
TABLE OF CONTENTS	<u>PAGE</u>
4.17 CUMULATIVE IMPACTS	4.17-1
4.17.1 Introduction	4.17-1
4.17.2 Project Overview	4.17-1
4.17.3 Cumulative Projects	4.17-3
4.17.4 Conclusion	4.17-8
4.17.5 Stipulated Conditions of Certification	4.17-8
4.17.6 Mitigation Measures	4.17-8
4.17.7 Laws, Ordinances, Regulations and Standards	4.17-8
4.17.8 Agencies and Agency Contacts	4.17-8
4.17.9 Required Permits and Permitting Schedule	4.17-9
4.17.10 References.....	4.17-9

4.17 CUMULATIVE IMPACTS

4.17.1 Introduction

This cumulative impacts assessment for the proposed Project is based on CEQA (PRC Section 21083) and the CEQA Guidelines (CCR Section 15130), which require that the discussion of cumulative impacts be “guided by the standards of practicality and reasonableness” (CCR Section 15130[b]) and that the “discussion include a list of past, present, and reasonably foreseeable anticipated future projects producing related or cumulative impacts” (CCR Section 15130[b][1][A]). The CEQA Guidelines require discussion of cumulative impacts when the project’s incremental effect is cumulatively considerable. The discussions of cumulative impacts should consider the likelihood that impacts would occur and reflect the severity of the anticipated impacts. The level of detail required for cumulative impacts is not required to be as detailed as that provided for the proposed Project.

This section identifies those past, present, and reasonably foreseeable projects in the vicinity of the proposed Project that could affect the same resources as those of the Project and provides the following analysis:

- Determine if the impacts of the proposed Project and the other projects would overlap in time or geographic extent.
- Determine if the impacts of the proposed Project would interact with or intensify the impacts of the other projects.
- Identify and potentially significant cumulative impacts.

The analyses of the proposed Project’s potential to result in cumulative impacts as a result of the combination of its impacts with those of the identified cumulative projects below, is addressed in each of the resources sections presented in this AFC.

4.17.2 Project Overview

The proposed Project will be a nominal 100-megawatt (MW) intermediate/peaking load facility operating up to 3,800 hours per year using natural gas-fired reciprocating engine technology. The Project will be located west of the City of Santee, south of the Sycamore Landfill and north of State Route 52 in the City of San Diego, California. The proposed Project consists of four main components including the approximately 11-acre plant site located within a 21.6-acre privately owned parcel, the 230kV gen tie, the utility switchyard, and the natural gas pipeline lateral (Figure 2.2-1).

The major features associated with the installation of the proposed Project include the following:

- Eleven (11) nominal 9.3 MW (gross) Wartsila model 20V34SG natural gas-fired reciprocating engines;
- Eleven (11) separate state-of-the-art air pollution control systems representing BACT, one system for each of the 11 reciprocating engines, consisting of a SCR unit for NO_x control and an oxidation catalyst unit for control of CO)and POC;

- Eleven (11) approximately 48-inch diameter x 100-foot tall stacks, each with a separate CEMS;
- Acoustically engineered building enclosing all 11 reciprocating engines;
- Closed loop cooling system consisting of multiple fan-cooled radiator assemblies outside of the engine building;
- One (1) urea storage tank, approximately 20,000 gallons, and a handling system serving the SCR units;
- One (1) 4 MMBtu/hr natural gas-fired heater (San Diego Air Pollution Control District [SDAPCD] exempt), used for heating of the natural gas fuel to the reciprocating engines;
- One (1) 4 MMBtu/hr natural gas-fired heater (SDAPCD exempt), used for heating of the engine cooling water system for 10-minute start capability;
- One (1) engine standby heater;
- One (1) new lube oil tank, approximately 10,000 gallons;
- One (1) used lube oil tank, approximately 10,000 gallons;
- One (1) maintenance service oil tank, approximately 6,000 gallons;
- Two (2) maintenance water tanks, approximately 5,000 gallons each;
- Two (2) bunkered wastewater holding tanks, approximately 3,000 gallons each;
- Miscellaneous ancillary equipment;
- One (1) fire water tank, approximately 600,000 gallons;
- One (1) diesel fueled fire pump engine, rated at approximately 144 boiler horse power unit (bhp);
- One (1) diesel storage tank, approximately 250 gallons;
- One (1) domestic water storage tank, approximately 10,000 gallons;
- Onsite septic tank and tile field;
- Onsite 230kV facility switchyard including switchgear and the main voltage step-up transformer , switchgear, circuit breakers, and disconnects;
- Approximately 1 mile of 230kV single-circuit gen tie between the Project and the existing SDG&E Miguel to Mission 230kV transmission line situated west of the plant site;
- New SDG&E 230kV utility switchyard configured as a line-break of the existing SDG&E 230kV transmission line that will include circuit breakers and disconnects, and an access road;
- Approximately 2,200 feet of 8-inch diameter natural gas pipeline lateral between the Project site and the existing SDG&E 20-inch diameter high pressure natural gas pipeline located across Mast Avenue from the landfill entrance;
- Chain-link security fencing enclosing the facility with a secured entrance on the access road leading from Sycamore Landfill Road to the facility;
- Chain-link security fencing enclosing the utility switchyard at the POI; and
- Temporary construction laydown and parking areas that will be located on previously disturbed Sycamore Landfill property approximately one-half mile from the plant site (approximately 5 acres is required). A truck turnout for equipment unloading/loading will

be located along Sycamore Landfill Road adjacent to the plant site. Additional construction personnel parking will be located offsite with shuttle service to the Project site.

The proposed Project will use very little water since the Wartsila engines use a closed loop cooling system. A demineralizing system will not be required since there is no requirement for purified water. Site water usage will be primarily for fire protection, personal consumption, sanitary purposes, landscape irrigation, and wash-down cleaning. As a result, site consumption will average approximately 1.0 gpm or 1.61 afy. These water requirements will be served through one 600,000-gallon fire water tank and one 10,000-gallon domestic water storage tank located onsite. Drinking water will be served by bottle water supply serviced by a Service Company. Section 2.3.6 includes additional details about water supply.

Sanitary wastewater will be discharged to an onsite septic system. Process wastewater or service water that has the potential for contamination will be discharged to a wastewater holding tank. In the unlikely event of an upset condition, the contents of the holding tank will be conveyed offsite by a licensed contractor for proper treatment and disposal.

4.17.3 Cumulative Projects

The list of cumulative projects was developed considering projects located within both the City of San Diego and the City of Santee. Information was gathered on projects that: 1) have construction or operational timeframes that would potentially overlap with the proposed Project; 2) have submitted a defined project application for required approvals or permits; 3) have been previously approved and may be implemented in the near future. The cumulative analysis is focused on the potential overlap of both construction and operations for projects falling into the categories described above. The potential cumulative projects are summarized in Table 4.17-1.

Table 4.17-1 Cumulative Projects

Project Name	Project Description	Status/Timing	Location
Tierrasanta Development	Residential development	Constructed	Tierrasanta community
Treviso Project	Residential development	Constructed	7908 Mission Gorge Road
Military Family Housing, MCAS/Miramar	Residential development	Approved	MCAS/Miramar, 1.25 miles to the west of the Project site
Castlerock Project	Residential development	Pending	Mast Boulevard between Medina Drive and West Hills Parkway
Fanita Ranch Project	Residential development	Pending	Northwest area of Santee
Sycamore Landfill Master Plan	Industrial development	Pending	Sycamore Landfill
SR 52 Auxiliary Lanes, Truck Lane, and Inside Widening	Infrastructure development	Under construction	Mast Boulevard, an undercrossing to SR 52/SR 125 separation, and from west of Santo Road, and an overcrossing to the west of Oak Canyon Bridge

4.17 Cumulative Impacts

Project Name	Project Description	Status/Timing	Location
City of Santee Street Repair Program	Infrastructure development	Under construction	<ul style="list-style-type: none"> • Fanita Parkway • Lake Canyon Road (Fanita Parkway to Carlton Hills Boulevard) • East Glendon Circle Neighborhood • Rumson Drive • Carlton Hills Boulevard • Mission Gorge Road (Cottonwood Avenue to Riverview Parkway)
Mission Trails Regional Park Multi-Use Staging Area Project	Recreational development	Completed	East Fortuna region of the MTRP
Mission Trails Regional Park Long-Range Plan Amendment	Master Plan Update	Pending	Mission Trails Regional Park

Cumulative projects considered in the assessment are described below and organized by general land use categories.

4.17.3.1 Residential Projects

Tierrasanta Development. Tierrasanta was originally part of the Mission San Diego de Alcalá ranch, which was active during the late 18th and 19th centuries. The U.S. military purchased the land in 1941 as Camp Elliott, a Marine Corps training facility. The Marines moved out in 1944 and the land was transferred to the Navy. It was deactivated in 1946. In 1961, the U.S. Government sold the area that is now Tierrasanta and a portion of neighboring Mission Trails Regional Park to the City of San Diego. In the following year, the Elliott Community Plan was issued to serve as a roadmap for development going forward, and in 1971 Tierrasanta was founded. The current Tierrasanta community plan was issued in 1982 (City of San Diego 2011), and included both the currently developed area and much of what is now Mission Trails Regional Park. By 1982 approximately one-half of the private residential area had been developed, with the area called Tierrasanta Norte, in the northeastern part of town, being one of the locations still to be developed. Tierrasanta has been fully built out since the early 1990s, and by the year 2000 had reached a population of 30,187 (U.S. Census Bureau 2000). It was one of the first master planned communities in San Diego.

Tierrasanta is situated like an island, not directly bordered by any community. It is bounded on the north by SR 52 and MCAS Miramar; on the east by the 5,800-acre Mission Trails Regional Park; on the west by bluffs bordering the I-15 corridor, and on the south by steep canyons overlooking the San Diego River and Mission Valley. It is a community of single family homes, condominiums, apartments, three shopping centers, a branch of the San Diego Public Library, and a research park. Also located in the community are several elementary and middle schools, part of the San Diego Unified School District, including Serra High School.

Treviso Project. The proposed Treviso Project involves the construction of a 188-unit condominium development on 8.56 acres located at 7908 Mission Gorge Road. The Lyons Homes complex is bordered on north by SR 52 to the west there is vacant land across West Hills Parkway, and to the south and east there are existing residential and commercial properties. The project would be built on the site of an old K-Mart store. The site is located approximately .5 mile south of the entrance to the landfill at Sycamore Landfill Road. An initial

study prepared for the project indicated that no significant environmental impacts would result from the project and a negative declaration was approved by the Santee City Council on November 19, 2003. The project was constructed in 2005.

Military Family Housing, MCAS/Miramar. The Department of the Navy is planning a to construct up to 1,600 affordable military housing units and supporting infrastructure, including an elementary school and other recreational amenities, and limited commercial development, in the vicinity of the proposed Project. A draft environmental impact statement (EIS) was prepared in June 2003 under the requirements of the National Environmental Policy Act (NEPA). The Record of Decision was issued on August 20, 2004. The EIS analyzed three potential sites and identified the preferred as Site 8, which is located closest to the proposed Project site approximately 1.25 miles to the west. Potentially significant impacts identified in the EIS included utilities, public services, visual resources, cultural resources, biological resources, traffic, and public safety. Implementation of the mitigation measures identifies in the EIS would reduce all of these impacts to less than significant levels. Potential cumulative impacts could occur relative to visual resources, traffic, air quality and noise.

Castlerock Project. The Castlerock Project has applied for a Community Plan amendment; General Plan amendment; rezone, Planned Development permit, Site Development permit; Vesting Tentative Map; and Easement Vacations to develop one of two possible scenarios: “Annexation Scenario” with future annexation to the City of Santee, and would include 430 residential units (283 detached single-family homes and 147 single-family units clustered on larger lots). The “No Annexation Scenario” in which the project would remain in the City of San Diego and would include 422 residential units (282 detached single-family homes and 140 single-family units clustered on larger lots). The 203.64-acre project is located on the north side of Mast Boulevard between Medina Drive and West Hills Parkway, within the East Elliott Community Plan area adjacent to the City of Santee’s western boundary. An initial study was completed that indicated that significant environmental impacts could occur for several key issue areas.

Fanita Ranch Project. The City of Santee, Department of Development Services prepared a Revised Environmental Impact Report (“REIR”) for the Fanita Ranch development on approximately 2,600 acres of undeveloped land in the northwest area of the city (Tentative Map 05-04, Development Review Permit DR 05-06). The “REIR”, dated May 12, 2009, was prepared in response to a court challenge of the project’s Environmental Impact Report (EIR) that was certified by the Santee City Council on December 5, 2007.

On October 10, 2008, a court hearing was conducted and the court upheld the EIR on all issues other than on the issues related to the conclusions regarding fire safety. This finding by the court was based upon the City’s decision to decline to adopt the use of controlled burning and grazing of Project open space areas. The court then directed the City to reconsider its determination that fire safety impacts would be less than significant in the absence of controlled burns and grazing in the open space areas. Based on the court’s decision, the City revised the “REIR” to address the fire safety issue. The owners of Fanita Ranch planned 1,400-units of housing on the site but the partnership, led by Barratt American, a residential Carlsbad home builder, struggled, and then filed for bankruptcy in early 2010.

Carlsbad-based residential developer HomeFed Corp. announced that it had acquired the controversial 2,600-acre Fanita Ranch project in a foreclosure auction. The residential developer paid \$11 million in the auction. HomeFed said it "acquired the property with the intention of modifying and completing the necessary entitlements to develop the property as a master-planned community, although there can be no assurance that the company will be successful in these efforts." HomeFed Corp. has not submitted permit applications with the City of Santee at this time.

4.17.3.2 Industrial Uses

Sycamore Landfill Master Plan. The City of San Diego has prepared a revised Sycamore Landfill Master Plan Draft EIR for the expansion of the existing landfill, which has been in operation since 1963, with the most recent land use permits being granted by the City of San Diego in 2002. Potentially significant impacts were identified at that time for air quality, noise, and biological resources, but revisions to the project and implementation of mitigation measures were found to avoid or mitigate those potentially significant impacts. The expansion project has the potential to impact; 1) nesting California gnatcatchers resulting from changes in noise levels in the MHPA from landfill activities; 2) habitat disturbance west of Spring Canyon/Little Sycamore Canyon ridgeline; 3) potential disturbance of sensitive plants such as barrel cactus and *Dudleya variegata* along Spring Canyon/Little Sycamore Canyon ridgeline; 4) habitat disturbance within vegetated stream channels; and 5) impacts to 8,570 *Dudleya variegata* from continued landfill development. The landfill proposes to provide offsite mitigation lands as allowed under the provisions of the MSCP/MHPA to reduce potential impacts to less than significant levels.

4.17.3.3 Infrastructure

SR 52 Auxiliary Lanes, Truck Lane, and Inside Widening: From SR 52/I-15 to Mast Boulevard. This project includes an undercrossing (7.4/13.3) (auxiliary lanes) from Mast Boulevard, an undercrossing to SR 52/SR 125 separation (13.3/14.9) (inside widening) and from west of Santo Road, and an overcrossing to the west of Oak Canyon Bridge (truck lanes) in San Diego. Phase 1 would construct eastbound and westbound auxiliary lanes and truck lanes. Phase 2 would add one mixed flow lane in each direction, widen two structures and install a ramp meter at Mission Gorge Road (preliminary engineering only) and widen the existing roadway. Phase 1 is complete and Phase 2 is scheduled for operation by June 2013. Phase 2 of this project could potentially be under construction within the first portion of the Quail Brush Project construction time frame.

Another planned project with the potential to impact area traffic and transportation facilities is the proposed expansion of the Sycamore Landfill. The proposed expansion would include mitigation measures at the intersection of Mast Boulevard and Sycamore Landfill Road. If the landfill expansion and/or road mitigation improvements at the intersection were to occur during proposed Project construction, there would likely be impacts to area traffic. In general, the additional Project construction traffic is not expected to have adverse cumulative effects to area public traffic or public streets and facilities.

The Transportation Management Plan for the construction phase of the Project will include consideration of the Sycamore Landfill expansion, as well as planned SR 52 improvements. The applicant will coordinate the creation of the Plan with Sycamore Landfill for all roads and traffic

control activities on Sycamore Landfill Road and within the landfill facility property. Project operation is not anticipated to have any cumulative impacts.

City of Santee Street Repair Program. The City of Santee is preparing to launch what will be the largest and most expensive series of street repair projects in the City's 31-year history. The City is proposing to resurface several major streets beginning in late summer 2011. Fanita Parkway is the highest priority and will be the first street within the project to be completed. The following streets are included in the first phase:

- Fanita Parkway
- Lake Canyon Road (Fanita Parkway to Carlton Hills Boulevard)
- East Glendon Circle Neighborhood
- Rumson Drive
- Carlton Hills Boulevard
- Mission Gorge Road (Cottonwood Avenue to Riverview Parkway)

No information regarding potential environmental impacts that could result from this road work is currently available.

Mission Trails Regional Park Multi-Use Staging Area Project. This project is at the entrance to the East Fortuna region of the Mission Trails Regional Park (MTRP) and trails for hiking, mountain biking and horseback riding. Parking is available for 47 cars and up to 15 vehicles with horse trailers. There are 12 picnic sites and four 12-foot by 12-foot horse corrals available for use by the public. The gates to this park entrance are open 8:00 a.m. to 5:00 p.m. from November 1 through March 31, and 8:00 a.m. to 7:00 p.m. from April 1 through October 31. A final mitigated negative declaration (MND) was completed in October 2001 and the project was completed in 2004. The MND determined that with implementation of mitigation identified in the MND, any significant impacts would be reduced to less than significant levels.

4.17.3.4 General Plan/Specific Plan Updates

Mission Trails Regional Park Long-Range Plan Amendment. The City of San Diego City Planning and Community Investment Department, Park Planning Section has initiated a formal Master Plan Update (MPU) process for MTRP. The MTRP MPU process includes a series of public workshops to engage local stakeholders and the interested public in the identification and refinement of future development options for MTRP.

As part of the MPU process, a Natural Resource Management Plan (NRMP) is also being prepared. The NRMP, a requirement of the Multiple Species Conservation Program (MSCP), is being developed concurrently with the MPU to ensure that protection and management concerns for both environmental and cultural resources have been fully assessed and integrated into the MPU.

A Programmatic EIR will also be written as a part of this effort to ensure CEQA compliance for all proposed facilities and management activities planned as part of both the MPU and NRMP. Due to the programmatic nature of the EIR, supplemental detailed CEQA consistency analysis may be required for the future development and management activities.

4.17.4 Conclusion

This section identifies past, present, and reasonably foreseeable future projects that could produce related or cumulative impacts when combined with the proposed Project impacts. Each of the projects discussed within this section has been or would be analyzed for potential impacts on its own, and appropriate project-specific mitigation measures developed to reduce that project’s impacts to less than significant levels. Each project is required to comply with all applicable LORS. With regard to residential development, the housing downturn has resulted in long delays with projects being put on hold. As a result, the permitting process and construction timeframes have been altered such that these projects may be developed at a much later time than originally planned. Therefore, fewer projects are likely to coincide with the construction of the proposed Project.

The analyses of the proposed Project’s potential to result in cumulative impacts as a result of the combination of its impacts with those of the identified cumulative projects, is addressed in each of the resources sections presented in this AFC. The incremental contribution by the proposed Project to overall development in the East Elliott Community Plan area is small. Implementation of the mitigation measures described in each resource section of this AFC would limit the proposed Project’s contribution to acceptable levels for all issue areas. Consequently, the contribution of the proposed Project to cumulative impacts would be expected to be less than significant.

4.17.5 Stipulated Conditions of Certification

No stipulated conditions of certification are proposed for cumulative impacts.

4.17.6 Mitigation Measures

No additional mitigation measures for cumulative impacts are proposed.

4.17.7 Laws, Ordinances, Regulations and Standards

The applicable LORS for the proposed Project are presented in each resource section in Section 4.0.

4.17.8 Agencies and Agency Contacts

Table 4.17.2 provides a list of agency contacts for the Project.

Table 4.17-2 Agencies and Agency Contacts for Cumulative Impacts

Topic	Applicable Agency	Name	Title	Phone	Email	Mailing Address
Land Use Plans and Permits	City of San Diego	Kelly Broughton	Director	619-321-3233	Kbroughton@sandiego.gov	1222 First Avenue, MS 301 San Diego, CA 92101-4154
Development Services	City of San Diego	Morris Dye	Development Project Manager	619-236-7258	Mdye@sandiego.gov	1222 First Avenue, MS 301 San Diego, CA 92101-4154
Development Services	City of Santee	TBD	TBD	619-258-4100	TBD	10601 Magnolia Avenue, Building #4 Santee, CA 92071

4.17.9 Required Permits and Permitting Schedule

Not applicable.

4.17.10 References

City of San Diego. 2011. Tierrasanta Community Plan. Available online at <http://www.sandiego.gov/planning/community/profiles/tierrasanta/pdf/tierrasanta042611c.pdf>. Accessed 24 August 2011.

U.S. Census Bureau. 2000. Fact sheet: Zip Code Tabulation Area 92124. Available online at http://factfinder.census.gov/servlet/SAFFFacts?_event=Search&geo_id=&_geoContext=&_street=&_county=92124&_cityTown=92124&_state=&_zip=92124&_lang=en&_sse=on&pctxt=fph&pgsl=010. Accessed 24 August 2011.