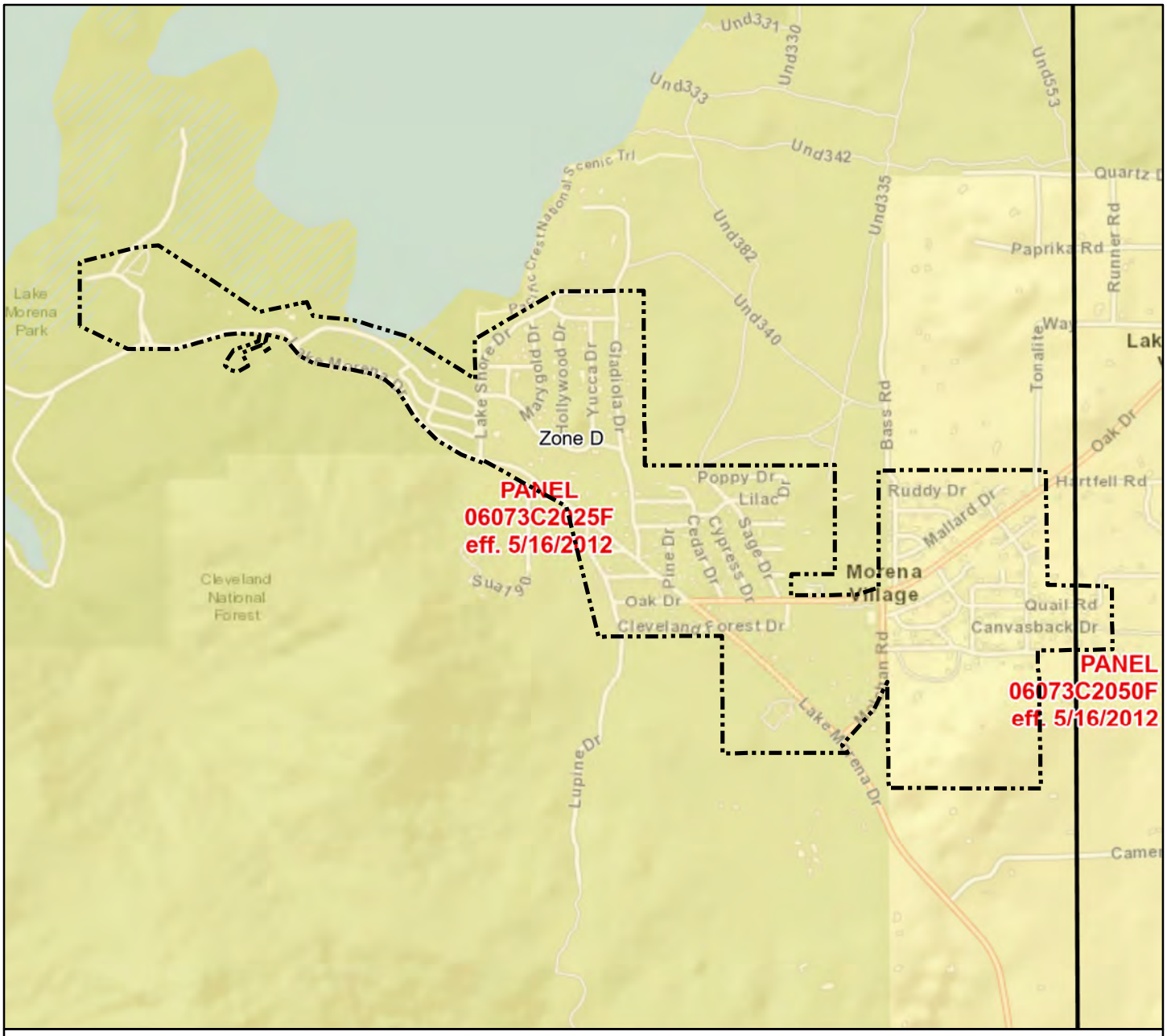
PROJECT NO. 227520-0000986.01 | DATE: 2/20/2024

FOR:
LAKE MORENA VIEWS
MUTUAL WATER
COMPANY, INC.

DES: RDD | DR: LAB | CHK: JO

SHT 2 OF 2

Document Path: C:\Users\Lauren.burokas\OneDrive - NV5\Documents\06 ENVIRONMENTAL COMPLIANCE\CEQA\Lake Morena ISMND\Rebecca GIS\Figure 3 - National Wetlands Inventory Map.mxd



Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
FEMA National Flood Hazard Layer (NFHL)

LEGEND

- 1% Annual Chance Flood Hazard
- Regulatory Floodway
- Special Floodway
- Area of Undetermined Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard
- Area with Reduced Risk Due to Levee
- Area with Risk Due to Levee
- Consolidated Service Area

1,600 Feet

N

NV5
1 W DEER VALLEY ROAD
BUILDING 2, SUITE 305
PHOENIX, ARIZONA 85027
Tel: 623.374.6637 Fax: 623.738.3690

FLOOD ZONE MAP

INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION

FIGURE 5

FOR:
LAKE MORENA VIEWS MUTUAL WATER COMPANY, INC.

DES: RDD	DR: RDD	CHK:

PROJECT NO. 227520-0000986.01 | DATE: 12/7/2023 | SHT 5 OF 7

Document Path: E:\227520-0000986.01 - Lake Morena CEQA\GIS\Figure 5 - Flood Zone Map.mxd

3.10.3 Discussion of Impacts

The following sections discuss the key issues with respect to the Project's potential to impact hydrology and water.

a) **Less Than Significant Impact with Mitigation**. The Project aims to address concentrations of nitrate and uranium that exceed the maximum contaminant level (MCL) set by the State of California and the federal government. The Project also plans to address infrastructure deficiencies per the California Code of Regulations (CCR). The Project components would improve water quality and system reliability by addressing contaminant levels exceeding maximum concentration and infrastructure deficiencies. The SWRCB DDW issued LMVMWC a Compliance Order in December 2020 (Compliance Order No. 05_14_20R_001). The Compliance Order was issued for exceeding the MCLs for drinking water quality parameters for nitrate and uranium. The exceedances are a violation of CCR, Title 22, Section 64449. The consolidation project will result in improved water quality for the customers currently served by LMVMWC and LMOSMWC. Installation of groundwater level sensors, flow meters and water quality testing at Well heads and at accredited laboratories will facilitate long-term data acquisition and analysis to better identify and address ground water basis trends, management, and vigilance.

During construction, there is potential for contaminants to affect surface or groundwater quality (fuels, sediments, and debris). Therefore, Mitigation Measure HWQ-1 is proposed to minimize potential impacts. With this mitigation measure in place, the Project is expected to have no significant direct or indirect effect on surface or groundwater quality during construction. Upon completion of the Project, no impact on surface or groundwater quality would result from normal operations. The Project would have a less than significant impact with implementation of **Mitigation Measure HWQ-1**.

Mitigation Measure HWQ-1: The LMVMWC will assess the receiving water vulnerability and develop a Stormwater Pollution Prevention Plan (SWPPP) that complies with the requirements of the NPDES General Construction Permit (Order 2009-0009-DWQ as amended by 2010 0014-DWQ and 2012-006-DWQ) based on the project-specific risk level. The SWPPP shall identify specific actions and best management practices (BMPs) relating to the prevention of stormwater pollution from project-related construction sources by identifying a practical sequence for site restoration, BMP implementation, contingency measures, responsible parties, and agency contacts. The SWPPP shall reflect localized surface hydrological conditions, local jurisdictional requirements, and shall be reviewed and approved by LMVMWC prior to commencement of work.

The SWPPP shall be prepared by a qualified SWPPP developer with BMPs selected to achieve maximum pollutant removal and that represents the best available technology that is economically achievable. BMPs for soil stabilization and erosion control practices and sediment control practices will also be required. Performance and effectiveness of these BMPs shall be determined either by visual means where applicable (i.e., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination, (e.g., inadvertent petroleum release) is required to determine the adequacy of the measure.

The SWPPP shall also address other project-specific water quality threats, as required for individual improvements including but not limited to, temporary dewatering, hydrostatic testing,

well drilling and development, and other resource permits as required under the Federal Clean Water Act, County Grading Ordnance, and State Fish and Game Code, as applicable. Construction and post-construction BMPs will be designed to avoid the creation of standing water and potential mosquito breeding habitats.

b) **Less than Significant Impact**. The Project would not affect groundwater recharge or groundwater supplies. The Project would not install new wells, but will utilize established wells for the water supply for the consolidated water system. The consolidated system will have commensurate groundwater extraction as the three current water systems. The LMVMWC currently has four wells, the LMOSMWC has five wells, and the LMCP has two wells (only one of which is active). One abandoned LMVMWC well will be destroyed (Old Well No. 3 (APN 606-131-14). Although the aggregate groundwater usage will not change, the local groundwater extraction pattern will change, with greater extraction projected at LMCP's Well No. 2. Extraction would commensurately reduce at the current LMVMWC and LMOSMWC wells.

Upon completion of construction, the Project would have a similar footprint and impervious surface with the addition of the office/meeting space (APNs 606-073-01 & 606-073-02), offset by the removal of LMVMWC's abandoned concrete storage tank (APN 606-131-16) as discussed in Section 2.5, removal of LMVMWC's existing office building, and removal of LMCP's storage facilities. As impermeable surfaces will remain largely unchanged, the project will not affect groundwater recharge.

The proposed Project components also include the installation of flow meters, power meters, hour meters, level sensors, nitrate analyzers, and manual transfer switches on all wells. Installation of groundwater level sensors, flow meters and water quality testing at well heads and at accredited laboratories will facilitate long-term data acquisition and analysis to better identify and address ground water basis trends, management, and vigilance.

c) **i. Less Than Significant Impact with Mitigation**. The Project has the potential to cause temporary disturbance on erosion or siltation on or off-site from excavating, but with **Mitigation Measure - HWQ-1**, would limit the erosion or siltation on or off-site to less than significant levels. Upon completion of construction, the Project would have a similar footprint and impervious surface with the addition of the office/meeting space (APNs 606-073-01 & 606-073-02), offset by the removal of LMVMWC's abandoned concrete storage tank (APN 606-131-16) as discussed in Section 2.5, removal of LMVMWC's existing office building, and removal of LMCP's storage facilities. Construction and operation would not contribute to erosion or siltation on or off-site.

ii. Less Than Significant Impact with Mitigation. The Project has the potential to cause temporary disturbance on the amount of surface runoff from staging, equipment, and excavating, but with **Mitigation Measure -HWQ-1**, would limit the amount of surface runoff to less than significant levels. Upon completion of construction, the Project would have a similar footprint with the addition of the office/meeting space (APN 606-037-14 or 606-073-01 & 606-073-02), removal of LMVMWC's current office building, the removal of LMCP storage facilities, and the removal of the abandoned concrete storage tank (APN 606-131-16) as discussed in Section 2.5. Construction and operation would not contribute to substantial amounts of surface runoff.

iii. Less Than Significant Impact with Mitigation. As discussed above in previous questions, the Project has the potential to cause temporary disturbance on the amount of surface runoff from

staging, equipment, and excavating, but with **Mitigation Measure -HWQ-1**, would limit the amount of surface runoff to less than significant levels. Upon completion of construction, the Project would have a similar footprint with the addition of the office/meeting space (APNs 606-073-01 & 606-073-02), offset by the removal of LMVMWC's abandoned concrete storage tank (APN 606-131-16) as discussed in Section 2.5, removal of LMVMWC's current office building, and removal of LMCP storage facilities. Construction and operation would not contribute to substantial amounts of surface runoff.

iv. Less Than Significant Impact with Mitigation. The Project has the potential to cause temporary disturbance to impede or redirect flood flows from staging, equipment, and excavating, but with **Mitigation Measure -HWQ-1**, would limit the amount impediment and redirection to less than significant levels. Upon completion of construction, the Project would have a similar footprint with the addition of the office/meeting space (APNs 606-073-01 & 606-073-02), removal of LMVMWC's current office building, removal of LMCP storage facilities, and the removal of LMVMWC's abandoned concrete storage tank (APN 606-131-16) as discussed in Section 2.5. Construction and operation would not contribute to substantial amounts of impediment and redirection. The relocation of piping that crosses a drainage south of Vine Drive will be completed during dry periods. The top of the excavated pipe will be below the flowline of the drainage. A less than significant impact would occur.

d) **A Less than Significant Impact.** The Project is not located near the coast and would not be affected by a tsunami. As discussed in Section 3.10.2, a flood map search of FEMA FIRM panel ID number 06073C2025F and 06073C2050F show the Project area has been evaluated for flood hazards and is located in zone D (FEMA 2021). Zone D is defined as an area with flood risk due to levee. Lake Morena Reservoir is located to the north and northwest of the Project site.

   The Geotechnical Investigation Report (2023) investigated potential due to tsunamis, inundation seiches, and flooding. The report states the Project site is not located near to or downslope of any large body of water that could affect the site in the event of an earthquake-induced failure or seiche (oscillation in a body of water due to earthquake shaking).

e) **No Impact.** As discussed in Section 2.10.3, the Project is located in the Tijuana River Watershed WQIMP. The Project does not include new developments or significant redevelopment that would conflict with or obstruct implementation of the Tijuana River Watershed WQIMP. There is no sustainable groundwater management plan for the Project area.

   The Project components for the consolidation include: installing transmission lines, distribution lines, pressure reducing stations, water meter boxes, security system, rooftop solar, flow meters, power meters, hour meters, level sensors, nitrate analyzers, storage tank, and manual transfer switches; plugging and abandoning pipeline systems with cement; fencing around LMOSMWC's Well No. 5 and 6; removing LMVMWC abandoned tank; and constructing a new office/meeting building (Section 2.5).

   Four potential jurisdictional drainages are on the project site. These drainages are small diameter (approximately 10") storm drains that cross beneath paved Morena Reservoir Road before discharging to the campground area of LMCP.

At the four crossings along Morena Reservoir Road, new pipelines will be installed beneath the pipeline drainages. However, ACOE has not responded to a separate request for four proposed crossings of potentially jurisdictional drainages along Morena Reservoir Road, located adjacent to the LMCP campground area.

At the proposed drainage crossing south of Vine Drive near Hollywood Drive, water pipelines will be moved from above the drainage to below ground. This unnamed drainage is the subject of an Approved Jurisdictional Determination by the Los Angeles District of U.S. Army Corps of Engineers (ACOE). Emily Greer with ACOE responded on April 5, 2023 that the project "qualifies as a non-reporting NWP 58" and that "no further action is needed".

The unnamed drainage near Vine Drive may be under the jurisdiction of the California Department of Fish and Wildlife and/or the San Diego RWQCB. The other four drainages along Morena Reservoir Road, for which the ACOE determination is pending, a Lake and Streambed Alteration Notification and report of waste discharge may be required for replacement of these pipelines.

The Project will improve the potable water infrastructure serving the existing Lake Morena community, most of which will be below ground surface within public ROW, within County property (LMCP), and within LMOSMWC- and LMVMWC-owned parcels and easements. Installation of groundwater level sensors, flow meters and water quality testing at well heads and at accredited laboratories will facilitate long-term data acquisition and analysis to better identify and address ground water basis trends, management, and vigilance.

3.11 LAND USE / PLANNING

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

3.11.1 Regulatory Setting

This section addresses regulations, laws, and policies related to land use and planning in compliance with Federal, State, and local entities and includes descriptions and details.

Federal Laws, Regulations, and Policies

Federal Land Policy and Management Act of 1976

Public land managed by the BLM is regulated under the FLPMA of 1976. Under this regulation, the BLM develops RMPs that direct BLM District Offices in the sustainable, best use of the biological resources of the public land. For the potential Project, the nearby public land falls under the jurisdiction of the BLM California Desert District, Barstow Field Office and that office has issued a Record of Decision to adopt the Desert Renewable Energy Conservation Plan (DRECP) Land Use Plan Amendment (LUPA), which amended the California Desert Conservation Area (CDCA) Plan, as amended (1980).

State Laws, Regulations, and Policies

No state laws, regulations, or policies related to land use and planning.

Local Laws, Regulations, and Policies

San Diego County General Plan

The San Diego County General Plan (2011) guides development in unincorporated San Diego County through the Land Use Element. The general plan designates the land-use for the Project site as immediate vicinity are Village Residential (VR-7.3), Semi-Rural Residential (SR-4), Semi-Rural Residential (SR-10), Public Agency Lands (PDS 2024). The Project site is zoned by San Diego County for land use as Spaced Rural Residential; General Single Family; Commercial, Office, Mixed Use; and

Open Space Parks (displayed in Figure 6) (PDS 2024). The Project site is zoned as residential, special purpose, and commercial (displayed in Figure 7).

San Diego County Zoning Ordinance

The San Diego County Zoning Ordinance (Zoning Ordinance 2022) establishes land use standards applicable to the uses designated in the General Plan (2011) and regulations for development in those zones, within unincorporated San Diego County.

Campo/Lake Morena Community Plan

The Campo/Lake Morena Community Plan (2016) include issues, goals, and policies surrounding land use in the community. The Project adheres to these goals and policies.

3.11.2 Environmental Setting

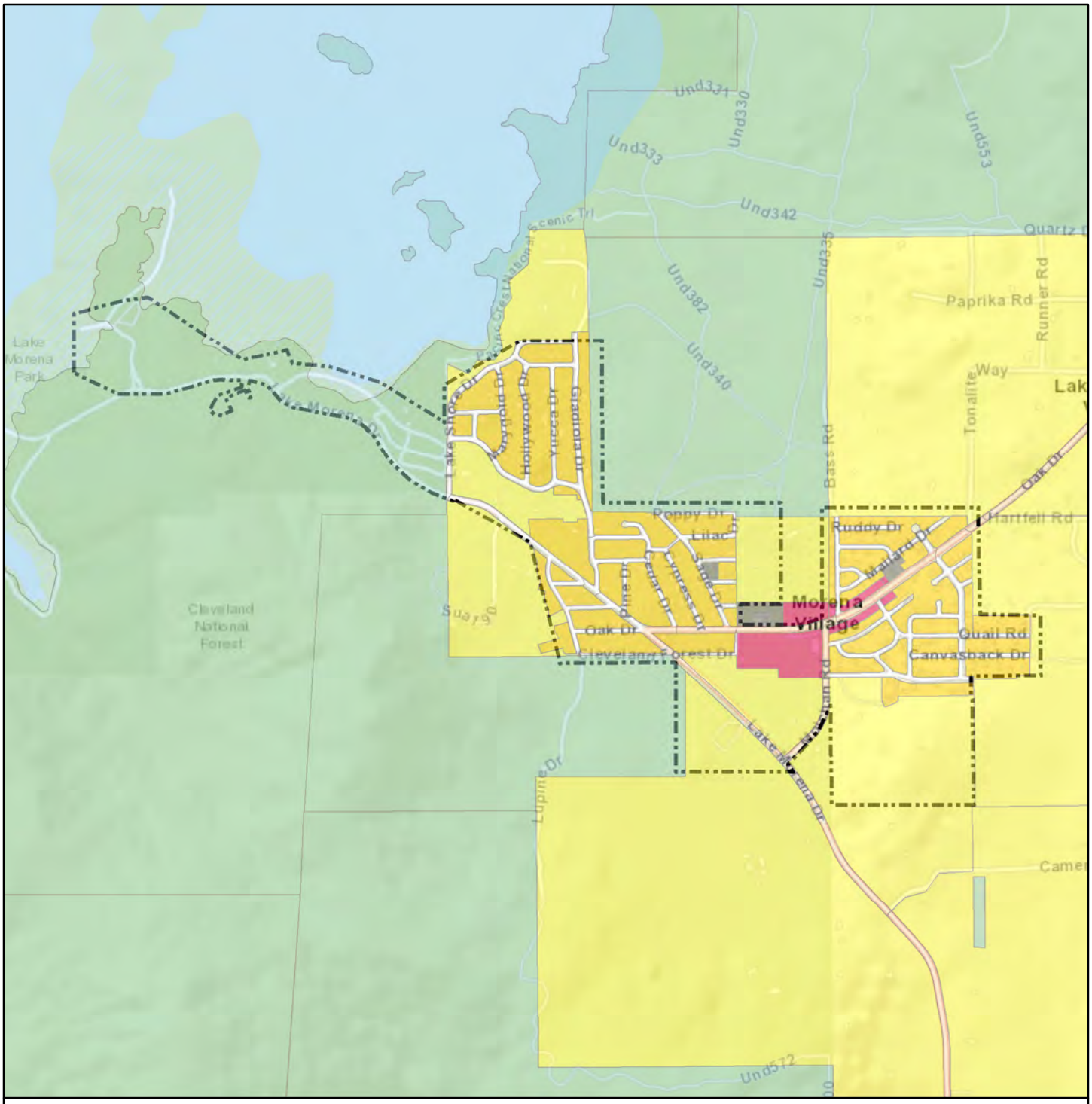
This section describes the existing land use and planning conditions within the Project area and evaluates whether the Project would result in significant impacts related to land use and planning.

Land uses in the Project area include rural residential, single family, commercial, and open space parks (Figure 6). Most of the land in the Project area is designated or zoned for agricultural, commercial, residential, and special purpose (Figure 7). Land ownership in and adjacent to the project area is mostly private. Adjacent to the Project area is the Cleveland National Forest, administered by the USFS.

The Project components for the water system consolidation include: installing transmission lines, distribution lines, pressure reducing stations, water meter boxes, security system, rooftop solar, flow meters, power meters, hour meters, level sensors, nitrate analyzers, storage tank, and manual transfer switches; plugging and abandoning pipeline systems with cement; fencing around LMOSMWC's Well No. 5 and 6; removing LMVMWC abandoned tank; and constructing a new office/meeting building (Section 2.5). These components will be constructed within public ROW, on parcels owned by the LMVMWC, LMOSMWC, or LMCP, and easements.

LMOSMWC's storage tank site is located on APN 606-040-33. The western portion of LMOSMWC's storage tank site is located on USFS lands, for which USFS has issued a permit for such use.

The LMVMWC storage tank site is currently on APNs 606-131-16 and 60613106. The site is accessible via a recorded access easement along APN 606-110-16. A portion of the southernmost tank extends onto APN 606-131-16, which is not currently owned by the water company. The property owner of 606-131-16 has signed an agreement with LMVMWC for transfer of property, modification to the existing property boundaries, and for replacing the existing access easement. LMVMWC and the adjacent private property owner will undertake a Boundary Adjustment application to San Diego County to revise the property boundaries at the LMVMWC tank site. This will also allow LMVMWC to comply with a requirement of San Diego County Minor Use Permit No. PDS2022-ZAP-22-002. The existing access easement within APN 606-110-16 will be replaced with a new easement that will allow the installation and operation of pipelines and for access to the LMVMWC tank site.



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San Diego County

LEGEND

- Spaced Rural Residential
- General Single Family or SF Detached
- Commerical, Office, Mixed Use
- Education and Institutions
- Open Space Parks
- Consolidated Service Area

1,600 Feet

N

NV5
1 W DEER VALLEY ROAD
BUILDING 2, SUITE 305
PHOENIX, ARIZONA 85027
Tel: 623.374.6637 Fax: 623.738.3690

LAND USE MAP

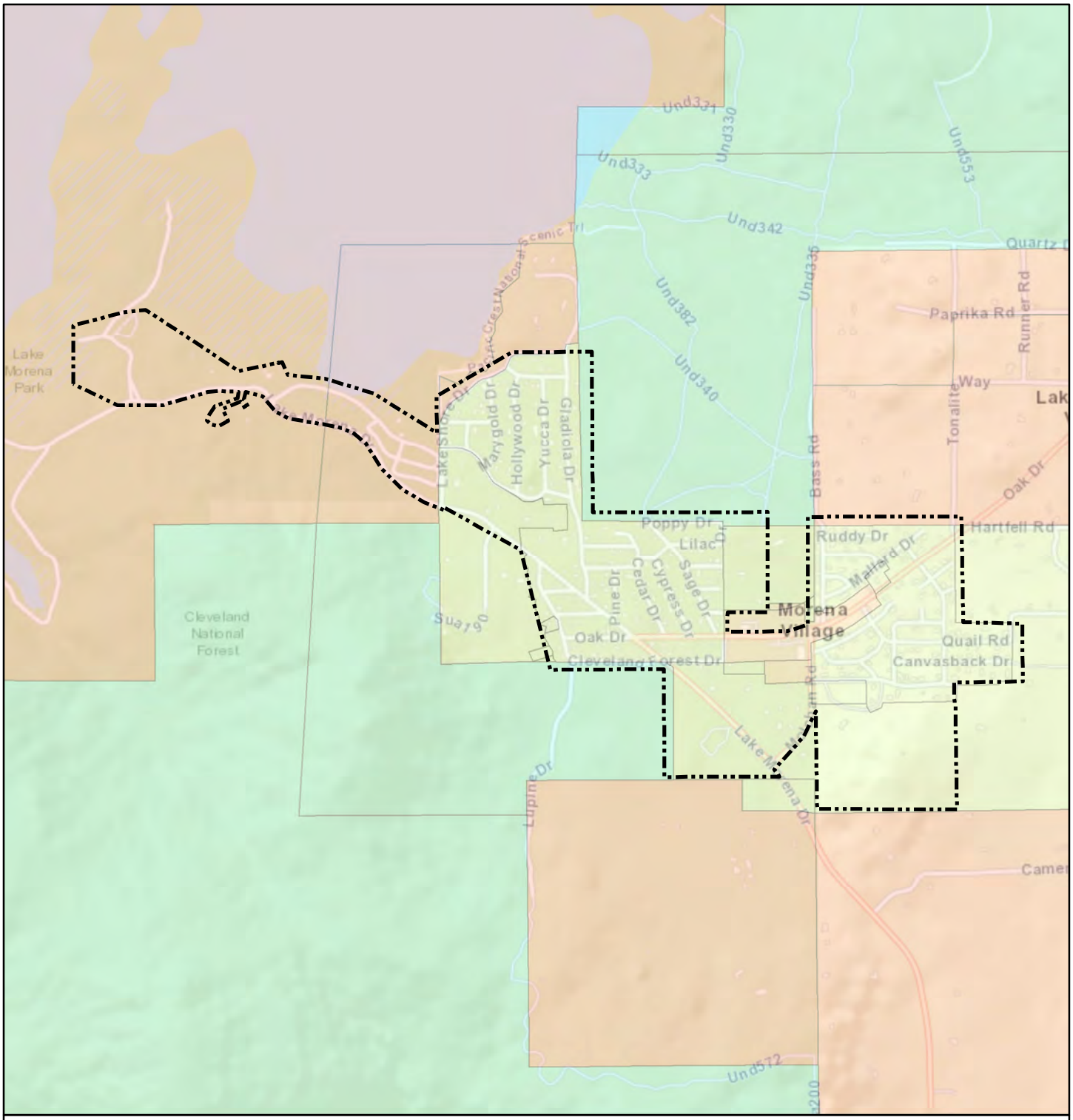
INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION

FIGURE 6

FOR:
LAKE MORENA VIEWS MUTUAL WATER COMPANY, INC.

DES: RDD	DR: RDD	CHK:
PROJECT NO. 227520-0000986.01	DATE: 12/7/2023	SHT 6 OF 7

Document Path: E:\227520-0000986.01 - Lake Morena CEQA\GIS\Figure 6 - Land Use Map.mxd



Service Layer Credits: Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community
San Diego County

LEGEND

Agricultural | Residential | Consolidated Service Area
Commercial | Special Purpose

1,600 Feet

N

NV5
1 W DEER VALLEY ROAD
BUILDING 2, SUITE 305
PHOENIX, ARIZONA 85027
Tel: 623.374.6637 Fax: 623.738.3690

ZONING MAP

INITIAL STUDY/
MITIGATED NEGATIVE DECLARATION

FIGURE 7

FOR:
LAKE MORENA VIEWS
MUTUAL WATER
COMPANY, INC.

DES: RDD	DR: RDD	CHK:

PROJECT NO. 227520-0000986.01 | DATE: 12/7/2023 | SHT 7 OF 7

Document Path: E:\227520-0000986.01 - Lake Morena CEQA\GIS\Figure 7 - Zoning Map.mxd

3.11.3 Discussion of Impacts

The following sections discuss the key issues with respect to the Project's potential to impact land use and agriculture.

a) **No Impact.** The Project would not physically divide an established community. The Project involves the consolidation of three adjacent water systems into one water system, allowing most residents of Lake Morena Village to be supplied water from a single permitted water retailer. The consolidation will lead to consolidation of ground water monitoring, water system governance, increased reliability, and capacity for all of Lake Morena. The construction of underground pipelines would generally occur under existing roads (ROW) and would not impede vehicle or pedestrian circulation, excluding limited temporary construction phase impacts. The location and footprint of existing and proposed facilities are comparable, excluding the construction of the new office building on two LMVMWC-owned parcels (APNs 606-073-01 & 606-073-02), removal of an abandoned concrete storage tank (APN 606-131-05) as discussed in Section 2.5, and removal of LMCP storage facilities.

b) **No Impact**. The Project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or adopted for the purpose of avoiding or mitigating an environmental effect. The general plan designates the land-use for the Project site as immediate vicinity are Village Residential, Semi-Rural Residential, Semi-Rural Residential, Public Agency Lands (PDS 2021). The Project site is zoned by San Diego County for land use as Spaced Rural Residential; General Single Family; Commercial, Office, Mixed Use; and Open Space Parks (displayed in Figure 6) (PDS 2024). The Project site is zoned as residential, special purpose, and commercial (displayed in Figure 7). The Project is consistent with the land use of the San Diego County General Plan.

The Project adheres with the Campo/Lake Morena Community Plan land use issues, in particular with the items pertaining to water quality and sustainable groundwater supply (Issues LU 5.2 and 5.3). The Project includes adding groundwater level and water quality monitoring components, increasing the database of these parameters in the Lake Morena Village. Land Use issue LU 5.4 specifically aspires to improving the drinking water quality of the Lake Morena Village water systems. The proposed project will improve the drinking water quality and increase reliability of the current service areas.

The proposed office/meeting building will be at LMVMWC's well site (APNs 606-073-01 and 606-073-02). This site is currently used as an office/meeting location for LMVMWC, and also contains several wells, treatment equipment building, and solar panel arrays. The LMVMWC site's existing land use is Transportation, Communications, Utilities (SanGIS 2024). The planned land use for the site is General Single Family or SF Detached. With the existing land use as transportation, communications, utilities, no land use would need to change. However, a Conditional Use Permit (or similar land use approval instrument) may be required to allow the use and construction of an office/meeting building.

3.12 MINERAL RESOURCES

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			X	
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?			X	

3.12.1 Regulatory Setting

This section addresses regulations, laws, and policies related to mineral resources in compliance with Federal, State, and local entities and includes descriptions and details.

Federal Laws, Regulations, and Policies

There are no federal regulations, laws, or policies related to mineral resources.

State Laws, Regulations, and Policies

California Surface Mining and Reclamation Act

The federal Surface Mining and Reclamation Control Act of 1975 (SMACRA) requires that the State Mining and Geology Board identify, map, and classify land throughout California that contain regionally significant mineral resources. Designations of land areas are assigned by the DOC and CGS following analysis of geologic reports and maps, field investigations, and using information about the locations of active sand and gravel mining operations. Local jurisdictions are required to enact planning procedures to guide mineral conservation and extraction at particular sites, and to incorporate mineral resource management policies into their general plans.

California Department of Conservation, Geologic Energy Management Division

The DOC Geologic Energy Management Division (CalGEM), formerly known as the Division of Oil, Gas, and Geothermal Resources (DOGGR), oversees the drilling, operation, maintenance, and closing of oil, natural gas, and geothermal wells. The division is intended to protect the environment, prevent pollution, and ensure public safety.

State Division of Mines and Geology

The State Division of Mines and Geology (DMG) serves, represents, and regulates interest in the reclamation of mined lands, geologic and seismic hazards, and conservation of mineral resources.

Local Laws, Regulations, and Policies

San Diego County General Plan

The Conservation and Open Space Element of the San Diego County General Plan (2011) provides goals and policies related to the conservation, development, and utilization of mineral resources.

Campo/Lake Morena Community Plan

The Campo/Lake Morena Community Plan (2016) does not contain issues, goals, or policies related to mineral resources.

3.12.2 Environmental Setting

This section describes the existing mineral resource conditions within the Project area and evaluates whether the Project would result in significant impacts related to mineral resources.

According to Figure C-4 of the Conservation and Open Space Element of the San Diego County General Plan (2011), the Project area is not located with the survey limits for Mineral Resource Zones (MRZ). The mineral resource survey is limited to the western portions of San Diego County. The soils that underlie the project area include Acid Igneous rock land (AcG), La Posta loamy coarse sand - 5 to 30 percent slopes, eroded – (LaE2), La Posta rocky loamy coarse sand - 5 to 30 percent slopes – (LcE), and Mottsville loamy coarse sand - 2 to 9 percent slopes – (MvC) (Figure 4) (Web Soil Survey 2021). La Posta and Mottsville unit soils contain up to 10% clay.

The Project site is zoned by San Diego County for land use as Spaced Rural Residential; General Single Family; Commercial, Office, Mixed Use; and Open Space Parks (displayed in Figure 6) (PDS 2024). The Project site is zoned as residential, special purpose, and commercial (displayed in Figure 7).

The Project construction will include trenching for Project components, but the Project will reuse most of the soil by backfilling the trenches with the excavated soil. Loose soils in Lake Morena tend to have favorable structural, non-expansive characteristics for pipeline backfills. Boulders and rock removed from trenches will be removed off site. There would be limited impact to resources (soils) within the Project site.

3.12.3 Discussion of Impacts

The following sections discuss the key issues with respect to the Project's potential to impact mineral resources.

a) **Less Than Significant Impact.** The Project area is not included in the survey for MRZs in San Diego (General Plan 2011). The Project is zoned as Spaced Rural Residential; General Single

Family; Commercial, Office, Mixed Use; and Open Space Parks (Figure 6). As discussed above in Section 3.14.2, it is unlikely that the Project would be in a location with resources present. Construction will include trenching, but the Project will backfill the trenches with the excavated soil.

b) **Less Than Significant Impact.** As discussed above in (a), most excavations and trenching would be backfilled with excavated soil. If the Project would require the use of additional soil for backfilling trenches and re-paving roads, these resources would come from local sources and native materials, not resulting in the loss of availability of a valuable mineral resource. The Project adheres to the Mineral Resource section of the Conservation and Open Space Element (General Plan 2011).

3.13 NOISE

Would the project result in:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance,		X		
b) Generation of excessive groundborne vibration or groundborne noise levels?		X		
c) For a project located within the vicinity of a private airstrip or 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?				X

Noise

In the CEQA context, noise can be defined as unwanted sound. Sound is characterized by various parameters, including the rate of oscillation of sound waves (frequency), the speed of propagation, and the pressure level or energy content (amplitude). In particular, the sound pressure level is the most common descriptor used to characterize the loudness of an ambient sound level, or sound intensity. The decibel (dB) scale is used to quantify sound intensity. Because sound pressure can vary enormously within the range of human hearing, a logarithmic scale is used to keep sound intensity numbers at a convenient and manageable level. The human ear is not equally sensitive to all frequencies in the spectrum, so noise measurements are weighted more heavily for frequencies to which humans are sensitive, creating the A-weighted decibel (dBA) scale.

Different types of measurements are used to characterize the time-varying nature of sound. Below are brief definitions of these measurements and other terminology used in this chapter.

- Decibel (dB) is a measure of sound on a logarithmic scale that indicates the squared ratio of sound pressure amplitude to a reference sound pressure amplitude. The reference pressure is 20 micro-pascals.
- A-weighted decibel (dBA) is an overall frequency-weighted sound level in decibels that approximates the frequency response of the human ear.
- Maximum sound level (L_{max}) is the maximum sound level measured during a given measurement period.
- Minimum sound level (L_{min}) is the minimum sound level measured during a given measurement period.

- Equivalent sound level (L_{eq}) is the equivalent steady-state sound level that, in a given period, would contain the same acoustical energy as a time-varying sound level during that same period.
- Day-night sound level (L_{dn}) is the energy average of the A-weighted sound levels occurring during a 24-hour period, with 10 dB added to the A-weighted sound levels during the period from 10:00 p.m. to 7:00 a.m. (typical sleeping hours). This weighting adjustment reflects the elevated sensitivity of individuals to ambient sound during nighttime hours.
- Community noise equivalent level (CNEL) is the energy average of the A-weighted sound levels during a 24-hour period, with 5 dB added to the A-weighted sound levels between 7:00 p.m. and 10:00 p.m. and 10 dB added to the A-weighted sound levels between 10:00 p.m. and 7:00 a.m.

In general, human sound perception is such that a change in sound level of 3 dB is barely noticeable, a change of 5 dB is clearly noticeable, and a change of 10 dB is perceived as doubling or halving the sound level. Table 8 presents approximate noise levels for common noise sources, measured adjacent to the source.

Table 8. Examples of Common Noise Levels

Common Outdoor Activities Noise Level (dBA)	Noise Level (dBA)
Jet flyover at 1,000 feet	110
Gas lawnmower at 3 feet	100
Diesel truck at 50 feet traveling 50 miles per hour	90
Noisy urban area, daytime	80
Gas lawnmower at 100 feet, commercial area	70
Heavy traffic at 300 feet	60
Quiet urban area, daytime	50
Quiet urban area, nighttime	40
Quiet suburban area, nighttime	30

Source: Technical Noise Supplement to the Traffic Noise Analysis Protocol (Caltrans 2013)

Ground-borne vibration propagates from the source through the ground to adjacent buildings by surface waves. Vibration may be composed of a single pulse, a series of pulses, or a continuous oscillatory motion. The frequency of a vibrating object describes how rapidly it is oscillating, measured in Hertz (Hz). Most environmental vibrations consist of a composite, or "spectrum," of many frequencies. The normal frequency range of most ground-borne vibrations that can be felt generally starts from a low frequency of less than 1 Hz to a high of about 200 Hz. Vibration information for this analysis has been described in terms of the peak particle velocity (PPV), measured in inches per second, or of the vibration level measured with respect to root-mean-square vibration velocity in decibels (VdB), with a reference quantity of 1 micro-inch per second.

Vibration energy dissipates as it travels through the ground, causing the vibration amplitude to decrease with distance away from the source. High-frequency vibrations reduce much more rapidly than do those characterized by low frequencies, so that in a far field zone distant from a source, the vibrations with lower frequency amplitudes tend to dominate. Soil properties also affect the propagation of vibration. When ground-borne vibration interacts with a building, a ground-to-foundation coupling loss usually results but the vibration also can be amplified by the structural resonances of the walls and floors. Vibration in buildings is typically perceived as rattling of windows, shaking of loose items, or the motion of building surfaces. In some cases, the vibration of building

surfaces also can be radiated as sound and heard as a low-frequency rumbling noise, known as ground-borne noise.

Ground-borne vibration is generally limited to areas within a few hundred feet of certain types of industrial operations and construction/demolition activities, such as pile driving. Road vehicles rarely create enough ground-borne vibration amplitude to be perceptible to humans unless the receiver is in immediate proximity to the source, or the road surface is poorly maintained and has potholes or bumps. Human sensitivity to vibration varies by frequency and by receiver. Generally, people are more sensitive to low-frequency vibration. Human annoyance also is related to the number and duration of events; the more events or the greater the duration, the more annoying it becomes.

3.13.1 Regulatory Setting

This section addresses regulations, laws, and policies related to noise in compliance with Federal, State, and local entities and includes descriptions and details.

Federal Laws, Regulations, and Policies

No federal laws, regulations, or policies related noise and vibration apply to the Project.

Federal Transit Administration

The Federal Transit Administration (FTA) Guidelines for Construction Vibration in Transit Noise and Vibration Impact Assessment state that for evaluating daytime construction noise impacts in outdoor areas, a noise threshold of 90 A-weighted decibels (dBA) equivalent sound level (L_{eq}) should be used for residential areas (FTA 2006).

For construction vibration effects, the FTA guidelines use an annoyance threshold of 80 VdB for infrequent events (fewer than 30 vibration events per day) and a damage threshold of 0.3 inches per second (in/sec) peak particle velocity (PPV) for engineered concrete and masonry structures and 0.12 in/sec PPV for buildings extremely susceptible to vibration damage (FTA 2006).

Federal Highway Administration

Noise levels generated by a point source decrease at a rate of approximately 6 dBA per doubling of distance from the source. Therefore, if a particular point source generates average noise levels of 89 dBA at 50 feet, L_{eq} would be 83 dBA at 100 feet, 77 dBA at 200 feet, 71 dBA at 400 feet, and so on. This calculated reduction in noise level is based on the loss of energy resulting from the geometric spreading of the sound wave as it leaves the source and travels outward. For example, to characterize noise levels associated with construction activities, it is important to understand the highest level of noise generated by the construction equipment. The Federal Highway Administration (FHWA) Roadway Construction Noise Model produced estimates of the L_{max} of typical construction equipment and provides the noise levels at distances of 50 and 200 feet (FHWA 2006).

Table 11. Typical Noise of Construction Equipment

Equipment Type	Typical Sound Level at 50 FT (dBA)
Backhoe	80
Bulldozer	85
Compactor	82
Compressor	81
Concrete Mixer	85
Concrete Pump	82
Crane, Derrick	88
Crane, Mobile	83
Loader	85
Pavement Breaker	88
Paver	89
Pile Driver, Impact	101
Pump	76
Roller	74
Truck	88

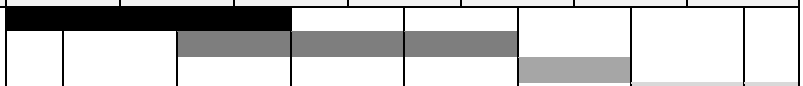
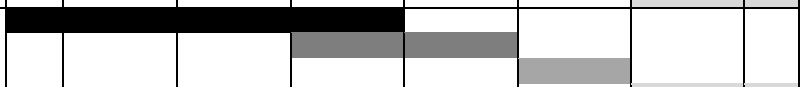
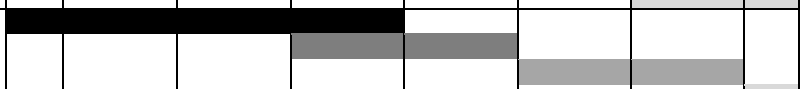
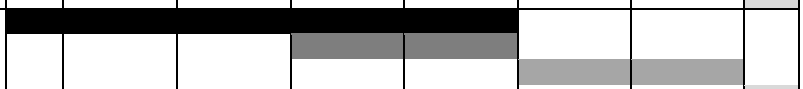
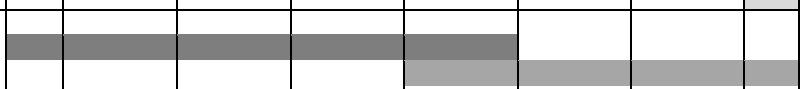
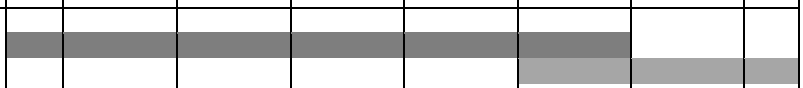
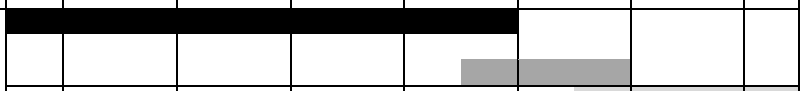
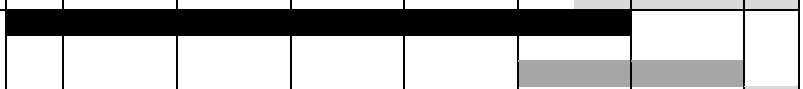
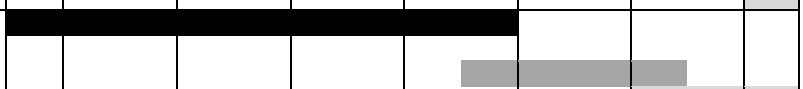
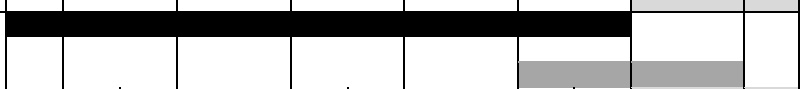
Source: FHWA Roadway Construction Noise Model (FHWA 2006).

State Laws, Regulations, and Policies

California requires each local government entity to implement a noise element as part of its general plan. California Administrative Code, Title 4, presents guidelines for evaluating the compatibility of various land uses as a function of community noise exposure. The state land use compatibility guidelines are listed in Table 14.

California requires each local government entity to implement a noise element as part of its general plan. California Administrative Code, Title 4, presents guidelines for evaluating the compatibility of various land uses as a function of community noise exposure. The state land use compatibility guidelines are listed in Table 9.

Table 9. State Land Use Compatibility Standards for Community Noise Environment

Land Use Category	
Residential – Low Density Single Family, Duplex, Mobile Homes	
Residential - Multi-Family	
Transient Lodging – Motels, Hotels	
Schools, Libraries, Churches, Hospitals, Nursing Homes	
Auditoriums, Concert Halls, Amphitheaters	
Sports Arenas, Outdoor Spectator Sports	
Playgrounds, Neighborhood Parks	
Golf Courses, Riding Stables, Water Recreation, Cemeteries	
Office Buildings, Business Commercial and Professional	
Industrial, Manufacturing, Utilities, Agriculture	

	Normally Acceptable	Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.
	Conditionally Acceptable	New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features are included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.
	Normally Unacceptable	New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.
	Clearly Unacceptable	New construction or development generally should not be undertaken.

Local Laws, Regulations and Policies

San Diego County Noise Abatement and Control

The County of San Diego Noise Abatement and Control Ordinance (2009) (San Diego County Code of Regulatory Ordinances. Title 3. Division 6. Chapter 4. Section 36.401) defines disturbing, excessive, or offensive noise, and sets sound level limits to avoid these outcomes. Limits are specified depend on the zoning and the varying densities and intensities of residential, industrial, and commercial zones. It is unlawful for any person to cause or allow the creation of any noise that exceeds the applicable limits of the ordinance at any point on or beyond the boundaries of the property on which the sound is produced. Furthermore, the Noise Ordinance allows the County to grant variances from the noise limitations for temporary on-site noise sources, subject to terms and conditions intended to achieve compliance. Finally, the ordinance establishes additional noise limitations for operation of construction equipment.

These limitations for construction noise are the following:

- an average sound level of 75 decibels for an eight-hour period, between 7 a.m. and 7 p.m., when measured at the boundary line of the property where the noise source is located or on any occupied property where the noise is being received.

San Diego County General Plan

The San Diego County General Plan (2011) contains a number of goals and policies related to noise, including to protect citizens of San Diego County from exposure to excessive noise; to control and abate environmental noise; and to protect existing noise-producing industries from encroachment by noise-sensitive land-uses.

Campo/Lake Morena Community Plan

The Campo/Lake Morena Community Plan (2016) establishes issues, goals, and policies to avoid noise issues specific to the community. The Project adheres to the community plan.

3.13.2 Environmental Setting

This section describes the existing noise conditions within the Project area and evaluates whether the Project would result in significant impacts related to noise.

The Project area is in a rural residential setting with some noise sources typical of residential and local roads. Vehicles using nearby roads and day-to-day residential activities are the primary noise sources. Residences near the Project area may be sensitive to high noise levels.

3.13.3 Discussion of Impacts

The following sections discuss the key issues with respect to the Project's potential noise impacts.

a) **Less Than Significant Impact with Mitigation.** There would be no permanent increase in ambient noise generated by the Project. The Project components for the consolidation include: installing transmission lines, distribution lines, pressure reducing stations, water meter boxes, security

system, rooftop solar, flow meters, power meters, hour meters, level sensors, nitrate analyzers, storage tank, and manual transfer switches; plugging and abandoning pipeline systems with cement; fencing around LMOSMWC's Well No. 5 and 6; removing LMVMWC abandoned tank; and constructing a new office/meeting building (Section 2.5). The Project would result in a slightly increased noise footprint, but a less than significant impact is relative to the issue.

There are multiple residences in proximity to the Project (within 90 feet of Project). Noise impacts associated with the construction of the Project would be temporary in nature and would not occur during nighttime hours. The loudest construction activity associated with the Project would be digging trenches using a backhoe and drilling for the pipelines. Caltrans standard specifications provide information that can be considered in determining whether construction would result in adverse noise impacts (Caltrans 2013). The specification states:

- Do not exceed 86 dBA at 50 feet from the job site activities from 9 p.m. to 6 a.m.
- Equip an internal combustion engine with the manufacturer-recommended muffler. Do not operate an internal combustion engine on the job site without the appropriate muffler.

The Caltrans standard is not consistent with the San Diego County Noise Ordinance. Therefore, Mitigation Measure NV-1 shall be implemented, which would reduce any impact due to noise from construction to less than significant.

Mitigation Measure NV-1: The construction contractor shall demonstrate to the satisfaction of the Project Manager that the following noise control techniques are implemented during the clearing, demolition, grading, and construction phases of the Project:

- During the entire permitted activity, equipment and trucks used for the project shall utilize the best available noise control techniques (e.g., improved mufflers, intake silencers, ducts, engine enclosures, and acoustical attenuation), wherever feasible.
- Require impact tools (e.g., jack hammers and hoe rams) that are hydraulically or electrically powered whenever feasible. Where the use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used along with external noise jackets on the tools.
- Stationary equipment such as generators and air compressors shall be located as far as feasible from nearby noise-sensitive uses.
- Stockpiling shall be located as far as feasible from nearby noise-sensitive receptors.
- Prior to the start of construction activities, a sign shall be posted at the job site, clearly visible to the public, that includes permitted construction days and hours, as well as contact information for the County Building Inspection Supervisor and contractor's authorized representative. If the authorized contractor's representative receives a noise or vibration complaint, he/she shall investigate, take appropriate corrective action, and report the action to the County.
- Signs shall be posted at the job site entrance(s), within the on-site construction zones, and along queueing lanes (if any) to reinforce the prohibition of unnecessary engine idling. All other equipment shall be turned off if not in use for more than 5 minutes.
- During the entire active construction period, the use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only. The construction manager shall be responsible for adjusting alarms based on the background noise level, or utilizing human spotters when feasible and in compliance with all safety requirements and laws.

- Erect temporary noise barriers, where feasible, when construction noise is predicted to exceed the County noise standards and when the anticipated construction duration is greater than is typical (e.g., two years or greater). During operation, increases in noise would originate during use of generators during enduring power outages and periodic testing.

b) **Less Than Significant Impact with Mitigation**. During construction, some amount of temporary groundborne vibration would occur, primarily during excavation. There would be no permanent increase in excessive groundborne vibration or groundborne noise levels generated by the Project upon completion or during operation. Implementation of **Mitigation Measure NV-1** would ensure there would be a less than significant direct impact due to groundborne vibration or groundborne noise from the Project.

c) **No Impact.** The Project area is not located within an airport land use plan or near a public or private airport. The closest airport is a county-owner public airport, Jucamba Airport, twenty (20) miles southeast of the Project area. Closer airports or airstrips may be located in Mexico but would be more than 2 miles away and are not anticipated to be affected.

3.14 POPULATION / HOUSING

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned 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)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

3.14.1 Regulatory Setting

This section addresses regulations, laws, and policies related to population and housing in compliance with Federal, State, and local entities and includes descriptions and details.

Federal Laws, Regulations, and Policies

There are no federal laws, regulations, or policies related to population and housing.

State regulations, laws, or policies.

No state laws, regulations, or policies related to population and housing.

Local Laws, Regulations, and Policies

San Diego County General Plan

The San Diego County General Plan (2011) contains goals and policies related to the provision of adequate housing in the County; promotion of infill developments; and revitalization of neighborhoods through public facility improvements, including water supply.

Campo/Lake Morena Community Plan

The Campo/Lake Morena Community Plan (2016) includes issues, goals, and policies on Community Growth. The Project adheres to these goals and policies.

3.14.2 Environmental Setting

This section describes the existing population and housing conditions within the Project area and evaluates whether the Project would result in significant impacts related to population and housing.

The Project is located in an unincorporated area of Campo in San Diego County and is located approximately 40 miles southeast of the San Diego. The Project site is zoned by San Diego County for land use as Spaced Rural Residential; General Single Family; Commercial, Office, Mixed Use; and Open Space Parks (displayed in Figure 6) (PDS 2024). The Project site is zoned as residential, special purpose, and commercial (displayed in Figure 7). Population in San Diego County and the unincorporated areas is included below in Table 11. Housing characteristics unincorporated San Diego County from 1990 and 2000 is included below Table 12. The demographic composition of San Diego County in 2020 is included below Table 13.

Table. 11 Population

Year	2000	2020*	2030*
Unincorporated San Diego	442,919	627,142	723,392
San Diego County	2,813,833	3,635,855	3,984,753

Note: * - Forecast
Source: San Diego County EIR 2011

Table 12. Unincorporated San Diego County Household Characteristics

Year	1990	2000
Households	127,200	143,871
Average Household Size	3	3

Source: San Diego County EIR 2011

Table 13. Demographics 2020

Race and Hispanic Origin	White	Black or African American	American Indian and Alaska Native	Asian	Native Hawaiian and Other Pacific Islander	Two or More races	Hispanic or Latino
Percentage	74.4	5.6	1.4	13.1	0.6	5	35

Source: U.S. Census Bureau 2020

Near term future growth in the Campo/Lake Morena Community is not expected to be significant, relative to other parts of San Diego County. Population in the Campo/Lake Morena Community is expected to grow slowly over the next 20 years. According to Campo/Lake Morena Community Plan, Lake Morena is estimated to have 609 residents in the next 20 years (2016). There are no anticipated projects, such as a housing development, that would cause a large growth in the number of customers for the consolidation area.

3.14.3 Discussion of Impacts

The following sections discuss the key issues with respect to the Project's potential to impact population and housing.

a) **A Less Than Significant Impact.** The Project would not directly induce substantial population growth because it does not involve construction of new residential buildings or businesses, expand roads, or other infrastructure into areas that are not designated for development in the San Diego County General Plan. The Project may indirectly incentivize limited population growth as the local public water supply would no longer be out of compliance regarding uranium and nitrate, fire suppression, and water supply reliability systems. However, any growth caused by this is unlikely to be significant.

b) **No Impact.** The Project components for the consolidation include: installing transmission lines, distribution lines, pressure reducing stations, water meter boxes, security system, rooftop solar, flow meters, power meters, hour meters, level sensors, nitrate analyzers, storage tank, and manual transfer switches; plugging and abandoning pipeline systems with cement; fencing around LMOSMWC's Well No. 5 and 6; removing LMVMWC abandoned tank; and constructing a new office/meeting building (Section 2.5). All existing infrastructure is located on LMVMWC, LMOSMWC, and LMCP-owned parcels and easements, or public ROW. Therefore, the Project would not displace any existing people or housing that would necessitate the construction of replacement housing elsewhere.

3.15 PUBLIC SERVICES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) 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:			X	
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

3.15.1 Regulatory Setting

This section addresses regulations, laws, and policies related to public services in compliance with Federal, State, and local entities and includes descriptions and details.

Federal Laws, Regulations, and Policies

No federal regulations, laws, or policies related to public services.

State Laws, Regulations, and Policies

California Fire Code

The 2022 California Fire Code (CCR Title 24, Part 9) establishes minimum requirements to safeguard the public health, safety, and general welfare from the hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises. Chapter 33 of the code contains the following requirements for fire safety during construction and demolition.

Local, Laws, Regulations, and Policies

San Diego County General Plan

The San Diego County General Plan (2011) includes the Safety Element that discusses the goals and policies for public safety.

Multi-Jurisdictional Hazard Mitigation Plan

The Multi-Jurisdiction Hazard Mitigation Plan (2023) is a countywide plan the has ways to minimize damage by natural disasters.

Campo/Lake Morena Community Plan

The Campo/Lake Morena Community Plan (2016) includes issues, goals, and policies surrounding public safety in the Project area. The Project adheres to these goals and policies.

3.15.2 Environmental Setting

This section describes the existing public service conditions within the Project area and evaluates whether the Project would result in significant impacts related to public services.

The Project is located in the unincorporated area of Lake Morena in San Diego County and is located approximately 40 miles southeast of San Diego. The unincorporated Project area is surrounding the communities of Campo, Potrero, Pine Valley, and Live Oak Springs. San Diego County borders Imperial County to the east; Orange and Riverside County to the north; and Mexico to the south. The Project is located in a rural area served by the County's services and regional responders.

San Diego County's Sheriff Department

The San Diego County's Sheriff Department Campo Substation provided emergency service to the Project area. The substation is located at 378 Sheridan Rd, Campo, CA 91906.

United States Customs and Border Protection

There are also two border patrol stations administered by the U.S. Customs and Border Protection near the Project area.

San Diego County Fire Department

The San Diego County Fire Protection District (2023) administers San Diego County Fire that provides protection to unincorporated areas of the County. The closest fire station is the San Diego County Fire Station 42 at 29690 Oak Drive, Lake Morena.

Mountain Empire Unified School District

Mountain Empire Unified School District provides schooling for the Project area. The nearest school is Campo Elementary School at 1654 Buckman Springs Road, located approximately two miles southeast of the Project area. MEUSD has bus routes within the Project area. MEUSD has two bus stops that are within the Project area are one at Oak Drive and Bass Road and Oak Drive and Lake Morena Drive (MEUSD 2023).

California State Parks

The closest California State Park is the Anza Borrego Desert State Park approximately 18 miles east of the Project area (CDPR 2024).

Parks and Recreation

LMCP is adjacent to the northwest of the Project area.

United States Forest Service

Land surrounding the Project area is the Cleveland National Forest managed by the USFS.

3.15.3 Discussion of Impacts

The following sections discuss the key issues with respect to the Project's potential impacts to public services.

a) **A Less Than Significant Impact.** The Project does not involve development that would generate a new population and that would cause an increase in demand for public services and facilities, including fire and police protection, schools, parks, or other public facilities. The Project looks to construct and update water infrastructure to serve potable water to existing residential and commercial service connections through the consolidation of LMVMWC, LMOSMWC, and LMCP into a single water system. The fire suppression capabilities, water quality, and reliability of the water system will increase as a result of the Project and would be a long-term benefit to the service area. The Project may indirectly incentivize limited population growth as the local public water supply would no longer be out of compliance regarding uranium and nitrate, fire suppression capability, and water supply reliability.

There is the possibility for some temporary disturbance to local roads during construction, especially during trenching for pipelines and apparatuses. This disturbance may have an effect on school buses, San Diego Metropolitan Transit System (MTS), and ingress/egress to LMCP cabins. The proposed project components will be constructed at a proper schedule to avoid minimize disturbance to school and transit bus routes, and during traditional church services. Working hours near school bus pick up and drop off times will be limited so as not to overlap with pick up and drop off times. Work may also be focused in areas near school bus pickup and drop-off times to periods when school is not in session (e.g., spring break, summer months). The Project construction contractor(s) will coordinate 30 days prior to start of construction with the Mountain Empire Unified School District's Transportation Department and San Diego MTS to determine locations of bus stops in the Project Site. If deemed necessary by the County, as part of its permitting review, prior to construction, the LMVMWC will develop and implement a traffic control plan.

Upon completion of the Project, there will be no impact that would affect public services and or ratio, response, or other performance objectives relative to the issue.

3.16 RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
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?			X	
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?				X

3.16.1 Regulatory Setting

This section addresses regulations, laws, and policies related to recreation in compliance with Federal, State, and local entities and includes descriptions and details.

Federal Laws, Regulations, and Policies

There are no federal regulations, laws, or policies related to public services.

State Laws, Regulations, and Policies

There are no state regulations, laws, or policies related to recreation.

Local Laws, Regulations, and Policies

San Diego County General Plan

The San Diego County General Plan (2011) Conservation and Open Space Element contains goals and policies for protection of open areas and greenbelts for enjoyment by residents; promotion of development and preservation of adequate recreational facilities and parks; and maintenance of trails and parkways.

Campo/Lake Morena Community Plan

Campo/Lake Morena Community Plan (2016) includes issues, goals, and policies for conservation and open space. The Project adheres to these goals and policies.

3.16.2 Environmental Setting

This section describes the existing recreation conditions within the Project area and evaluates whether the Project would result in significant impacts related to recreation.

The LMCP campground is located adjacent to the north of the Project site. Construction is proposed in the LMCP for distribution and transmission pipelines but are proposed underground in public ROW. A portion of a parking lot within LMCP will be utilized for staging vehicles and equipment, but the remaining portion of the parking lot will remain available for visitors allowing access to the park's trails and reservoir. Additionally, pedestrians, bicyclists, four-wheel-drive vehicles, and quads may use the local roads for recreation or other travel purposes. These may be impeded due to trenching for pipelines on local roads (Figure 2). If deemed necessary by the County, as part of its permitting review, prior to construction, the LMVMWC will develop and implement a traffic control plan.

The Pacific Crest Trail runs through village of Lake Morena (figure 2A). The trail shares approximately 1,400 feet of Lake Shore Drive, between Lake Morena Drive and Buckhorn Drive, which is underlain by existing LMOSMWC distribution pipelines and appurtenances. A pipeline is proposed between Lake Shore Drive and the eastern portion of LMCP campground area that includes a water flow meter and a backflow prevention assembly. These improvements will not have a permanent effect to the Pacific Crest Trail but may have a minor temporary impact during construction. The construction site is within the campsites of LMCP and there are other, immediately adjacent walking pathways around the construction area. Upon completion of the project, there will be no permanent impact to the recreation in the Project area.

3.16.3 Discussion of Impacts

The following sections discuss the key issues with respect to the Project's potential impacts to recreation.

a) **Less Than Significant Impact.** As discussed in Section 3.18.2, construction of distribution and transmission pipelines are proposed within Lake Morena County Park and local roads (Figure 2). There is the possibility for some disturbance to local roads, including the LMCP, during construction, especially during trenching for pipelines and apparatuses. This disturbance may have a temporary effect on the ingress and egress of the San Diego MTS and visitors to the LMCP and cabins. If deemed necessary by the County, during the permitting process the Project will, prior to construction, develop and implement a traffic control plan. Upon completion of the Project, there will be no impact that would affect LMCP.

   Construction may require minor traffic delays entering and exiting the County Park during weekdays, but access will not impede the roads on weekends. A portion of one parking lot in LMCP will be utilized for staging and one will remain unaffected. Pipelines along Lake Shore Drive are proposed for improvements but will not affect the Pacific Crest Trail. The local roads affected during construction will be returned to a pre-construction equivalent or better surface condition.

   The Project does not involve development that would generate an increase in population and would therefore not result in an increase in the use of existing neighborhood and regional parks or other recreational facilities. The Project looks to consolidate the LMVMWC, LMOSMWC, and

LMCP into one potable water system. The Project may indirectly incentivize limited population growth as the local public water supply would no longer be out of compliance regarding uranium and nitrate, fire suppression, and water supply reliability. However, significant growth or additional use of recreational resources as a result of these improvements is unlikely. The Project would not include recreational facilities or require the construction or expansion of recreational facilities; therefore, the Project will have a less than significant impact.

b) **No Impact.** As discussed above in (a), the Project does not involve construction or due to the Project, require the expansion of recreational facilities.

3.17 TRANSPORTATION

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?				X
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
d) Result in inadequate emergency access?			X	

3.17.1 Regulatory Setting

This section addresses regulations, laws, and policies related to land use and planning in compliance with Federal, State, and local entities and includes descriptions and details.

Federal Laws, Regulations, and Policies

There are no federal regulations, laws, or policies related to public services.

State Laws, Regulations, and Policies

California Department of Transportation

The Caltrans manages the state highway system and ramp interchange intersections. The state agency is also responsible for highway, bridge, and rail transportation planning, construction, and maintenance.

California Environmental Quality Act

CEQA Guidelines section 15064.3, subdivision (b), specifies the criteria for determining the significance of transportation impacts. Vehicle miles traveled (VMT) is "generally" the best measurement of transportation impacts, thus allowing agencies room to tailor their analyses to include other measures if appropriate. The guidelines describe factors that might indicate whether a

project's VMT is less than significant or not and gives examples of projects that might have less-than-significant impacts with respect to VMT, such as projects that would result in decreased VMT.

Local Laws, Regulations, and Policies

San Diego County General Plan

The San Diego County General Plan (2011) Mobility Element provides the framework for San Diego County decisions concerning the countywide transportation system.

Campo/Lake Morena Community Plan

Campo/Lake Morena Community Plan (2016) contains issues, goals, and policies related to circulation and mobility for the Project area. The Project adheres to the goals and policies.

3.17.2 Environmental Setting

This section describes the existing transportation conditions within the Project area and evaluates whether the Project would result in significant impacts related to transportation.

The area is served by three travel corridors, all of which are two-lane, picturesque roadways. Buckman Springs Road (San Diego County S-1) is a north-south road that provides access from Interstate 8 to SR-94 at Cameron Corners. La Posta Road is also a north-south road that provides access from Historic Old Highway 80 to the southern terminus of Buckman Springs Road. State Route-94, a historic state highway, provides east-west access. There is no access from the south. There are no stoplights in the area and only a limited number of stop signs. Two roads lead to Lake Morena Village from Buckman Springs Road: Oak Drive and Lake Morena Drive. Access to Morena Reservoir and Lake Morena County Park reservoir begins in the village center.

As discussed in Section 3.3.3, the San Diego County General Plan also designated County Scenic Highways on Figure C-5 of the Open Space and Conservation Element (2011). Buckman Springs Road to Lake Morena Road to Oak Drive is designated as County Scenic Highways. The designated section of roads is the north of the intersection of Oak Drive and Lake Morena Road then travels east on Lake Morena Road. The Project would have an effect on these portions of road as displayed in Figure 2. However, upon completion of the Project the roads would return to a similar footprint.

The Project would include trenching off other rural streets in the Project site for new transmissions and distribution pipelines, and appurtenances for those facilities. The trench widths will be approximately 4 feet wide by 4 feet in depth and will utilize modified San Diego County standards to the greatest reasonable extent.

There are bus stops within the Project area. San Diego MTS has four bus stops (98086, 98087, 98085, and 98088) along Lake Morena Drive and one stop (98089) on Oak Drive (MTS 2024). MEUSD has bus routes within the Project area. MEUSD has two bus stops that are within the Project area are one at Oak Drive and Bass Road and Oak Drive and Lake Morena Drive (MEUSD 2023).

3.17.3 Discussion of Impacts

The following sections discuss the key issues with respect to the Project's potential to impact transportation.

a) **Less Than Significant Impact.** There will be some disturbance to local roads during construction, especially during trenching for pipelines and apparatuses on various streets (Figure 2) as vehicles enter and exit the Project site. This disturbance will have a temporary effect on school bus routes, the San Diego MTS stops, and ingress/egress to LMCP cabins.

The proposed project components will be constructed at a proper schedule to avoid or minimize disturbance to school and transit bus routes, and during traditional church services. Working hours near school bus pick up and drop off times will be limited so as not to overlap with pick up and drop off times. Work may also be focused in areas near school bus pickup and drop-off times to periods when school is not in session (e.g., spring break, summer months). MTS service in the Lake Morena area is limited; construction schedules and limitations can therefore minimize impacts to MTS' limited scheduled service. The Project construction contractor(s) will coordinate 30 days prior to start of construction with the Mountain Empire Unified School District's Transportation Department and San Diego MTS to determine locations of bus stops in the Project Site.

If deemed necessary by the County, as part of its permitting review, prior to construction, the LMVMWC will develop and implement a traffic control plan.

b) **No Impact.** The Project is not a transportation project and would not be expected to change or increase VMT in the vicinity. Due to the addition of sodium hypochlorite injection of LMCP Well No. 2, a delivery truck is anticipated to access the County Park along its principal roadway (Morena Reservoir Road) approximately every two weeks during normal working hours. This would be readily accommodated, as the County Park operation includes large County vehicles and delivery of equipment and supplies for County Park operation. No impact would occur relative to this issue.

c) **No Impact.** The Project is not a transportation project. Improvements within roadways (water system services) will be underground or flush with the road surface (valve boxes), except for surface appurtenances (office building in LMVMWC-owned parcels). The surface appurtenances will not be located within a roadway but on water system owned parcels. The Project elements would not be expected to increase roadway hazards.

d) **Less Than Significant Impact.** The Project is not a transportation project. The Project will consolidate the LMVMWC, LMOSMWC, and LMCP water systems. The Project includes installation and updates to water infrastructure that will be underground in the public ROW roads or on water system-owned parcels and easements. The Project elements would not be expected to increase roadway hazards. However, during construction, there is a possibility for temporary disruption to emergency access due to excavation. If deemed necessary by the County during the permitting process, the Project will, prior to construction, develop and implement a traffic control plan. A less than significant impact would occur relative to this issue.

3.18 TRIBAL CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				X
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

3.18.1 Regulatory Setting

This section addresses state laws related to tribal cultural resources.

Assembly Bill 52

Assembly Bill (AB) 52 (Gatto 2014) established a new category of resources in CEQA called tribal cultural resources. Tribal cultural resources are defined as "sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a California Native American tribe" that are either listed or eligible for listing on the California Register of Historical Resources or a local register of historical resources. (Pub. Resources Code, § 21074. A lead agency may also determine that a resource qualifies as a tribal cultural resource if it meets the criteria for listing on the California Register of Historical Resources. (Id.) A historical resource or unique archaeological resource may also be classified as a tribal cultural resource. (Id.)

AB 52 also established a consultation process with all California tribes on the Native American Heritage Commission List. Consultation with a California Native American tribe that has requested such consultation may assist the lead agency in determining whether the project may adversely affect tribal cultural resources, and if so, how such effects may be avoided or mitigated. AB 52 requires formal notice to California tribes of an opportunity to consult with the lead agency prior to

the release of a negative declaration, mitigated negative declaration, or environmental impact report if the tribe is traditionally and culturally affiliated with the geographic area of the proposed project and has requested formal notification. The requirements to consider tribal cultural resources and to consult with California tribes apply to CEQA projects for which the lead agency issues a notice of preparation or a notice of intent to adopt a negative declaration or mitigated negative declaration on or after July 1, 2015.

If there will be a significant impact to a known tribal cultural resource, mitigation measures must be developed in consultation with the consulting California Native American tribe(s) pursuant to § 21080.3.2 of the PRC, or according to § 21084.3. Section 21084.3 of the PRC identifies mitigation measures that include avoidance and preservation of TCRs and treating TCRs with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource.

3.18.2 Environmental Setting

This section evaluates whether the Project would result in significant impacts related to tribal cultural resources.

On July 8, 2024, Project notification letters with invitations to consult on the Project were sent by e-mail with delivery receipts to representatives of the five tribes on the State Water Board's Assembly Bill (AB) 52 list for the Project Area within San Diego County: Quechan Tribe of the Fort Yuma Reservation, Rincon Band of Luiseño Indians, San Luis Rey Band of Mission Indians, Torrez-Martinez Desert Cahuilla Indians, and Viejas Band of Kumeyaay Indians. None of the tribes that were notified requested to consult on the project.

Because none of the tribes on the State Water Board's list for the Project area requested tribal consultation, the cultural resources report detailed in Section 3.5 is relied upon as a good faith effort to identify tribal cultural resources in the Project area. The cultural report did not identify any tribal cultural resources that would be impacted by the Project.

3.18.3 Discussion of Impacts

The following sections discuss the key issues with respect to the Project's potential to impact to tribal cultural resources.

a) **i) No Impact.** No sites listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k) were found in the Project site.

ii) Less than significant impact Tribal cultural resources were not identified in the Project area (See Section 3.18.2 for additional information on identification efforts). While no known tribal cultural resources were identified in the project area, there is a possibility that pre-colonial archaeological resources, such as artifacts, could be found during project construction. Ground disturbing activities have the potential to result in the discovery of, or unanticipated damage to, archaeological contexts and human remains, and this possibility cannot be totally eliminated. Consequently, there is a potential for less than significant impacts on tribal cultural resources. In the unlikely event that cultural or tribal cultural resources are encountered during Project

construction, implementation of Best Management Practices (Section 3.5.3) would further reduce the impacts.

3.19 UTILITIES/SERVICE SYSTEMS

Would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, or wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) 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?				X
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X

3.19.1 Regulatory Setting

This section addresses regulations, laws, and policies related to utilities and service systems in compliance with Federal, State, and local entities and includes descriptions and details.

Federal Laws, Regulations, and Policies

Resource Conservation and Recovery Act

The RCRA as amended by the Hazardous and Solid Waste Amendments of 1984, is the primary federal law for the regulation of solid waste in the United States. The USEPA has primary

responsibility for implementing RCRA, but individual states are encouraged to seek authorization to implement some or all RCRA provisions. California received the authority to implement the RCRA program in August 1992.

State Laws, Regulations, and Policies

Solid Waste

Department of Resources Recycling and Recovery

The Department of Resources Recycling and Recovery (CalRecycle), a department of CalEPA, administers and provides oversight for all of California's state-managed non-hazardous waste handling and recycling programs.

Assembly Bill 939

AB 939 (Integrated Solid Waste Management Act of 1989; PRC 40050 et seq.) established an integrated waste-management system that focused on source reduction, recycling, composting, and land disposal of waste. AB 939 required every California city and county to divert 50 percent of its waste from landfills by the year 2000. Compliance with AB 939 is measured in part by comparing solid waste disposal rates for a jurisdiction with target disposal rates. Actual rates at or below target rates are consistent with AB 939. AB 939 also requires California counties to show 15 years of disposal capacity for all jurisdictions in the county or show a plan to transform or divert its waste.

Assembly Bill 341

AB 341 (Chapter 476, Statutes of 2011) increased the statewide solid waste diversion goal to 75 percent by 2020. The law also mandates recycling for commercial and multifamily residential land uses as well as schools and school districts. Section 5.408 of the 2013 California Green Building Standards Code (Title 24, California Code of Regulations, Part 11) requires that at least 50 percent of the nonhazardous construction and demolition waste from nonresidential construction operations be recycled and/or salvaged for reuse.

Senate Bill 1383

Senate Bill (SB) 1383 (SB 1383) targets a 50 percent reduction in landfilling of organic waste by 2022 and 75 percent by 2025. By 2022, SB 1383 requires every jurisdiction to provide organic waste collection to all residents and businesses. Jurisdiction is defined as a city, county, a city and county or special district that provides solid waste collection services. Organic waste is defined as food, green material, landscape and pruning waste, organic textiles and carpets, lumber, wood, paper products, printing and writing paper, manure, biosolids, digestate, and sludges by Calrecycle (MC Solid Waste Management 2022).

Assembly Bill 1826

AB 1826 states that the state will implement an organic recycling program for business and multi-family residential properties (5 or more units). As of 2021, the threshold is to generate 2 cubic yards (CY) or more of solid waste and recyclables per week, and then must arrange for organic waste

recycling services. Organic waste is defined as food, green material, landscape and pruning waste, organic textiles and carpets, lumber, wood, paper products, printing and writing paper, manure, biosolids, digestate, and sludges by Calrecycle (MC Solid Waste Management 2022).

Water and Wastewater Utilities

Porter-Cologne Water Quality Control Act

The Porter-Cologne Water Quality Control Act (known as the Porter-Cologne Act), passed in 1969, dovetails with the CWA (see discussion of the CWA above). It established the SWRCB and divided the state into nine regions, each overseen by an RWQCB. The SWRCB is the primary state agency responsible for protecting the quality of the state's surface water and groundwater supplies. However, much of the SWRCB's daily implementation authority is delegated to the nine RWQCBs, which are responsible for implementing CWA §§ 401, 402, and 303(d). In general, the SWRCB manages water rights and regulates statewide water quality, whereas the RWQCBs focus on water quality within their respective regions.

The Porter-Cologne Act requires the RWQCBs to develop water quality control plans (also known as Basin Plans) that designate beneficial uses of California's major surface water bodies and groundwater basins and establish specific narrative and numerical water quality objectives for those waters. Beneficial uses represent the services and qualities of a water body - i.e., the reasons why the water body is considered valuable. Water quality objectives reflect the standards necessary to protect and support those beneficial uses. Basin Plan standards are primarily implemented by regulating waste discharges so that water quality objectives are met. Under the Porter-Cologne Act, Basin Plans must be updated every 3 years.

Public water systems, such as JRCWD, are subject to the Division of Drinking Water (DDW) of the SWRCB. DDW defers to the San Bernardino County Department of Public Health to be the regulatory agency of JRCWD and issues and monitors drinking water supply permits to systems within San Bernardino County with less than 200 connections. The JRCWD has 280 service connections and is subject to the DDW.

Local Laws, Regulations, and Policies

San Diego County General Plan

The San Diego County General Plan (2011) contains goals and policies generally to ensure adequate quality and quantity of water is delivered to residents, and that adequate sewer and other services are provided to residents and encourages waste reduction to decrease the amount of solid waste disposed in landfills.

Solid Waste Ordinance Update

The Solid Waste Ordinance Update (2021) requires all residents and businesses to comply with new recycling requirements.

3.19.2 Environmental Setting

This section describes the existing utilities and service systems within the Project area and evaluates whether the Project would result in significant impacts related to utilities and service systems.

SDG&E provides electricity service to the Project area (General Plan 2011). Some electrical systems throughout the area are underground, that help to reduce fire danger and service disruptions. Solid waste is collected by private haulage companies. The closest waste disposal site is the Republic Services Otay Landfill and Compost Facility approximately 29 miles southwest from the Project area. Landline telephone service is provided by AT&T and internet service is available. All residents have an on-site septic tank.

3.19.3 Discussion of Impacts

The following sections discuss the key issues with respect to the Project's potential to impact transportation.

a) **Less Than Significant Impact**. Disruption of water utility services will occur because of the Project. Upon completion of the Project, no expansion of wastewater treatment or stormwater drainage, electric power, natural gas, or telecommunications is needed because of the Project.

The proposed Project proposes the consolidation of LMVMWC, LMOSMWC, and LMCP potable water systems and is an area-wide improvement of the water utility systems. Significant project components will be physically interconnecting existing water infrastructure for customers into one permitted water system that will be governed by a single board of directors. LMCP will relinquish its water supply permit. Either LMVMWC or LMOSMWC will also relinquish its water supply permit. A SWRCB will issue either an amended water supply permit or a new water supply permit to the remaining entity or newly formed entity. The anticipated governing entity will be a mutual water company. As part of the Project, the governing entity of the consolidated system will submit a new or revised map of the service area to the San Diego County LAFCo for compliance with AB 54. The governing entity will secure approvals from the California Department of Financial Protection and the Innovation and from the California Secretary of State for corporate governance and securities issuance approvals.

The Project includes installation and updates to water utility infrastructure that will be generally underground in the public ROW or on water system-owned parcels and easements. The Project components for the consolidation include: installing transmission lines, distribution lines, pressure reducing stations, water meter boxes, security system, rooftop solar, flow meters, power meters, hour meters, level sensors, nitrate analyzers, storage tank, and manual transfer switches; plugging and abandoning pipeline systems with cement; fencing around LMOSMWC's Well No. 5 and 6; removing LMVMWC abandoned tank; and constructing a new office/meeting building (Section 2.5).

The impact to the water utility will be temporary and there will be no long-term negative impacts to the water utility. Upon completion of the Project, improved water supply reliability, quality, redundancy, and sustainability for is expected LMVMWC, LMOSMWC, and LMCP.

b) **Less Than Significant Impact.** The Project will not generate any new permanent demands on existing or proposed water supplies. No new source of water will be constructed. There will be temporary use of water during construction, but will be within the normal daily usage variability of the water utility. The water system infrastructure improvements would not result in any additional water usage.

c) **No Impact.** The Project will not add wastewater generation to a sewer water treatment system. The Project does not add residential or commercial units. Existing residential and commercial units dispose of wastewater through individual septic systems. Therefore, no wastewater treatment provider will be impacted. At the proposed office/meeting building (LMVMWC well site), presence of a drinking water well at the site will not accommodate septic disposal onsite and will require an electric commode. Waste from this commode would be dry and would be hauled off so it would not contribute to wastewater generation.

d) **No Impact.** The Project will not add to solid waste demands or generate solid waste. Minimal generation of solid waste would occur during construction, but it is well within the normal daily generation variability of the community and will not impose a burden on local facilities. The Project will require that removed facilities (steel, wood, concrete) be recycled. During operation, there would not be a significant increase in solid waste generation. Minimal generation of solid waste would occur as a result of the sparingly utilized electric commode at the proposed meeting building and as a result of media replacement for the water treatment system. However, there is only a need for media replacement every few years and this does not represent a change from the existing condition as both water systems would require treatment regardless of a consolidation. The potential generation from these is well within the normal daily generation variability of the community and will not impose a burden on local facilities,

e) **No Impact.** The Project will not add permanently to solid waste demands or generate solid waste. Minimal generation of solid waste would occur during construction, but it is well within the normal daily generation variability of the community and will not impose a burden on local facilities. The Project will require that removed facilities (steel, wood, concrete) be recycled. During operation, there would not be a significant increase in solid waste generation. Minimal generation of solid waste would occur as a result of the sparingly utilized electric commode at the proposed meeting building and as a result of media replacement for the water treatment system. However, there is only a need for media replacement every few years and this does not represent a change from the existing condition as both water systems would require treatment regardless of a consolidation. The potential generation from these is well within the normal daily generation variability of the community and will not impose a burden on local facilities,

3.20 WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

3.20.1 Regulatory Setting

This section addresses regulations, laws, and policies related to wildfire in compliance with Federal, State, and local entities and includes descriptions and details.

Federal Laws, Regulations, and Policies

There are no federal regulations, laws, or policies related to wildfire.

State Laws, Regulations, and Policies

Office of the State Fire Marshal and California Department of Forestry and Fire Protection

The California Office of the State Fire Marshal (COSFM) and California Department of Forestry and Fire Protection (CALFIRE) administers state policies regarding wildland fire safety. Construction contractors must comply with the following requirements in the PRC during construction activities at any sites with forest-, brush-, or grass-covered land:

- Earthmoving and portable equipment with internal combustion engines must be equipped with a spark arrestor to reduce the potential for igniting a wildland fire (PRC § 4442).
- Appropriate fire suppression equipment must be maintained from April 1 to December 1, the highest-danger period for fires (PRC § 4428).
- On days when a burning permit is required, flammable materials must be removed to a distance of 10 feet from any equipment that could produce a spark, fire, or flame, and the construction contractor must maintain the appropriate fire suppression equipment (PRC § 4427).
- On days when a burning permit is required, portable tools powered by gasoline-fueled internal combustion engines must not be used within 25 feet of any flammable materials (PRC § 4431).

California Environmental Quality Act

SB 1241 required the Office of Planning and Research, the Natural Resources Agency, and CalFire to develop "amendments to the initial study checklist of the [CEQA Guidelines] for the inclusion of questions related to fire hazard impacts for projects located on lands classified as state responsibility areas, as defined in section 4102, and on lands classified as very high fire hazard severity zones, as defined in subdivision (i) of section 51177 of the Government Code."

California Fire Code

The California Fire Code (Title 24 CCR Part 9) establishes minimum requirements to safeguard the public health, safety, and general welfare from the hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises. Chapter 33 of the code contains the following requirements for fire safety during construction and demolition:

3304.4 Spontaneous ignition. Materials susceptible to spontaneous ignition, such as oily rags, shall be stored in a listed disposal container.

3308.1 Program superintendent. The owner shall designate a person to be the fire prevention program superintendent who shall be responsible for the fire prevention program and ensure that it is carried out through completion of the Project. The fire prevention program superintendent shall have the authority to enforce the provisions of this chapter and other provisions as necessary to secure the intent of this chapter. Where guard service is provided, the superintendent shall be responsible for the guard service.

3308.2 Prefire plans. The fire prevention program superintendent shall develop and maintain an approved prefire plan in cooperation with the fire chief. The fire chief and the fire code official shall be notified of changes affecting the utilization of information contained in such prefire plans.

3310.1 Required access. Approved vehicle access for firefighting shall be provided to all construction or demolition sites. Vehicle access shall be provided by either temporary or permanent roads, capable of support vehicle loading under all weather conditions. Vehicle access shall be maintained until permanent fire apparatus access roads are available.

3316.1 Conditions of use. Internal-combustion-powered construction equipment shall be used in accordance with all of the following conditions:

- Equipment shall be located so that exhausts do not discharge against combustible material.
- Equipment shall not be refueled while in operation.
- Fuel for equipment shall be stored in an approved area.

CALFIRE Wildland Fire Management

The COSFM and the California Department of Forestry and Fire Protection (CALFIRE) administer state policies regarding wildland fire safety. Construction contractors must comply with the following requirements in the Public Resources Code during construction activities at any sites with forest-, brush-, or grass-covered land:

- Earthmoving and portable equipment with internal combustion engines must be equipped with a spark arrestor to reduce the potential for igniting a wildland fire (Public Resources Code § 4442).
- Appropriate fire-suppression equipment must be maintained from April 1 to December 1, the highest-danger period for fires (Public Resources Code § 4428).
- On days when a burning permit is required, flammable materials must be removed to a distance of 10 feet from any equipment that could produce a spark, fire, or flame, and the construction contractor must maintain the appropriate fire suppression equipment (Public Resources Code § 4427).
- On days when a burning permit is required, portable tools powered by gasoline fueled internal combustion engines must not be used within 25 feet of any flammable materials (Public Resources Code § 4431).

Local Laws, Regulations, and Policies

San Diego County General Plan

The San Diego County General Plan (2011) Safety Element contains goals and policies to protect County for natural disasters including wildfires.

Campo/Lake Morena Community Plan

The Campo/Lake Morena Community Plan (2016) includes the issues, goals, and policies related to wildfires. The Project adheres to these goals and policies.

Multi-Jurisdictional Hazard Mitigation Plan

The Multi-Jurisdiction Hazard Mitigation Plan (2023) is a countywide plan the has ways to minimize damage by natural disasters including wildfires.

3.20.2 Environmental Setting

The following sections discuss the key issues with respect to the Project's potential wildfire impacts.

As discussed above in Section 3.11.3, the Project site is zoned as Very High FHSZ in an SRA (FRAP 2022). The region surrounding the Project site is zoned as having Very High, Moderate, and High FHSZ in a FRA. The nearest fire station is the San Diego County Fire Station 42 located at 29690 Oak Drive, Campo, CA 91906.

3.20.3 Discussion of Impacts

a) **No Impact**. The Project site is located within an area with a Very High FHSZ. The existing and proposed facilities will be located within already existing transportation or water facilities, underground, and upon completion of construction, the Project would have a similar footprint with the addition of the office/meeting space (APNs 606-073-01 & 606-073-02), removal of LMVMWC's current office building, removal of LMCP storage facilities, and the removal of LMVMWC's abandoned concrete storage tank (APN 606-131-16) as discussed in Section 2.5. No above-ground facilities other than fire hydrants and other water system appurtenances will be constructed within the transportation route.

During construction, there is a possibility for the construction activity to interfere with local roads and indirectly affect an emergency response or evacuation plan. If deemed necessary, it is recommended that the Project, prior to construction, develop and implement a traffic control plan. However, upon completion of the construction, there would be no impact on emergency response or evacuation plans.

b) **No Impact**. The Project would not exacerbate wildfire risks, and thereby expose Project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire due to slope, prevailing winds, and other factors. The Project plans to add and enhance the water systems through consolidation into one system and does not include residential or commercial development. The Project components include additions and enhancements that will provide greater protection for fire suppression, including increase flow availability, new and additional hydrants, and better use of water storage. According to Google Earth, the average slope across the Project area is approximately 34% (2024). Thus, the Project is on a slight slope but would be less than significant impact due to the Project components.

c) **Less Than Significant Impact**. The Project would not require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts on the environment. The Project would provide higher fire protection through the construction of a more reliable, interconnected, and capable water delivery and storage infrastructure, including new and functional fire hydrants.

d) **No Impact.** The Project does not plan to construct residential or commercial structures that could expose people or structures to significant risks. The Project proposes a new building at LMVMWC's well site. This new building will be approximately 650 square feet on two adjacent LMVMWC-owned parcels. This building will be slightly larger than the existing LMVMWC office, which will be removed. This new building will not provide housing for people, but will host persons sparingly during small public meetings. The building will be built according to code. The office would be approximately 650 square feet and have anticipated maximum capacity of 15 people, intended to provide a space for the water company to have small to mid-size meetings with water company personnel, operators, vendors, engineers, etc. These types of meetings are anticipated to occur no more than once per

month. Larger meetings, such as shareholder or public meetings, would be held at the nearby Lake Morena Community Church. The office would contain storage space for tools, valves, meters, and other system parts/appurtenances but would not be utilized for any type of chemical storage. ADA compliant parking would be included onsite with additional street parking available as needed. The number of parking spaces required would be subject to a discretionary permit (Minor Use Permit) acted on by the County of San Diego Zoning Administrator. The building would be tan colored masonry construction to match other water company buildings in the area including the treatment and booster pump station buildings. Presence of a drinking water well at the site will not accommodate septic disposal onsite and will require an electric commode. The Project would not significantly alter the drainage, runoff, or post-fire slop instability of the area.

3.21 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Does the project have the potential to substantially 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, substantially 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?		X		
b) 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)?				X
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

3.21.1 Discussion

a) **Less than Significant Impact with Mitigation.** Based upon the analysis performed in this Initial Study, the Project does not have the potential to significantly affect cultural resources or degrade the quality of the environment. To ensure no unanticipated impacts to biological resources occur, mitigation measures are proposed in the enclosed Mitigation Monitoring and Reporting Program (Section 5.4). Mitigation Measures BIO-1, HWQ-1, and NV-1 will be implemented to reduce impacts to biological species and to hydrologic resources, and to reduce noise impacts,

respectively in the project area. The balance of the proposed mitigation measures will be implemented if permitting requires them or if hazardous materials are encountered.

b) **No Impact.** Based upon the analysis, performed in this Initial Study, the Project is not expected to have a cumulatively considerable impact to past, present, or future projects. No projects are proposed for the area that would cumulatively contribute to the short term, less than significant effects expected from the Project.

c) **Less than Significant Impact.** Based upon the analysis, performed in this Initial Study, the construction phase of the Project would result in several temporary effects to human beings including temporary increases in air pollutants, construction traffic, and noise. No unfavorable long-term negative impacts are anticipated. The Project is expected to achieve favorable long-term impacts to the Lake Morena community, principally improvements to the overall water supply reliability, water quality, system redundancy, and sustainability for the consolidated system.

4.0 COMMENT LETTERS AND RESPONSES

5.0 MITIGATION MONITORING AND REPORTING PROGRAM

5.1 PURPOSE OF PROJECT

Lake Morena Views Mutual Water Company, Inc. (LMVMWC) and Lake Morena's Oak Shores Mutual Water Company, Inc. (LMOSMWC) provide potable water service to most of the unincorporated community of Lake Morena Village. Lake Morena County Park (LMCP) is located to the immediate west of Lake Morena Village and provides potable water within campground areas of the County Park. Lake Morena Village is located in unincorporated southeastern San Diego County, approximately one mile southeast of Lake Morena, and approximately six miles north of the United States/Mexico Border.

For several decades, these water systems separately provided water service to their respective areas within Lake Morena Village. Each system owns and operates its own wells, pipelines, treatment facilities, and storage tanks. Each system relies on local groundwater sources (wells) that are located within a rural residential and campground/recreational communities. Over time, water quality requirements became increasingly difficult to attain for the LMVMWC and LMOSMWC water systems. Uranium and nitrate, primary drinking water contaminants, have historically been present in the Lake Morena Village community's wells. In 2014, LMOSMWC developed its own ion-exchange treatment system that removes nitrate and uranium from its wells. Many years earlier, LMVMWC developed its own ion-exchange system. However, this system has deteriorated and is no longer in service. LMVMWC is providing untreated water to its customers. In addition, the State Water Resources Control Board's Division of Drinking Water issued LMVMWC a Compliance Order in December 2020 that focuses in part on not meeting water quality parameters for nitrate and uranium. LMCP is a non-community water system. The water quality in its Well No. 2 is generally farmable, with no known exceedances of primary contaminants. LMCP'S Well No. 1, currently inactive, regularly exceeds the maximum contaminant level for nitrate. Recent water quality testing for LMCP's Well No. 2 revealed arsenic concentrations at the maximum contaminant level (MCL) and elevated pH levels. In 2021, LMCP's storage tank experienced a significant structural failure. Neither LMVMWC nor LMOSMWC has a significant excess water supply capacity.

The proposed Project is to consolidate the LMVMWC, LMOSMWC, and LMCP water systems into a single water distribution system. The existing LMVMWC and LMOSMWC sources will be directed to an expanded LMOSMWC treatment facility for the removal of nitrate and uranium. The project will allow LMCP's Well No. 2 to flow directly to LMOSMWC's storage tank or to be directed to the LMOSMWC treatment facility. The destination of the water from LMCP Well No. 2 will depend on arsenic concentration in the well, which recently tested at the maximum contaminant level (MCL). LMCP's Well No. 1 will not be used as a source of potable water for the consolidated water system.

The treated water will be initially directed to the existing LMOSMWC storage tank site. The water supply to the LMVMWC service area will be pumped to the LMVMWC storage tank site by a modified pump station along Lake Morena Drive, and through a new transmission pipeline to connect the pump station to the LMVMWC storage tank site. The distribution pipeline network that conveys water from LMVMWC's storage tank to the LMVMWC's customers will be replaced and will be extended to connect to the LMOSMWC water distribution system. The LMOSMWC system will extend to connect to the existing LMCP distribution system. Pipeline looping improvements are proposed on the western portion of the improved LMCP area, near the cabins. Monitoring and controls system of the consolidated water system (wells, treatment facility, storage tanks, and booster station) will be

improved through additional analyzers (nitrate), groundwater level sensors, flow meters, storage tank water level sensors, and a hard-wired communication system. New customer water meters will be installed throughout the existing LMOSMWC and LMVMWC service areas. Meters will also be installed for the supply to LMCP. Minor improvements will be made to LMOSMWC's well sites and to its treatment facility site, in addition to the capacity expansion of its treatment system. A new meeting, storage, and office area will be constructed.

The improvements objectives for the consolidation are as follows:

1. Address the regular exceedances of uranium and nitrate and comply with CCR, Title 22, Section 64449.

2. Construct a transmission line from the LMVMWC wells to the LMOSMWC treatment system

3. Construct a transmission line from the LMOSMWC system to the LMVMWC storage tanks.

4. Construct transmission line from LMCP Well No. 2 to the LMOSMWC treatment system and to the existing treated water transmission pipeline, continuing to the LMOSMWC treated water storage tanks

5. Consolidate the LMCP through two distribution pipelines from LMOSMWC distribution system to the County Park's existing distribution system.

6. Construct distribution pipelines from the LMVMWC system to the LMOSMWC system and install two pressure reducing stations, hydrants, valves, and other appurtenances.

7. Replace LMVMWC's existing distribution system with properly sized pipelines with modern materials.

8. Construct distribution pipeline loops within the LMVMWC system to eliminate dead ends.

9. Remove abandoned system appurtenances within the LMOSMWC's system including old standpipes, valve cans, air releases, blowoffs, and bollards. The pipelines of the abandoned system would be filled with cement plug per San Diego Water Agencies' Standards.

10. Remove an LMVMWC abandoned concrete storage tank (APN 606-131-16)

11. Destroy an LMVMWC well, known as the Old Well No. 3 (APN 606-131-14), located adjacent to LMVMWC's active tank site.

12. Construct a new building, approximately 650 square feet, for work, storage, and small meetings at the LMVMWC well site (APNs 606-073-02 and 606-073-01).

13. Install a fence around LMOSMWC Well Nos. 5 and 6.

14. Install remote read customer meters, flow meters, power meters, hour meter, level sensors, nitrate analyzers, manual transfer switches, potable water connection, sink and eye wash station, security system, install a solar system on LMVMWC's storage tank site.

15. Modify LMOSMWC's booster station, including removal of generator and replacement of a transfer switch.

16. Implement salt delivery and storage improvements at LMOSMWC treatment facility.

17. Install distribution system pipeline loop within LMCP.

18. Remove LMCP's potable water storage tanks (damaged tank and interim tanks).

5.2 REGULATORY FRAMEWORK

California Public Resources Code Section 21081.6 and California Code of Regulations Title 14, Chapter 3, Section 15097 require public agencies to adopt mitigation monitoring or reporting plans when they approve projects under a Mitigated Negative Declaration (MND). The reporting and monitoring plans must be adopted when a public agency makes its findings pursuant to CEQA so that the mitigation requirements can be made conditions of project approval.

5.3 FORMAT OF THIS PLAN

The Mitigation Monitoring and Reporting Program (MMRP) provides a summary of the mitigation measures included in the Project includes a statement of the impact discussed in the Initial Study/ Mitigated Negative Declaration (IS/MND) and the corresponding mitigation measure. The mitigation measure is followed by a description of implementation including: the criteria used to determine the effectiveness of the mitigation, the timeframe for implementation, and the party responsible for implementing, monitoring, and reporting the success of the measure. Implementation of each mitigation measure is ultimately the responsibility of the California Environmental Quality Act (CEQA) Lead Agency; however, the delegated responsibility is shared by LMVMWC, LMOSMWC, and the LMCP and its construction contractors. The mitigation measures in this plan contains a "Verified By" signature line, which will be signed by the project manager when the measure has been fully implemented. The proof of implementation and success of the mitigation shall be reported to the Lead Agency's contact person. No further actions or monitoring are necessary for the implementation or effectiveness of the measure.

5.4 IMPACTS AND ASSOCIATED MITIGATION MEASURES

5.4.1 Mitigation Measure BIO-1

Summary: Construction of the project may require the removal or trimming of common (non-sensitive) trees and shrubs within ornamental landscaped areas, or native habitat, during the general bird nesting season (January 15 through September 1) and/or raptor nesting season (January 15 through July 31), which could result in potential adverse effects on nesting birds and raptors in violation of the Migratory Bird Treaty Act (MBTA). Indirect effects could occur because of construction noise and vibration in the immediate vicinity of undeveloped areas supporting an active bird nest, such that the disturbance results in nest abandonment or nest failure.

Mitigation Measure BIO-1: To prevent inadvertent impacts to nesting birds, including raptors, protection under the MBTA and California Fish and Game Code, removal of suitable vegetation for migratory birds shall occur outside the nesting season (September 2 through January 14) to avoid potential impacts to nesting birds, if feasible. If vegetation removal is required during the nesting season, a qualified biologist shall survey all suitable habitats for the presence of nesting birds before the commencement of clearing, within seven days of the start of Project construction. If any active nests are detected, a buffer of at least 300 feet (500 feet for raptors) around the nest shall be delineated, flagged, and avoided until the nesting cycle is complete, or as determined appropriate by the biologist. Biological monitoring shall also occur until the nesting cycle is complete.

Implementation: No less than 14 days prior to initiating construction activity, LMOSMWC will retain a qualified biologist to perform pre-construction surveys for nesting birds. The pre-construction survey should be within 7 days prior to initiating construction activity. A qualified biologist shall monitor nests during construction. Should listed species be encountered, authorization from the USFWS and CDFW shall be obtained.

Timing: Within two weeks of the start of construction activity and during construction activity.

Effectiveness Criteria: The biologist's report(s) on pre-construction surveys. Reports shall be maintained in the project file.

Monitoring: LMVMWC will prepare and keep on file documentation verifying the implementation of the above-referenced measure. These files shall be provided to the State Water Resources Control Board following completion of construction upon request.

Verified By:

_____ _____

Lake Morena Views Mutual Water Company Date:
Project Manager

5.4.2 Mitigation Measure BIO-2

Summary: The Project site does not occur within any jurisdictional wetland area, according to the National Wetlands Inventory mapping. Four potentially jurisdictional drainages are on the project site. These are four subsurface pipeline drainages that cross Morena Reservoir Road, located adjacent to LMCP campground areas. Prior to initiating activities that have the potential to result in the dredge, fill or discharge into waters of the U.S. (i.e., activities within waters of the U.S.), or within any of the other wetland or non-wetland areas considered jurisdictional by the Army Corps of Engineering (ACOE) that have been mapped within the consolidated water system's service area, the water company shall submit required pre-construction notification and obtain necessary authorization from the ACOE. The activities are anticipated to be covered under Nationwide Permit (NWP) 58 (Utility Line Activities for Water and Other Substances).

Mitigation Measure BIO-2: Prior to initiating activities along Morena Reservoir Road that have the potential to result in the dredge, fill, or discharge into waters of the U.S. (i.e., activities within waters of the U.S.), or within any of the other wetland or non-wetland areas considered jurisdictional by the ACOE that have been mapped within the consolidated water system's service area, the consolidated water system shall submit required pre-construction notification and obtain necessary authorization from the ACOE. The activities are anticipated to be covered under NWP 58 (Utility Line Activities for Water and Other Substances). Compensatory mitigation, if required, shall be determined by the ACOE during the permit process. At a minimum and pursuant to ACOE regional standards for temporary impacts associated with pipeline utility installation in non-wetland waters, the activities shall occur during periods when the affected areas are dry (i.e., do not support surface flows and standing water), Best Management Practices (BMPs) shall be implemented, temporary fills shall be removed in their entirety, and the temporarily impacted areas shall be returned to pre-construction contour elevations upon completion of the activities.

Implementation: Compensatory mitigation, if required, shall be determined by the ACOE during the permit process. At a minimum and pursuant to U.S. Army Corps of Engineers' regional standards for temporary impacts associated with pipeline utility installation in non-wetland waters, the activities shall occur during periods when the affected areas are dry (i.e., do not support surface flows and standing water), Best Management Practices (BMPs) shall be implemented, temporary fills shall be removed in their entirety, and the temporarily impacted areas shall be returned to preconstruction contour elevations upon completion of the activities.

Timing: Prior to start of construction activity.

Effectiveness Criteria: The contractor's inspection report(s) and all ACOE required reporting, which shall be maintained in the project file.

Monitoring: LMVMWC will prepare and keep on file documentation verifying the implementation of the above-referenced measure. These files shall be provided to the State Water Resources Control Board following completion of construction upon request.

Verified By:

Date:

_____ _____

Lake Morena Views Mutual Water Company
Project Manager

5.4.3 Mitigation Measure HAZ-1

Summary: The Project is not 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, it would not create a significant hazard to the public or the environment. Mitigation Measure HAZ-1 is proposed to minimize potential impacts.

Mitigation Measure HAZ-1: All construction contractors shall immediately stop all surface or subsurface activities in the event that potentially hazardous materials are encountered, an odor is identified, or considerably stained soil is visible. Contractors shall follow all applicable local, state, and federal regulations regarding discovery, response, disposal, and remediation for hazardous materials encountered during the construction process. These requirements shall be included in the contractor specifications.

Implementation: If any hazardous materials, waste sites, or vapor intrusion risks are identified prior to or during construction, a qualified professional, in consultation with appropriate regulatory agencies, will develop and implement a plan to remediate the contamination and properly dispose of the contaminated material.

If material imports are proposed, the contractor shall furnish LMVMWC appropriate documentation certifying that the imported materials are free of contamination.

Timing: During construction activity.

Effectiveness Criteria: The hazardous waste professionals report(s). Reports shall be maintained in the Project file.

Monitoring and Reporting: LMVMWC will prepare and keep on file documentation verifying the implementation of the above-referenced measure. These files shall be provided to the State Water Resources Control Board following completion of construction upon request.

Verified By: _____ Date: _____

Lake Morena Views Mutual Water Company
Project Manager

5.4.4 Mitigation Measure HWQ-1

Summary: Mitigation Measure HWQ-1 is proposed to minimize potential impacts to off-site surface water quality.

Mitigation Measure HWQ-1: LMVMWC or its construction contractor will assess the receiving water vulnerability and develop a SWPPP that complies with the requirements of the NPDES General Construction Permit (Order 2009-0009-DWQ as amended by 2010 0014-DWQ and 2012-006-DWQ) based on the project-specific risk level. The SWPPP shall identify specific actions and best management practices (BMPs) relating to the prevention of stormwater pollution from project-related construction sources by identifying a practical sequence for site restoration, BMP implementation, contingency measures, responsible parties, and agency contacts. The SWPPP shall reflect localized surface hydrological conditions and local jurisdictional requirements and shall be reviewed by Teaford Meadows' representative prior to commencement of work.

The SWPPP shall be prepared by a qualified SWPPP developer with BMPs selected to achieve maximum pollutant removal that represents the best available technology that is economically achievable. BMPs for soil stabilization and erosion control practices and sediment control practices will also be required. Performance and effectiveness of these BMPs shall be determined either by visual means where applicable (i.e., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination, (e.g., inadvertent petroleum release) is required to determine adequacy of the measure.

The SWPPP shall also address other project-specific water quality threats, as required for individual improvements including but not limited to, temporary dewatering, hydrostatic testing, and other resources permits as required under the Federal Clean Water Act, County Grading Ordinance, and State Fish and Game Code, as applicable. Construction and post-construction BMPs will be designed to avoid the creation of standing water and potential mosquito breeding habitat.

Implementation: The SWPPP shall be prepared by a qualified SWPPP developer with BMPs selected to achieve maximum pollutant removal, and that represent the best available technology that is economically achievable. BMPs for soil stabilization and erosion control practices and sediment control practices will also be required. Performance and effectiveness of these BMPs shall be determined either by visual means where applicable (i.e., observation of above-normal sediment release), or by actual water sampling in cases where verification of contaminant reduction or elimination, (e.g., inadvertent petroleum release) is required to determine the adequacy of the measure.

Timing: Prior to and during construction activity.

Effectiveness Criteria: The BMP performance reports shall determine the effectiveness of the SWPPP. Reports shall be maintained in the Project file.

Monitoring and Reporting: LMVMWC will prepare and keep on file documentation verifying the implementation of the above-referenced measure. These files shall be provided to the State Water Resources Control Board following the completion of construction upon request.

Verified By:

Date:

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Lake Morena Views Mutual Water Company
Project Manager

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5.4.5 Mitigation Measure NV-1

SUMMARY: During construction some amount of temporary noise groundborne vibration might occur, primarily during excavation.

MITIGATION MEASURE NV-1: The Construction Contractor shall demonstrate to the satisfaction of the LMVMWC Project Manager that the following noise control techniques are implemented during the clearing, demolition, grading and construction phases of projects within 200 feet of residential land uses.

- Heavy equipment repair and contractor staging shall be conducted at sites as far as practical from nearby residences. Construction equipment, including vehicles, generators and compressors, shall be maintained in proper operating condition and shall be equipped with manufacturers' standard noise control devices or better (e.g., mufflers, acoustical lagging, and/or engine enclosures).
- Temporary sound barriers (or curtains), stockpiles of excavated materials, or other effective shielding or enclosure techniques shall be used where construction noise would exceed 90 dBA within less than 50 feet from a noise sensitive receptor.
- Construction work, including on-site equipment maintenance and repair, shall be limited to the hours specified in the noise ordinance of the affected jurisdiction(s).
- Electrical power shall be supplied from commercial power supply, wherever feasible, in order to avoid or minimize the use of engine-driven generators.
- Electrically powered equipment shall be used instead of pneumatic or internal-combustion powered equipment, where feasible.
- Unnecessary idling of internal combustion engines (i.e., in excess of 5 minutes) shall be prohibited.
- Operating equipment shall be designed to comply with all applicable local, state, and federal noise regulations.
- Construction site and access road speed limits shall be established and enforced during the construction period.
- If lighted traffic control devices are to be located within 500 feet of residences, the devices shall be powered by batteries, solar power, or similar sources, and not by an internal combustion engine.
- The use of noise-producing signals, including horns, whistles, alarms, and bells, shall be for safety warning purposes only.
- No project-related public address or music system shall be audible at any adjacent sensitive receptor.

Implementation: The construction contractors shall provide advance notice, between 2 and 4 weeks prior to construction, by mail to all residents or property owners within 200 feet of construction areas. The announcement shall state where and when construction will occur in the area. If construction delays of more than 7 days occur, an additional notice shall be made, either in person or by mail.

The construction contractor shall identify and provide a public liaison person before and during construction to respond to concerns of neighboring residents about noise and other construction disturbance. The construction contractors shall also establish a program for receiving questions or complaints during construction and develop procedures for responding to callers. Procedures for

reaching the public liaison officer via telephone or in person shall be included in notices distributed to the public in accordance with the information above.

If material imports are proposed, the contractor shall furnish LMOSMWC appropriate documentation certifying that the imported materials are free of contamination.

Timing: During construction activity.

Effectiveness Criteria: The construction contractor material submittal(s). Submittals related to imported material shall be maintained in the environmental portions of the Project file.

Monitoring and Reporting: LMVMWC will prepare and keep on file documentation verifying the implementation of the above-referenced measure. These files shall be provided to the State Water Resources Control Board following the completion of construction upon request.

Verified By: Date:

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Lake Morena Views Mutual Water Company
Project Manager

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APPENDIX A - PRELIMINARY ENGINEERING REPORT FIGURES

Available upon request

APPENDIX B – BIOLOGICAL RESOURCES LETTER

Available upon request

APPENDIX C – CULTURAL RESOURCES ASSESSMENT (NOT PUBLICALLY DISTRIBUTED)

Available upon request
(Cover only)