

APPENDIX 7

*Land Use Consistency Tables**

** This appendix has been updated since publication in the Draft EIR/EIS. Changes are shown in ~~strikethrough~~-underline.*

Table 7-1
Consistency Analysis with Applicable Land Use Plans, Policies, and Regulations for the
Proposed East County (ECO) Substation Project
Federal Land Use Plans, Policies, and Regulations

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
BLM Eastern San Diego County Resource Management Plan	
Land Use Authorizations Subsection	
<p>Land Use Authorizations (LUA)-01: Wilderness Study Areas (WSAs) are exclusion areas for all types of LUAs.</p> <p>LUA-02: Areas of Critical Environmental Concern (ACECs) are avoidance areas for all land use authorizations other than for renewable energy (i.e., wind and geothermal development).</p> <p>LUA-03: ACECs are exclusion areas for renewable energy (i.e., wind and geothermal development).</p>	<p>The 1.5-mile segment of the proposed 138 kV transmission line under BLM jurisdiction would not be located within a designated WSA or an ACEC and would, therefore, be consistent with these policies.</p>
Leases/Permits/Easements Subsection	
<p>Leases/Permits/Easements (LPE)-05: Proposed activities (e.g., surface-disturbing activities) will not be approved until compliance with Section 106 of the National Historic Preservation Act (NHPA) has been completed and documented, including where applicable, consultation with the State Historic Preservation Office (SHPO) and federally recognized tribes.</p>	<p>An approximate 1.5-mile segment of the proposed 138 kV transmission line would traverse BLM-administered land. Correspondence with the Native American Heritage Council is included in SDG&E's PEA for the East County Substation Project (August 2009) and a Cultural Resources Technical Study was prepared and, therefore, the project would be consistent with this policy.</p>
Right-of-Way Subsection	
<p>Right-of-Way (ROW)-03: Locate new major utility ROWs only in a designated corridor, unless an evaluation of the project shows that location outside of a designated corridor is the only practicable alternative.</p>	<p>The 1.5-mile segment of the proposed 138 kV transmission line under BLM jurisdiction would be located in the only designated utility corridor in the Eastern San Diego Planning Area and, therefore, the project would be consistent with this policy.</p>
Renewable Energy Subsection	
<p>Renewable Energy (RNE)-03: ACECs are exclusion areas for renewable energy development.</p>	<p>The 1.5-mile segment of the proposed 138 kV transmission line under BLM jurisdiction would not be located within a designated ACEC and would, therefore, be consistent with these policies.</p>
<p>RNE-08: Provide for the production and distribution of renewable energy, consistent with management decisions in the Resource Management Plan (RMP)/Record of Decision (ROD).</p> <p>RNE-09: Allow the use of public lands for production of renewable energy compatible with management of sensitive resources.</p>	<p>The proposed 138 kV transmission line would distribute renewable energy generated in Mexico to the Boulevard Substation which would in turn deliver the energy to markets in need. Therefore, the ECO Substation Project (including the 138 kV transmission line crossing BLM-administered lands) would be consistent with this policy.</p>
<p>RNE-11: Do not allow surface occupancy of renewable energy facilities in special designation areas (wilderness areas, wilderness study areas, and ACECs).</p>	<p>The 1.5-mile segment of the proposed 138 kV transmission line under BLM jurisdiction would not be located special designation areas and would, therefore, be consistent with these policies.</p>
Utility Corridor Subsection	
<p>Utility Corridors (COR)-01: There is one designated utility corridor on BLM-administered lands within the Planning Area. This corridor has a maximum length of 1.5 miles and a</p>	<p>Between MPs 0.1 and 1.6, the proposed 138 kV transmission line would traverse BLM-administered land and would be located within the BLM-designated utility corridor (the</p>

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<p>maximum width of 1 mile with the northern boundary being the southern boundary of the Interstate 8 (I-8) right of way (ROW).</p> <p>COR-02: Consolidation of major ROWs within the approved corridor to minimize resource impacts.</p> <p>COR-03: The designated corridor would be the preferred location for major utility ROWs passing through the Planning Area.</p> <p>COR-05: All new utility ROWs, consisting of the following types, will be located only within the designated corridor: 1) new electrical transmission towers and cables of 161 kV or above, 2) all pipelines with diameters greater than 12 inches, 3) coaxial cables for interstate communications, and 4) major aqueducts or canals for interbasin transfers of water.</p>	<p>remaining segment of the proposed transmission line would not be under the jurisdiction of the BLM). Therefore, the ECO Substation Project would be consistent with these policies.</p>
<p>COR-06: Avoid special designation areas and environmentally sensitive areas.</p>	<p>The 1.5-mile segment of the proposed 138 kV transmission line under BLM jurisdiction would not be located special designation areas or a designated environmentally sensitive area and would, therefore, be consistent with this policy.</p>
<p>COR-07: Proposed activities (e.g., surface-disturbing activities) within the utility corridor will not be approved until compliance with Section 106 of the NHPA has been completed and documented, including, where applicable, consultation with the SHPO and federally recognized tribes.</p>	<p>An approximate 1.5-mile segment of the proposed 138 kV transmission line would traverse BLM-administered land. Correspondence with the Native American Heritage Council is included in SDG&E's PEA for the East County Substation Project (August 2009) and a Cultural Resources Technical Study was prepared and, therefore, the project would be consistent with this policy.</p>
Special Designation Areas Subsection	
<p>Designated Wilderness Area (DWA)-01: Provide for the long-term protection and preservation of the area's wilderness character under the principle of nondegradation. The area's naturalness and untrammeled condition; opportunities for solitude; opportunities for primitive and unconfined types of recreation; and any ecological, geological, or other features of scientific, educational, scenic, or historic value will be managed so that they remain unimpaired.</p> <p>DWA-05: Proposed activities (e.g., surface-disturbing restoration activities) will not be approved until compliance with Section 106 of the NHPA has been completed and documented, including, where applicable, consultation with the SHPO and federally recognized tribes.</p> <p>DWA-09: Wilderness areas withdrawn from all forms of land entry including land use authorizations for commercial purposes, mineral entry, mineral leasing, and mineral sales.</p> <p>DWA-10: No use of motor vehicles, motorized equipment, or other form of mechanical transport is allowed.</p>	<p>The 1.5-mile segment of the proposed 138 kV transmission line under BLM jurisdiction would not be located within a designated wilderness area or ACEC and would, therefore, be consistent with these policies.</p>

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<p>DWA-11: No structure or installation within these areas is allowed.</p> <p>Areas of Critical Environmental Concern (ACC)-01: ACECs will provide protection for relevant and important values including, but not limited to, special-status species, wildlife, scenic, and significant cultural resources values.</p> <p>ACC-02: Protection of relevant and important values will take precedence over authorized land uses.</p> <p>ACC-08: Proposed activities (e.g., surface-disturbing activities) will not be approved until compliance with Section 106 of the NHPA has been completed and documented, including, where applicable, consultation with the SHPO and federally recognized tribes.</p> <p>ACC-09: Manage the Table Mountain and In-Ko-Pah Mountain ACECs for biological and cultural values.</p> <p>ACC-12: ACECs are exclusion areas for renewable energy development.</p> <p>ACC-13: ACECs are avoidance areas for all Land Use Authorizations other than renewable energy (geothermal).</p>	

Local Land Use Plans, Policies, and Regulations

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
County of San Diego Existing General Plan–Land Use Element	
<p>Land Use Element (Overall Goal): Accommodate population growth and influence its distribution to protect and use scarce resources wisely; preserve the natural environment; provide adequate public facilities and services that are efficient and equitable; assist the private sector in the provision of adequate, affordable housing; and promote the economic and social welfare of the region.</p>	<p>Operation of the East County (ECO) Substation Project would not result in a permanent increase to the local project area's population; therefore, additional public services, including police protection services, schools, parks, and libraries would not be required (potential impacts and mitigation measures associated with fire protection services are discussed in Section D.15, Fire and Fuels Management, of this Environmental Impact Report/Environmental Impact Statement (EIR/EIS)). Since new permanent employees would not be needed during operation, the ECO Substation Project would not trigger the need for additional housing in the project area.</p> <p>Although construction and operation of the project would result in impacts to the natural environment, the project would indirectly work toward preserving the natural environment by acting as an interconnection hub for renewable energy generators in the project area and by delivering renewable energy to markets in need. In addition, the project would</p>

East County Substation/Tule Wind/Energia Sierra Juarez Gen-Tie Projects
APPENDIX 7– LAND USE CONSISTENCY TABLES

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	further federal, state, and County of San Diego (County) efforts to increase renewable energy production within the County. Therefore, the project would be consistent with this policy.
Land Use Element Goal 2.1: Promote wise uses of the County's land resources, preserving options for future use.	The ECO Substation would be located on undeveloped land north of the U.S.-Mexico border fence and outside of the community of Jacumba. Between the ECO Substation and approximate MP 9, the 138 kilovolt (kV) transmission line would be located adjacent to the existing Southwest Powerlink (SWPL). (From MP 9 to the rebuilt Boulevard Substation, the transmission line would generally be located adjacent to existing dirt roads and residences). The project is intended to become an interconnection hub for planned renewable energy generation in the County and would improve the reliability of power delivery to surrounding communities. Therefore, the project would be consistent with this policy.
Land Use Element Goal 2.3: Retain the rural character of non-urban lands.	Components of the ECO Substation Project would be located on lands primarily designated for Multiple Rural Use. The ECO Substation Project would construct and operate industrial elements (including new electrical substations and 13.3 miles of transmission line and associated support structures) in and near the communities of Jacumba and Boulevard. SDG&E would implement mitigation measures (see Section D.3 Visual Resources) that would minimize impacts to rural character to the extent feasible. In addition, the ECO Substation would be located nearly 4 miles east of the community of Jacumba, 9 miles of the 13.3 mile 138 kV transmission line would be located parallel to the existing 500 kV SWPL transmission line, and the rebuilt Boulevard Substation would replace the existing Boulevard Substation. Therefore, because mitigation would be implemented that would minimize rural character impacts to the extent feasible and because industrial elements (e.g., the SWPL 500 kV, the existing Boulevard Substation) are established uses in the area, the ECO Substation Project would not significantly impact the rural character of non-urban lands. Therefore, the ECO Substation Project would be consistent with this goal.
Land Use Element Goal 3.1: Protect lands needed for preservation of natural and cultural resources; managed production of resources; and recreation, education, and scientific activities.	The ECO Substation Project would avoid open space preserves; however, as proposed, the 138 kV transmission line would traverse a large swath of land identified in the Bureau of Land Management's (BLM's) Eastern San Diego County Resources Management Plan as Quino Checkerspot Butterfly Critical Habitat (see Section D.2, Biological Resources). In addition, the results of a November 2009 cultural survey revealed previously unidentified, potentially sensitive cultural resources located within the boundaries of the ECO Substation site (see Section D.7 Cultural and Paleontological Resources). However, as discussed in Sections D.2 and D.7, mitigation has been proposed that would mitigate (to the extent feasible) identified impacts to biological and cultural resources. Therefore, with implementation of mitigation, the ECO Substation Project would be consistent with this goal.

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<p>Land Use Environmental Goal 3.2: Promote the conservation of water and energy resources.</p>	<p>While construction of the ECO Substation Project would require a constant supply of water over an approximate 5 month period, operation of the Project would not use excessive volumes of water. Water used for landscaping and fire suppression would be stored within the ECO Substation yards in a 120,000-gallon tank that would likely be provided by the same purveyor providing water for construction purposes. According to the Preliminary Landscape Concept Plans for the ECO and Boulevard Substations, irrigation systems using reclaimed or other non-potable water sources would be installed at the substation sites for irrigation of landscaping after establishment (during establishment water would be truck to the substations). Irrigation at the ECO Substation and Boulevard Substation would be provided by SDG&E for the first two years after landscape installation. Although construction of the Project would require up to 30 million gallons of water the use of this water would be short-term and the use of reclaimed water during operations would promote water conservation. Therefore, because the ECO Substation Project would act as an interconnection hub for renewable energy generation in southeastern San Diego County, the Project would be consistent with this goal.</p>
<p>Regional Categories Policy 1.4 (Rural Development Area): Proof of long-term groundwater supply is provided.</p>	<p>SDG&E has indicated that limited volumes of water would be required for use during operations. Water would be stored on-site at the ECO Substation in an approximate 120,000-gallon water tank and would be used for irrigation and fire fighting purposes. Depending on the type of insulators used and the level of contamination, insulator washing may occur at the ECO and Boulevard substations. It is expected that water required during operations could be supplied by the same source supplying water for construction (see Section D.12 Water Resources for discussion regarding potential water sources). The ECO Substation project would be consistent with this policy.</p>
<p>The Multiple Rural Use Policy (18) Land Use Designation is consistent with the use regulations of the following zones: RR, A70, A72, S80, S88 RRO, RC, C36, S90, S92, S94</p> <p><u>Within the Multiple Rural Use Policy (18) Land Use Designation (other than a single-family home on an existing lot) it is not intended that any development occur unless the proposed development has been carefully examined to assure that there will be no significant adverse environmental impacts, erosion and fire problems will be minimal, and no urban levels of service will be required.</u></p>	<p>Major Impact Utilities are conditionally permitted uses in the S92, S80, and S88 zoning designations (the ECO Substation Project would be located on or traverse lands designated as such by the County of San Diego Department of Planning and Land Use). Although Major Impact Utilities require a Major Use Permit for construction and operation in the S92, S80, and S88 zones, the County of San Diego has no jurisdiction over the ECO Substation Project and, therefore, the Project would not be required to obtain a Major Use Permit from the County. However, because the ECO Substation Project would result in significant and adverse fire impacts (see Section D.15 Fire and Fuels Management), the project would not be consistent with the Multiple Rural Use Policy (18). Because the Multiple Rural Use (18) designation does not exclude the development of electrical utilities, the ECO Substation Project would be consistent with the Multiple Rural Use (18) designation.</p>

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
County of San Diego Existing General Plan–Conservation Element	
POLICY 4 (X-22) Water. Reduce local reliance on imported water.	Because the Mountain Empire Subregion is dependent on groundwater and construction of the ECO Substation Project would require approximately 30 million gallons of water, water would likely be imported to the project site to meet construction needs. Operational water for fire suppression and landscaping purposes would likely be supplied by the same source utilized for construction water (see Section D.12, Water Resources, for discussion regarding off-site sources for construction water). The use of imported water during construction would be project-specific and would not affect regional goals seeking to reduce reliance on imported water. Therefore, with implementation of mitigation requiring SDG&E to identify reliable water sources for water used during construction (see Mitigation Measures HYD-3, Section D.12 Water Resources) the ECO Substation Project would be consistent with this policy.
POLICY 6 (X-22) Water. Conserve groundwater resources in areas where imported water is not available.	SDG&E has indicated that a combination of groundwater and imported water could be used to support construction and operation of the ECO Substation Project. Groundwater would only be used if groundwater studies (see Mitigation Measure HYD-3, Section D.12 Water Resources) indicate that the local groundwater aquifer is a viable source to serve the construction and operational needs of the Project. Therefore, the ECO Substation Project would be consistent with this policy.
POLICY 5 (X-47) Vegetation. San Diego County shall encourage the use of native plant species in review of landscaping and erosion control plans for public and private projects.	Conceptual landscape plans for the ECO Substation Project indicate that native plant material would be installed at the ECO Substation in order to replicate the existing vegetation patterns surrounding the substation site. Similarly, landscaping at the Boulevard Substation would appear naturalistic and would visually appear similar to surrounding vegetation patterns. Trees and shrubs would, however, be installed at the site in order to partially screen the facility from surrounding residents and motorists. Therefore, the ECO Substation project would be consistent with this policy.
POLICY 6 (X-47) Vegetation. If a project is determined to have significant adverse impacts on plants or wildlife, an acceptable mitigating measure may be voluntary donation of land or monies for acquisition of land of comparable value to wildlife.	Impacts to plants and wildlife are discussed in Section D.2, Biological Resources. As discussed in the Section, mitigation (Mitigation Measure BIO-5b) has been proposed and would implement approved special-status plant species compensation. Therefore, with implementation of mitigation, the ECO Substation Project would be consistent with this policy.
POLICY 9 (X-52) Vegetation. When significant adverse habitat modification is unavoidable, San Diego County will encourage project designers to provide mitigating measures in their design to protect existing habitat.	See Section D.2, Biological Resources. As discussed in the section, mitigation has been proposed which would involve the implementation of measures designed to protect existing habitat. Therefore, the ECO Substation Project would be consistent with this policy.
POLICY 9 (X-82) Vegetation To prevent erosion and slippage in man-made slopes, approved low maintenance trees, bushes and grasses which establish themselves quickly should be planted.	As indicated on the conceptual landscape plans, trees, shrubs and grasses would be planted in man-made slopes at the ECO and Boulevard substation sites. Therefore, the ECO Substation Project would be consistent with this policy.

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
County of San Diego Existing General Plan–Energy Element	
<p>Goal 1: Define and ensure adequate energy supplies for San Diego County.</p>	<p>Implementation of the ECO Substation Project would improve the reliability of the existing transmission system and improve the delivery of power to the communities of Boulevard, Jacumba, and surrounding rural areas (see Section A of this Environmental Impact Report (EIR)/Environmental Impact Statement (EIS) for objectives of the ECO Substation Project). Therefore, the ECO Substation Project would be consistent with this policy.</p>
<p>Goal 2: Encourage the use of alternative passive and renewable energy resources.</p> <p>Goal 4: Minimize environmental impact of energy sources.</p> <p>Goal 6: Minimize possibility of energy shortages and resulting hardships.</p> <p>Supply Policy (S)-6: Support the timely use of wind power, geothermal power, nuclear fusion power, solar electric and solar thermal power, and other potentially viable and cost-effective energy sources as the public issues that may surround the use of these energy sources become involved.</p>	<p>The proposed ECO Substation would encourage the use of renewable energy resources by providing an interconnection hub for planned renewable energy generation in southeastern San Diego County (contributing to state and federal renewable energy goals) and would eliminate the need for multiple generator-owned or generator-operated switching stations along San Diego Gas and Electric's (SDG&E's) existing SWPL 500 kV transmission line (which would limit environmental impacts associated within individual switching stations). Therefore, the ECO Substation Project would be consistent with this policy.</p>
<p>Goal 8: Encourage compatibility with National and State Energy Goals and City and Community General Plan/Regional Comprehensive Plans.</p>	<p>See response to County of San Diego General Plan, Energy Element, Goal 1. In addition to compatibility with local goals regarding the development of renewable energy resources, the ECO Substation Project would also contribute to the goals of the California RPS Program and Energy Report Update and would help meet the Governor's Executive Order S-14-08 that increased the RPS goal to 33% by 2020. In addition, to minimize conflicts with local land use plans, SDG&E would implement mitigation (mitigation is proposed throughout the impact analysis contained in Section D of this EIR/EIS). Therefore, with implementation of mitigation, the ECO Substation Project would be consistent with this goal.</p>
County of San Diego Existing General Plan–Public Facility Element	
<p>Policy 2.2: Development projects will be required to provide or fund their fair share of all public facilities needed by the development.</p>	<p>See Section D.15, Fire and Fuels Management. As a result of the increased fire probability resulting from implementation of the ECO Substation Project mitigation has been proposed which would fund improvements to the local fire districts. Therefore, the ECO Substation Project would be consistent with this policy.</p>
<p>Policy 2.3: Large Scale Projects will be required to plan for the siting of necessary public facilities and to provide or fund their fair share of all public facility needs created by the development.</p>	<p>See response to Policy 2.2. The ECO Substation Project would be consistent with this policy.</p>
<p>Parks and Recreation Goal: Fifteen Acres of local parkland per 1,000 unincorporated area residents.</p>	<p>Because the ECO Substation Project would not add permanent residents to the population as a result of operations, the Project would not affect the existing ratio of local parkland per 1,000 population and would, therefore, be consistent with this policy.</p>

East County Substation/Tule Wind/Energia Sierra Juarez Gen-Tie Projects
APPENDIX 7– LAND USE CONSISTENCY TABLES

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
Parks and Recreation Goal: Fifteen Acres of regional parkland per 1,000 residents in the region, exclusive of regional environmental reserves, regional open spaces and reserve parks.	Because the ECO Substation Project would not add permanent residents to the population as a result of operations, the Project would not affect the existing ratio of regional parkland per 1,000 population and would, therefore, be consistent with this policy.
Transportation Policy 5.1: The County will ensure that land uses surrounding County airports are compatible with the operation of the airport.	The 138 kV transmission line would pass through Review Area 2 of the Jacumba Airport (see Figure D.4-5a) and would therefore be subject to review by the County Airport Land Use Commission. The County would have the opportunity to make a determination regarding land use compatibility during the review process and, therefore, the ECO Substation Project would be consistent with this policy.
Solid Waste Goal: Minimize residential, commercial, and industrial solid waste generated in the County at its source.	While construction activities would generate typical construction wastes, waste generated during operation would not be excessive and would routinely consist of old, no longer serviceable equipment. Because the ECO and Boulevard Substation would be unmanned during operations, waste would typically only be generated at these facilities during maintenance activities and would be hauled away from the respective sites once work was completed. Therefore, the ECO Substation project would be consistent with this policy.
Solid Waste Goal: The safe, sanitary and environmentally acceptable collection, storage, transport, recycling and disposal of the solid waste that is generated.	The collection, storage, transport, recycling and disposal of waste generated during construction of the ECO Substation Project would be consistent with existing state solid waste policies. Therefore, the ECO Substation Project would be consistent with this goal.
Solid Waste Policy 1.2: Landfills shall be used primarily for wastes that cannot be recycled or processed and for the residual waste from processing facilities.	Wastes generated by construction of the ECO Substation Project would be recycled to the extent feasible. For wastes that cannot be recycled or processed, local area landfill would be utilized for disposal. Therefore, the ECO Substation Project would be consistent with this policy.
Law Enforcement Goal: Facilities to support a service level of four patrol shifts per 10,000 population or service area equivalent for commercial/industrial land uses.	Operation of the ECO Substation Project would not add permanent residents to the local area. Additional law enforcement is anticipated to be required during operation of the ECO Substation (which would be unmanned) and the 138 kV transmission line. Because the ECO Substation would not add permanent residents to the project area the Project would not affect existing service ratios for local law enforcement. Therefore, the Project would be consistent with this goal.
Law Enforcement Policy 3.2: New development in the unincorporated area will be required to contribute its fair share toward financing sheriff facilities toward achieving the short term objective.	No permanent residents would be added to the project area as a result of operation of the ECO Substation Project and, therefore, additional law enforcement is not anticipated to be required. In addition, because the County of San Diego has no land use jurisdiction, the ECO Substation Project would not be subject to County development impact fee programs for new development (assuming such a program would be applicable to new industrial-type development). Therefore, the ECO Substation Project would be consistent with this policy.

East County Substation/Tule Wind/Energia Sierra Juarez Gen-Tie Projects
APPENDIX 7– LAND USE CONSISTENCY TABLES

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
Schools –Policy 1.2: To the extent allowable under State law, new development shall be required to provide additional facilities needed to serve children generated by the new development. Such facilities shall be of the quality and quantity sufficient to meet State Department of Education standards or to maintain an existing higher level of service provided by affected school districts' facilities.	Operation of the ECO Substation Project would not add permanent residents to the area and, therefore, the Project would be consistent with this policy.
Fire Protection and Emergency Services Goal: Emergency travel time in Rural Areas is 20 minutes.	Section D.15, Fire and Fuels Management, provides a discussion regarding potential impacts to response times as a result of the ECO Substation Project. As discussed in Section D.15, mitigation (specifically, Mitigation Measure FF-3 which would provide funding for the training and acquisition of necessary firefighting equipment and services) has been proposed in order to improve the response time and effectiveness of firefighting activities at the ECO Substation. Because local fire districts are located in the communities of Boulevard and Jacumba and are located within 5 miles of all project components, response times to fire emanating from the 138 kV transmission line could be responded to within the Fire Protection and Emergency Services response time goal established by the General Plan assuming a assuming 35 mph response speed (National Fire Protection Association standard) by responding districts (see Section D.14, Public Services and Utilities). Therefore, the ECO Substation Project would be consistent with this policy.
Policy 2.1: New development shall be required to finance its full and fair share of the facility and equipment needs that it generates.	As discussed in Section D.15, Fire and Fuels Management, mitigation (Mitigation Measure FF-3) has been proposed which would require SDG&E to provide funding for the training and acquisition of necessary firefighting equipment and services in the local area. Therefore, with implementation of mitigation, the ECO Substation Project would be consistent with this policy.
Water Provision Systems Policy 1.2: Discretionary land development projects dependent on imported water will only be approved if the service provider reasonably expects that water facilities will be available concurrent with need, and that all appropriate requirements will be met through conditions placed on project approval.	The County of San Diego does not have land use jurisdiction over the ECO Substation Project, however, prior to construction SDG&E would be required to prepare documentation that identifies one or more reliable water sources to be used during construction (see Section D.12 Water Resources (Mitigation Measures HYD-3)). Therefore, if studies indicate that the use of imported water would be required, then SDG&E would be required to identify an off-site water source and demonstrate that the water needs of the project could be met by off-site water source(s). Therefore, with implementation of mitigation identified in Section D.12, the ECO Substation project would be consistent with this policy.
Policy 1.3: All land development projects requiring the use of imported water shall obtain a commitment of service by the appropriate district prior to land preparation and construction.	See Response to Water Provision Systems Policy 1.2. With implementation of mitigation (see Section D.12 Water Resources). The ECO Substation Project would be consistent with this policy.
County Trails Program Policy 3.7: Development projects and other discretionary projects proposed on lands upon which a trail or pathway in the Regional Trail Plan or Community Trails	Section D.5, Wilderness and Recreation, discusses potential impacts to County of San Diego trails and pathways. As discussed in Section D.5, the proposed 138 kV transmission

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
Master Plans has been identified may be required to dedicate and improve land for trail or pathway purposes.	line would traverse several existing trails between MP 7.6 and MP 12. While the County of San Diego does not have land use jurisdiction over the Project, the County would have the opportunity to review and comment provide comments regarding the EIR/EIS for the Proposed Project which would be considered by the CPUC. The ECO Substation Project would, therefore, be consistent with this policy.
<i>County Diego Existing General Plan–Seismic Element</i>	
Risk Policy 1: Control uses of land to avoid exposing people and property to unacceptable levels of risk.	Because the underlying S92, S80, and S88 zones and the applicable General Plan land use designations (Multiple Rural Use, Public Semi-Public Lands, and Specific Plan Area) do not specifically exclude electrical utilities, the ECO Substation Project would be consistent with County of San Diego zoning and General Plan designations for the project area. Mitigation measures intended to minimize risks presented by construction and operation of the Project are proposed throughout the EIR/EIS. Although the ECO Substation Project would result in significant and unmitigable impacts regarding the increased probability of wildfire in the area, the Project would be consistent with applicable use designations established by the County of San Diego and would, therefore, be consistent with this policy.
Risk Policy 3. Discourage expansion of existing development and construction of new development, especially essential facilities, in localities exposed to hazards unless the hazards can be mitigated to the satisfaction of responsible agencies.	The ECO Substation Project consists of a new electrical substation, a new 13.3-mile transmission line, and a rebuild of the existing Boulevard Substation. Transmission lines and substations are designed to withstand strong ground shaking and moderate ground-deformation impacts associated with strong seismic shaking, however, because ground shaking could trigger liquefaction, mitigation measures GEO-3 and GEO-4 have been proposed and would minimize the potential impacts to less than significant levels. Therefore, the ECO Substation Project would be consistent with this policy.
Risk Policy 4. Scale the type of development to the amount of hazard present and to the level of risk which is acceptable for that development.	See response to Risk Policy 3, above. The ECO Substation Project would be consistent with this policy.
Fault Rupture Policy 2. Require a geologic report for other development proposed in special studies zones as defined under the Alquist-Priolo Act (Sec. 5406, Zoning Ordinance) or in special studies zones defined by the County of San Diego.	The proposed ECO Substation Project site does not cross any mapped Alquist-Priolo Earthquake Hazard Zones, County-level fault special study zones, or any mapped faults of Quaternary age that are active or potentially active. Therefore, a geologic report would not be required according to the thresholds established by Fault Rupture Policy 2. Therefore, the ECO Substation Project would be consistent with this policy.
Landslides Policy 2: Require a geologic report prepared by a certified engineering geologist on any development site where landslides or similar geologic hazards are known or suspected to exist. Landslides Policy 3: Require, where evaluation indicates that a slope can be stabilized, that stabilization be a condition for development and that the foundation and earth work be	As discussed in Section D.13, Geology, Minerals, and Soils, the majority of the ECO Substation Project components would be located on relatively flat to gently sloping terrain and, therefore, little potential exists for slope failure. While the 138 kV transmission line would cross areas of more steeply sloping terrain constructed work zones in this relatively steep terrain area would be developed (if found to be necessary) following the CBC and County Ordinances to minimize risks associated

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<p>supervised by a certified engineering geologist.</p> <p>Landslides Policy 4. Prohibit alteration of the land in areas where there is a high potential for activation of landslides. Such alterations include excavation, filling, removal of vegetative cover; and concentrations of water from drainage, irrigation, or septic systems.</p> <p>Landslides Policy 5. Prohibit development in areas of extensive landsliding where stabilization cannot reasonably be done.</p> <p>Landslides Policy 6. Require provision of rock nets, fences, berms, or other features designed to prevent road blockage from rockfalls for single access routes to new developments.</p>	<p>with slope failure or instability. Therefore, the ECO Substation Project would be consistent with this <u>these policies</u>.</p>
<p>New Development Policy 5. Prohibit construction of homes and essential facilities in hazardous areas unless they can be designed to reduce the hazard to the satisfaction of responsible agencies.</p> <p>New Development Policy 6. Require major utility lines which cross hazardous areas to be built with features that provide for either automatic shut-off or for quick repairs.</p>	<p>As proposed by Mitigation Measure GEO-3, SDG&E would perform geotechnical studies to evaluate the potential for liquefaction, lateral spreading, seismic slope instability, and ground-cracking hazards to affect the approved project and all associated facilities. Where these hazards are found to exist, appropriate engineering design and construction measures that meet California Building Code and Institute of Electrical and Electronics Engineers design parameters would be incorporated into the project designs. Additional mitigation has been proposed in Section D.13, Geology, Minerals and Soils and in Section D.15, Fires and Fuels Management, to minimize potential seismic- and wildfire impacts. For example, as discussed in Section D.15, mitigation measure FF-4 (Customized Fire Protection Plan for Project) would include emergency shut-down provisions and fire suppression/detection systems. Therefore, the ECO Substation Project would be consistent with these policies.</p>
<p>New Development Policy 7. Require submission of soils and geologic reports prepared by a certified engineering geologist on all projects where geologic hazards are known or suspected to be present.</p>	<p>Mitigation Measure (GEO-2 and GEO-3) have been proposed and would require SDG&E to conduct a soil report (to assess characteristics and aid in appropriate foundation design) and geotechnical studies to evaluate the potential for liquefaction, lateral spreading, seismic slope instability, and ground-cracking hazards at all project facilities. Therefore, the ECO Substation Project would be consistent with this policy.</p>
County of San Diego Draft General Plan Update–Land Use Element	
<p>Goal LU-2: Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.</p>	<p>Components of the ECO Substation Project would be located on lands primarily designated for Multiple Rural Use. The ECO Substation Project would construct and operate industrial elements (including new electrical substations and 13.3 miles of transmission line and associated support structures) in and near the communities of Jacumba and Boulevard. SDG&E would implement mitigation measures (see Section D.3 Visual Resources) that would minimize impacts to rural character to the extent feasible. In addition, the ECO Substation would be located nearly 4 miles east of the community of Jacumba, 9</p>

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	<p>miles of the 13.3 mile 138 kV transmission line would be located parallel to the existing 500 kV SWPL transmission line, and the rebuilt Boulevard Substation would replace the existing Boulevard Substation. Therefore, because mitigation would be implemented that would minimize rural character impacts to the extent feasible and because industrial elements (e.g.; the SWPL 500 kV, the existing Boulevard Substation) are established uses in the area, the ECO Substation Project would not significantly impact the rural character of non-urban lands. Therefore, the ECO Substation Project would be consistent with this goal.</p>
<p>Policy LU.2-7: Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment, and/or are detrimental to human health and safety.</p>	<p>As discussed in the respective sections of this EIR/EIS, APMs and mitigation measures would be implemented by SDG&E to minimize environmental impacts associated with the construction and operation of the ECO Substation Project. With the implementation of APMs and mitigation measures, impacts (including aesthetics-related impacts) would be minimized to the extent feasible. Therefore, the ECO Substation project would be consistent with this policy.</p>
<p>LU.4-2 Review of Impacts of Projects in Adjoining Jurisdictions. Review, comment, and coordinate when appropriate on plans, projects, and proposals of overlapping or neighboring agencies to ensure compatibility with the County's General Plan, and that adjacent communities are not adversely impacted.</p>	<p>A 1.5-mile segment of the proposed 138 kV transmission line would traverse public lands under the jurisdiction of the Bureau of Land Management. While the County of San Diego has no land use jurisdiction over the project, this impact analysis analyzes the ECO Substation Project (all components) for conformance with local plans and policies to assist in determining overall land use compatibility. Therefore, the ECO Substation project would be consistent with this policy.</p>
<p>Policy LU.4-6: Planning for Adequate Energy Facilities. Participate in the planning of regional energy infrastructure with applicable utility providers to ensure plans are consistent with the County's General Plan and Community Plans and minimize adverse impacts to the unincorporated County.</p>	<p><u>Components of the ECO Substation Project would be located on lands primarily designated for Multiple Rural Use. The ECO Substation Project would construct and operate industrial elements (including new electrical substations and 13.3 miles of transmission line and associated support structures) in and near the communities of Jacumba and Boulevard. SDG&E would implement mitigation measures (see Section D.3 Visual Resources) that would minimize impacts to rural character to the extent feasible. In addition, the ECO Substation would be located nearly 4 miles east of the community of Jacumba, 9 miles of the 13.3 mile 138 kV transmission line would be located parallel to the existing 500 kV SWPL transmission line, and the rebuilt Boulevard Substation would replace the existing Boulevard Substation. Therefore, because mitigation would be implemented that would minimize rural character impacts to the extent feasible and because industrial elements (e.g.; the SWPL 500 kV, the existing Boulevard Substation) are established uses in the area, the ECO Substation Project would not significantly impact the rural character of non-urban lands. Therefore, the ECO Substation Project would be consistent with this policy.</u>See response to Goal LU.2. The ECO Substation Project would be consistent with this policy.</p>

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
Policy LU.4-7: Airport Land Use Compatibility Plans (ALUCPs). Coordinate with the Airport Land Use Commission (ALUC) and support review of ALUCPs for development within Airport Influence Areas.	A segment of the ECO Substation Project's 138 kV transmission line would traverse land located within the Jacumba Airport's Airport Influence Area (Review Area 2) as identified in the Jacumba ALUCP and would be subject to review by the County of San Diego ALUC. SDG&E would, therefore, be required to coordinate design of the 138 kV transmission line with the ALUC. The project would be consistent with this policy.
Policy LU.5-3: Rural Land Preservation. Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semirural Land Use Designations.	The ECO Substation Project is primarily linear in nature, and implementation of the project would not jeopardize the preservation of existing open space and rural areas. The ECO Substation would be located in an undeveloped rural area, and the 138 kV transmission line would primarily be located adjacent to the existing SWPL transmission line. The Boulevard Substation rebuild would be located adjacent to the existing Boulevard Substation on rural residential land that allows for Major Impact Utilities (subject to a Major Use Permit). The ECO Substation Project would not conflict with the County's goal policy of preserving open space and rural lands and, therefore, would be consistent with this policy.
Policy LU-5.5: Projects that Impede Non-Motorized Travel. Ensure that development projects and road improvements do not impede bicycle and pedestrian access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative routes are implemented.	While not a traditional development project, the ECO Substation Project would not impede bicycle and pedestrian access within the communities of Boulevard and Jacumba. Although construction vehicles would be utilize Old Highway 80 in order to access construction sites, usage of Old Highway 80 is not anticipated to result in the closure of bicycle lanes on the highway. Therefore, the ECO Substation project would be consistent with this policy.
Policy LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.	This EIR/EIS analyzes potential impacts of the Proposed PROJECT which includes the ECO Substation Project. Mitigation measures and APMs have been proposed and would minimize environmental impacts to the extent possible. Therefore, the ECO Substation project would be consistent with this policy.
Policy LU-6.5 Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.	As discussed in Section D.12, Water Resources, Mitigation Measure (MM) HYD-6 (Preparation of a Stormwater Management Plan) includes provisions requiring SDG&E to incorporate Low-Impact Design Features into the project design (the Stormwater Management Plan would be prepared in accordance with the County of San Diego Major Storm Water Management Plan). Although the ECO Substation Project would include approximately 70 acres of impervious surface, the use of impervious surfaces would be minimized to the extent practicable and mitigation would be implemented to ensure that impacts to existing drainage patterns would be less than significant. The ECO Substation Project would be consistent with this policy.
Policy LU-6.6: Integration of Natural Features into Project Design. Require incorporation of natural features (including	Natural features would be incorporated into the ECO Substation Project development to the extent feasible

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.	however; construction of the Boulevard Substation rebuild, rebuild could require the removal of 3 on-site mature oak trees. Final design of the Boulevard Substation would avoid the removal of on-site oaks to the extent feasible; however, if the identified trees are removed during construction SDG&E would implement a tree replacement plan (see Section D.3, Visual Resources Mitigation Measure VIS-3m). Therefore, because mitigation would be implemented to minimize impacts to sensitive environmental resources (mature oaks), the ECO Substation Project would be consistent with this policy.
Policy LU-6.8: Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.	Grading associated with development of the ECO Substation Project would be limited to the extent practicable. In order to buffer views of the Boulevard Substation, all disturbed terrain would be recontoured and a manufactured and landscaped berm would be incorporated at the northern extent of the site (south of Old Highway 80). As shown in Figure D.3-9 (Sheet B1), the manufactured berm would not significantly alter the physical characteristics of the site. As indicated in Section D.12, Water Resources, the ECO Substation Project would include approximately 73 acres of impervious surface and construction activities would alter existing drainage patterns at project components sites. Natural drainage and topography would be utilized to the extent practicable and implementation of a Stormwater Management Plan (Mitigation Measure HYD-6) would ensure that impacts regarding increased surface runoff would be reduced to less than significant levels. Therefore, the ECO Substation Project would be consistent with this policy.
Policy LU.6-9: Protection from Hazards. Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazard.	The new 138 kV transmission line would be primarily located within an existing ROW adjacent to the SWPL transmission line. APMs and mitigation would be implemented to minimize potential hazards resulting from operation of the 138 kV transmission line to the extent feasible and, therefore, the ECO Substation Project would be consistent with this policy.
Policy LU.6-10: Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in very high and high hazard fire areas or other unmitigable hazardous areas.	This specific measure provides direction to the County regarding the assignment of land uses and densities and is, therefore, not applicable to the ECO Substation Project.
Policy LU.8-2: Groundwater Resources. Require development to identify adequate groundwater resources in groundwater-dependent areas, as follows: <ul style="list-style-type: none"> • In areas dependent on currently identified groundwater overdrafted basins, prohibit new development from exacerbating overdraft conditions. • Encourage programs to alleviate overdraft conditions in Borrego Valley. • In areas without current overdraft groundwater conditions, prohibit new groundwater-dependent development where overdraft conditions are foreseeable. 	The Mountain Empire subregion is nearly entirely dependent on groundwater resources. Although the local aquifer is not currently in overdraft, the use of groundwater during construction of the ECO Substation Project could impact the productivity of wells in the vicinity. Mitigation is proposed in Section D.12 of this EIR/EIS that would minimize the potential for construction activities to deplete the local groundwater supply. Minimal amounts of water are anticipated to be used during operations, and the small volume of water required for operation and maintenance would not significantly affect the existing groundwater supply should it be obtained from the on-

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	site well (see Section D.12, Water Resources). Therefore, the ECO Substation Project would be consistent with this policy.
Policy LU-8.3: Groundwater Dependent Habitat. Discourage development that would significantly draw down the groundwater table to the detriment of groundwater-dependent habitat, except in the Borrego Valley.	SDG&E is proposing to use a combination of groundwater and imported water for construction activities. If groundwater is determined to be inadequate for construction purposes, then water would be trucked in from the City of San Diego or the Sweetwater Authority (see Section D.12 Water Resources for discussion regarding construction water sources). As stated in Section D.12 Water Resources, groundwater would not be used by the ECO Substation Project if it is determined that its use would deplete the local groundwater supply. Therefore, the ECO Substation Project would be consistent with this policy.
Policy LU.10-2: Development–Environmental Resource Relationship. Require development in semi-rural and rural areas to respect and conserve the unique natural features and rural character and avoid sensitive or intact environmental resources and hazard areas.	Project impacts to environmental resources including biological resources (Section D.2) and cultural resources (Section D.7) are discussed and analyzed throughout Section D of this EIR/EIS. The ECO Substation Project would be located in an area of the County identified by CALFIRE as a very high and high fire hazard severity zone. and implementation of the project would introduce result in significant and adverse fire impacts (see Section D.15 Fire and Fuels Management), multiple ignition sources to a very high and high fire hazard and. Therefore, the ECO Substation Project would not be consistent with this policy.
Policy LU.10-4: Commercial and Industrial Development. Limit the establishment of commercial and industrial uses in semi-rural and rural areas that are outside of villages (including rural villages) to minimize vehicle trips and environmental impacts.	The ECO Substation would be located approximately 4 miles outside of the community of Jacumba. Other than routine maintenance inspection by existing SDG&E employees, the ECO Substation Project would not substantially increase the amount of vehicle trips in the area (SDG&E is already present in the area due to existing transmission and distribution lines and facilities). APMs and mitigation measures would be implemented by the ECO Substation Project to minimize environmental impacts to the extent feasible and, therefore, the ECO Substation project would be consistent with this policy.
Policy LU-11.2: Compatibility with Community Character. Require that commercial, office, and industrial development be located, scaled, and designed to be compatible with the unique character of the community.	The ECO Substation Project would construct and operate industrial elements (including new electrical substations and 13.3 miles of transmission line and associated support structures) in and near the communities of Jacumba and Boulevard. SDG&E would implement mitigation measures (see Section D.3 Visual Resources) that would minimize impacts to rural character to the extent feasible (measures would include implementing landscape plans at the proposed substations to better screen these facilities from view and incorporating finishes and selecting equipment that would reduce the visibility of transmission line structures and conductors). In addition, the ECO Substation would be located nearly 4 miles east of the community of Jacumba, 9 miles of the 13.3 mile 138 kV transmission line would be located parallel to the existing 500 kV SWPL transmission line, and the rebuilt

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	Boulevard Substation would replace the existing Boulevard Substation. Therefore, because mitigation would be implemented that would minimize rural character impacts to the extent feasible and because industrial elements (e.g., the SWPL 500 kV, the existing Boulevard Substation) are established uses in the area, the ECO Substation Project would not significantly impact the rural character of non-urban lands. Therefore, the ECO Substation Project would be consistent with this goal.
Policy LU-12.1: Concurrency of Infrastructure and Services with Development. Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing.	Impacts and mitigation measures regarding the provision of public services in the project area have been identified in this EIR/EIS. As discussed in Section D.15, Fire and Fuel Management, SDG&E would implement Mitigation Measure FF-3 (Development Agreement with Rural Fire Protection District) to provide for the training and acquisition of necessary firefighting equipment to serve the ECO Substation Project. Therefore, with implementation of Mitigation Measure FF-3, the ECO Substation Project would be consistent with this policy.
Policy LU-12.2: Maintenance of Adequate Services. Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve a higher improved LOS but do not achieve a LOS of D or better.	While operation of the ECO Substation Project would result in additional trips on project area roadways for switching and routine maintenance activities associated with the ECO Substation and 138 kV transmission line, the total volume of additional trips is not anticipated to degrade existing level of service operations on Old Highway 80 or Carrizo Gorge Road (Mobility Element roadways that may be used by construction vehicles). As discussed in Section D.15, Fire and Fuel Management, SDG&E would implement Mitigation Measure FF-3 (Development Agreement with Rural Fire Protection District) to provide for the training and acquisition of necessary firefighting equipment to serve the ECO Substation Project. In addition, the ECO Substation access road would be enhanced to include up to 28-foot graded width with 24-foot decomposed granite improved surface, and the 138 kV transmission line ROW maintenance road would be a 20-foot-wide, dirt road, resulting in adequate fire access during a fire or medical emergency (see Section D.15, fire and Fuels Management for additional information). Therefore, with implementation of Mitigation Measure FF-3 and construction of adequately-sized access roads, the ECO Substation Project would be consistent with this policy.
Policy LU-12.3: Infrastructure and Services Compatibility. Provide public facilities and services that are sensitive to the environment with characteristics of the unincorporated communities. Encourage the collection of infrastructure facilities, where appropriate.	<p>As noted below for various infrastructure and service systems, the ECO Substation Project would be consistent with this policy.</p> <p><u>Water - Water required during construction would likely be obtained by purchasing water from a water purveyor and/or drilling wells in the vicinity of the ECO Substation. The project would not require extension of water service. Should construction water be obtained using on-site wells, the well permitting, drilling, and installation would be done in</u></p>

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	<p><u>accordance with the State of California and County of San Diego environmental health requirements. The use of groundwater during construction of the Proposed ECO Substation Project could have adverse impacts on groundwater levels and thereby impact productivity of wells in the vicinity; however, implementation of Mitigation Measure HYD-3 would mitigate impacts to groundwater within the project area by ensuring that groundwater availability would not be adversely affected.</u></p> <p><u>Sewer - The ECO Substation Project does not propose installing a septic or sewer system.</u></p> <p><u>Fire - Fire protection services will be provided by the SDRFPD and the SDCFA. The applicant is in the process of obtaining approval of a FPP for the project.</u></p> <p><u>Roadways - New spur roads associated with the ECO Substation Project will be designed to conform with the topography to the greatest extent possible and grading required to construct these roadways will be minimized.</u></p> <p><u>Electricity – The 138 kV transmission line would primarily be located adjacent to the route of the existing Southwest Powerlink. The proposed transmission line was sited adjacent to this corridor to minimize potential visual impacts and to utilize an existing energy corridor.</u></p> <p><u>Additional Public Services – The project is not anticipated to increase demand for schools, libraries, or law enforcement.</u></p> <p><u>Additionally, the project is not anticipated to significantly impact solid waste collection or landfill capacity (see Section D.14, Public Services and Utilities), nor would the project adversely affect the provision of parkland for future residents.</u></p>
<p><u>Policy LU-12.4: Planning for Compatibility. Plan and site infrastructure for public utilities and public facilities in a manner compatible with community character, minimize visual and environmental impacts, and whenever feasible, locate any facilities and supporting infrastructure outside preserve areas. Require context sensitive Mobility Element road design that is compatible with community character and minimizes visual and environment impacts; for Mobility Element roads identified in Table M-4, and LOS D or better may not be achieved.</u></p>	<p><u>See response to Policy LU-12.3 above. With implementation of mitigation which would minimize environmental impacts to the extent feasible, the ECO Substation Project would be consistent with this policy.</u></p>
<p><u>Policy LU.13-2: Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with state law, to support the development prior to approval.</u></p>	<p><u>As discussed in Section D.12, Water Resources, of this EIR/EIS, the SDG&E has indicated that water for construction could be supplied by a combination of sources including groundwater and local water districts (see Section D.12, Water Resources). Limited water supplies would be required during operation of the Project and water could be provided by similar</u></p>

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	sources identified for construction water supply. Mitigation Measure HYD-3 would require SDG&E to prepare comprehensive documentation that identifies one or more reliable water sources for use during construction. Therefore, with implementation of mitigation identified in Section D.12 Water Resources, the ECO Substation Project would be consistent with this policy.
County of San Diego Draft General Plan Update–Mobility Element	
Policy M-2.4 Roadway Noise Buffers. Incorporate buffers or other noise reduction measures consistent with standards established in the Noise Element into the siting and design of roads located next to sensitive noise receptors to minimize adverse impacts from traffic noise. Consider reduction measures such as alternative road design, reduced speeds, alternative paving, and setbacks or buffers, prior to berms and walls.	The proposed driveway to the ECO Substation yards would be located off of Old Highway 80, more than 1,500 feet from the nearest residence. While traffic to the substation site would be continuous throughout construction of the substation yards, once completed operational traffic would be minimal and would consist of one or two trucks per week visiting the yards for routine maintenance. Noise generated by operational traffic to the ECO Substation is not anticipated to be excessive so as to warrant the introduction of buffers or other noise reduction measures along the project driveway. Therefore, the ECO Substation Project would be consistent with this policy.
Policy M-3.3 Multiple Ingress and Egress. Require development to provide multiple ingress/egress routes in conformance with State law, and local regulations.	Although one driveway is proposed to provide access to the ECO Substation site, multiple access gates would be provided to the substation yards. Also, multiple access points would not be prudent for an electrical substation due to the restricted nature of the facility. Therefore, the ECO Substation project would be consistent with this policy.
Policy M-4.4 Accommodate Emergency Vehicles. Design and construct public and private roads to allow for necessary access for appropriately sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.	Access roads into the ECO and Boulevard substations would be designed to comply with the access requirements of fire and emergency services vehicles. The project does not propose to construct roadways which would be utilized by residents during an event which would require the evacuation of the area. Therefore, the ECO Substation Project would be consistent with this policy.
County of San Diego Draft General Plan Update–Conservation and Open Space Element	
<u>Policy COS-2.1: Protection, Restoration and Enhancement. Protect and enhance natural wildlife habitat outside of preserves as development occurs according to the underlying land use designation. Limit the degradation of regionally important natural habitats within the Semi-Rural and Rural Lands regional categories, as well as within Village lands where appropriate.</u>	<u>As discussed in Section D.2 Biological Resources, construction of the ECO Substation Project would result in temporary and permanent impacts to native vegetation communities and indirect impacts to surrounding native vegetation communities from erosion, sedimentation, and increased risk of fire. To minimize impacts, mitigation measures including revegetation and habitat compensation are proposed. The compensatory mitigation identified in the EIR/EIS (see Mitigation Measure BIO-1e) is designed to provide for long-term suitable habitat use by the impacted species that may be subject to potential impacts resulting from the ECO Substation Project. Therefore, with implementation of mitigation, the ECO Substation Project would be consistent with this policy.</u>
Policy COS-2.2 Habitat Protection Through Site Design. Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat	Section D.2 Biological Resources, discusses potential impacts to biological resources. As indicated in Section D.2, impacts to biological resources would be minimized to the extent feasible

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
through site design.	through site design and the implementation of mitigation. With implementation of mitigation measures, impacts to native vegetation communities would be reduced to less than significant levels and, therefore, the ECO Substation Project would be consistent with this policy.
<u>Policy COS-3.1: Wetland Protection. Require development to preserve existing natural wetland areas and associated transitional riparian and upland buffers and retain opportunities for enhancement.</u>	<u>As discussed in Section D.2 Biological Resources, the ECO Substation Project would result in a total of approximately 0.4 acre of temporary impact and 0.9 acre of permanent impact to ACOE and RWQCB jurisdictional resources. In addition, the ECO Substation Project would result in a total of approximately 1.3 acres of temporary impact and 2.8 acres of permanent impact to CDFG jurisdictional streambeds. Impacts to wetland area would mitigated to less than significant levels with implementation of mitigation (see Section D.2, Impact BIO-2, ECO Substation Project) and therefore, the Project would be consistent with this policy.</u>
<p><u>Policy COS-3.2: Minimize Impacts of Development. Require development projects to:</u></p> <ul style="list-style-type: none"> • <u>Mitigate any unavoidable losses of wetlands, including its habitat functions and values; and</u> • <u>Protect wetlands, including vernal pools, from a variety of discharges and activities, such as dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing, and the introduction of invasive species.</u> 	<u>See response to Policy COS-3.1, above. The Project would be consistent with this policy.</u>
Policy COS-4.1 Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources	If groundwater is determined to be inadequate for use during construction then imported water would likely be hauled to the project site from a local source (see Mitigation Measure HYD-3, Section D.12 Water Resources). Minimal volumes of water (to be used for ongoing firefighting purposes and landscape irrigation for a period of two years) would be required during operation of the ECO Substation Project. SDG&E has indicated that if groundwater cannot fulfill the entirety of the Project's water needs then water from a local district such as the City of San Diego or the Sweetwater Authority would be imported to the site for use. Water would be stored at the ECO Substation and would be used in the event of an emergency (water could also be used for landscape irrigation at the substation sites). Therefore, because the ECO Substation Project would not waste water, the Project would be consistent with this policy.
Policy COS-4.2 Drought-Efficient Landscaping. Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.	Native plant species would be installed at the proposed ECO and Boulevard Substation on man-made slopes. According to SDG&E, irrigation systems using reclaimed water could be installed at the Boulevard substation site. Alternatively, water could be trucked into the site from the ECO Substation water tank. Landscaping at the Boulevard Substation site would only require water during the establishment period (approximately 2 years). Because landscaping would utilize native plantings at the ECO and Boulevard substation sites, the ECO Substation project would be consistent with this policy.

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
Policy COS-4.4 Groundwater Contamination. Require land uses with a high potential to contaminate groundwater to take appropriate measures to protect water supply sources.	If groundwater is determined to be inadequate for use during construction then imported water would likely be hauled to the project site from a local source. Therefore, the ECO Substation would be consistent with this policy.
Policy COS-5.2 Impervious Surfaces. Require development to minimize the use of directly connected impervious surfaces and to retain stormwater run-off caused from the development footprint at or near the site of generation.	The use of impervious surfaces would be minimized to the extent feasible, however, the ECO Substation Project would include nearly 70 acres of new impervious area. While the impervious areas would not all be directly connected, most of the new area would be located at the ECO Substation site. To minimize the impacts of new impervious areas on existing drainage patterns, SDG&E has proposed the construction of one basin at the ECO yards site for stormwater retention. The stormwater retention basin would be adequately sized to accommodate stormwater flows. Therefore, the ECO Substation Project would be consistent with this policy.
Policy COS-5.3 Downslope Protection. Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources.	Section D.12, Water Resources, analyzes potential impacts to existing drainage patterns resulting from the ECO Substation Project. As indicated in Section D.12, impacts associated with the degradation of water quality as a result of erosion were found to be less than significant with implementation of mitigation measures which included the preparation of a stormwater management plan. Upon implementation of mitigation measures (specifically Mitigation Measure HYD-1) impacts would be less than significant and the ECO Substation Project would be consistent with this policy.
Policy COS-5.5 Impacts of Development to Water Quality. Require development projects to avoid impacts to the water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources.	As discussed in Section D.12, Water Resources, excavation activities could contaminate groundwater through accidental material spills, however, this adverse impact is unlikely to occur because groundwater in the location of the project is typically deeper than the expected depth of excavation (the maximum excavation depth would be 25 feet). Although unlikely, the possibility remains of encountering groundwater in areas of underground springs and in the vicinity of groundwater wells. Implementation of Mitigation Measure HYD-2, along with Mitigation Measures HAZ-1a through HAZ-1d, HAZ-2a, and HAZ-2b (see Section D.10 Public Health and Safety) would mitigate impacts by ensuring that construction activities would avoid groundwater resources where possible and comply with federal, state, and County of San Diego water pollution control laws. Therefore, with implementation of applicable mitigation measures, the ECO Substation Project would be consistent with this policy.
Policy COS-6.2 Protection of Agricultural Operations. Protect existing agricultural operations from encroachment of incompatible land uses by doing the following: <ul style="list-style-type: none"> • Limiting the ability of new development to take actions to limit existing agricultural uses by informing and educating new projects as to the potential impacts from agricultural operations. 	Several transmission structures associated with the 138 kV transmission line would be located within an active agriculture farm. Placement of transmission structures within this area would not be deemed incompatible as the existing SWPL is currently located in the area. Agricultural uses would be permitted around the transmission structures and, therefore, the ECO Substation Project would be consistent with this policy.

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<ul style="list-style-type: none"> • Encouraging new or expanded agricultural land uses to provide a buffer of non-intensive agriculture or other appropriate uses (e.g., landscape screening) between intensive uses and adjacent non-agricultural land uses. • Allowing for agricultural uses in agricultural areas and designing development and lots in a manner that facilitates continued agricultural use within the development. • Requiring development to minimize potential conflicts with adjacent agricultural operations through the incorporation of adequate buffers, setbacks, and project design measures to protect surrounding agriculture 	
<p>Policy COS-7.1 Archaeological Protection. Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources.</p>	<p>Measures regarding the protection of important archaeological resources are discussed at length in Section D.7, Cultural Resources. as discussed in Section D.7, impacts o cultural /paleontological resources resulting from construction of the ECO Substation Project would be less than significant with implementation of mitigation measures CUL--2, -3A, -3B, -4, PALEO-1, 1A, -1B, -1C, 1D, and -1E. Therefore, with implementation of applicable mitigation measures, the ECO Substation Project would be consistent with this policy.</p>
<p>Policy COS-7.2 Open Space Easements. Require development to avoid archeological resources whenever possible. If complete avoidance is not possible, require development to fully mitigate impacts to archaeological resources.</p> <p>Policy COS-7.3 Archaeological Collections. Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner</p>	<p><u>As stated in Section D.4, Land Use, between MP 6 and 7 the ECO Substation 138 kV transmission line would traverse and be located within a dedicated County of San Diego open space easement. The County of San Diego has indicated that they would not authorize placement of the transmission line within the easement because the transmission line would not be consistent with the intent of the easement, namely, to protect biological and cultural resources. above in response to Policy COS-7.1, implementation of applicable mitigation measures would minimize potential impacts to cultural and paleontological resources to a level less than significant. However, information provided by SDG&E indicates that <u>although a segment of the transmission line would be located in a dedicated easement, biological and cultural resources would not be impacted by construction and operational activities. Therefore, because construction activities would avoid resources within the easement area and with implementation of construction monitoring and resource treatment plans (see Section D.7, Cultural and Paleontological Resources) the ECO Substation Project would be consistent with these is-policies.</u></u></p>
<p>Policy COS-7.4 Consultation with Affected Communities. Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources.</p>	<p>As part of the environmental review process for the ECO Substation Project, potentially affected communities/tribes would be consulted to determine treatment measures for cultural resources encountered during construction activities. Therefore, the ECO Substation Project would be consistent with this policy.</p>
<p>Policy COS-9.1 Preservation. Require the salvage and preservation of unique paleontological resources when exposed to the elements during excavation or grading</p>	<p>Implementation of Mitigation Measures PALEO-1A through -1E would entail paleontological resource monitoring and data recovery during surface disturbance activities associated with</p>

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
activities or other development processes.	construction of the ECO Substation Project. Because monitoring and data recovery would assist in the preservation of resources uncovered during construction, the ECO Substation Project would be consistent with this policy.
Policy COS-9.2 Impacts of Development. Require development to minimize impacts to unique geological features from human related destruction, damage, or loss.	Mitigation has been provided in Section D.7 Cultural Resources that would minimize impacts to unique geological features and, therefore, the ECO Substation Project would be consistent with this policy.
Policy COS-10.1 Siting of Development. Encourage the conservation (i.e., protection from incompatible land uses) of areas designated as having substantial potential for mineral extraction. Discourage development that would substantially preclude the future development of mining facilities in these areas. Design development or uses to minimize the potential conflict with existing or potential future mining facilities. For purposes of this policy, incompatible land uses are defined by SMARA Section 3675.	As stated in Section D.13, Geology, Minerals, and Soils, 9 acres of the ECO Substation Project's 138 kV transmission line ROW and 36 acres of the ECO Substation site are underlain by Quaternary alluvium. Quaternary alluvium is identified in the County Guidelines for Determining Significance for Mineral Resources as an important mineral resource both mined and used in the County for construction materials. However, Section D.13 concludes that impacts to mineral resources would be less than significant and, therefore, the ECO Substation Project would be consistent with this policy.
<p><u>Policy COS-11.3: Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following:</u></p> <ul style="list-style-type: none"> • <u>Creative site planning</u> • <u>Integration of natural features into the project</u> • <u>Appropriate scale, materials, and design to complement the surrounding natural landscape</u> • <u>Minimal disturbance of topography</u> • <u>Clustering of development so as to preserve a balance of open space vistas, natural features, and community character.</u> • <u>Creation of contiguous open space networks</u> 	<p><u>As part of the project design, access roads will be constructed to facilitate the construction portion of the project. These roadways have been designed to conform with the topography to the greatest extent possible and grading required to construct these roadways will be minimized. Although construction and operation of the ECO Substation project would result in impacts to the natural environment, these project components would indirectly work toward preserving the natural environment by transmitting renewable energy and would help the County of San Diego accomplish its Sustainable Energy Goal COS-18 as established in this Conservation and Open Space Element. Therefore, the project is consistent with this policy.</u></p>
<p><u>Policy COS-11.4: Collaboration with Agencies and Jurisdictions. Coordinate with adjacent federal and State agencies, local jurisdictions, and tribal governments to protect scenic resources and corridors that extend beyond the County's land use authority, but are important to the welfare of County residents.</u></p>	<p><u>SDG&E is working with each applicable jurisdictional agency to comply with the regulations of each agency. Therefore, the project is consistent with this policy.</u></p>
<p><u>Policy COS-12.1 Hillside and Ridgeline Development Density. Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.</u></p>	<p><u>Although several transmission structures would be located on hillsides (see Section D.3 Visual Resources, Figure D.3-10B), SDG&E is not seeking to redesignate existing general plan land use designations and/or zones to ensure placement of these facilities in their proposed locations. Therefore since the project would not undermine the County's land use designations in these areas, the ECO Substation Project would be consistent with this policy.</u></p>
<p><u>Policy COS-14.10 Low-Emission Construction Vehicles and Equipment. Require County contractors and encourage other developers to use low-emission construction vehicles and</u></p>	<p><u>Mitigation Measures AQ-1 and AQ-2 would require the incorporation of measures to reduce fugitive dust and other criteria pollutant emissions during construction activities. These</u></p>

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<u>equipment to improve air quality and reduce GHG emissions.</u>	<u>measures would include the use of low-emission construction vehicles and equipment such as road graders equipped with a CARB-verified Level 2 diesel emission control strategy or a comparable diesel-control technology. Therefore, with implementation of Mitigation Measures AQ-1 and AQ-2 the ECO Substation project would be consistent with this policy.</u>
<u>Policy COS-14.11 Native Vegetation. Require development to minimize the vegetation management of native vegetation while ensuring sufficient clearing is provided for fire control.</u>	<u>Conceptual landscape plans for the ECO Substation Project indicate that native plant material would be installed at the ECO Substation in order to replicate the existing vegetation patterns surrounding the substation site. Similarly, landscaping at the Boulevard Substation would appear naturalistic and would visually appear similar to surrounding vegetation patterns. As stated in Section D.15, Fire and Fuels Management scheduled, routine operation and maintenance conducted by SDG&E would include monitoring and maintenance of facilities and equipment and regular vegetation clearing to minimize the potential for fire around facilities. Therefore, the ECO Substation project would be consistent with this policy.</u>
Policy COS-15.6 Design and Construction Methods. Require development design and construction methods to minimize impacts to air quality.	Air quality impacts would be minimized to the extent feasible, however, as discussed in Section D.11, Air Quality, construction impacts associated with the generation of dust and exhaust emissions of criteria pollutants and toxic air contaminants would remain less than significant. However, because mitigation would be implemented to reduce air quality impacts, the ECO Substation Project would be consistent with this policy.
Policy COS-17.1 Reduction of Solid Waste Materials. Reduce greenhouse gas emissions and future landfill capacity needs through reduction, reuse, or recycling of all types of solid waste that is generated. Divert solid waste from landfills in compliance with State law.	Construction and operational wastes would be recycled to the extent feasible and, therefore, the ECO Substation Project would be consistent with this policy.
Policy COS-17.2 Construction and Demolition Waste. Require recycling, reduction and reuse of construction and demolition debris.	
GOAL COS-19 Sustainable Water Supply. Conservation of limited water supply supporting all uses including urban, rural, commercial, industrial, and agricultural uses.	If groundwater is found to be infeasible for use during construction of the ECO Substation Project then imported water would be hauled to the site (see Mitigation Measure HYD-3, Section D.12 Water Resources). During operations, water used for firefighting s and irrigation at the ECO Substation site would be stored on site in an approximate 120,000-gallon water tank. Irrigation of landscaping at the Boulevard Substation site would be facilitated through the use of an irrigation system supplied with reclaimed water (according to the conceptual landscape plan for the Boulevard Substation and if feasible) or alternatively, water stored at the ECO Substation could be trucked to Boulevard and used for irrigation purposes. Therefore, the ECO Substation Project would be consistent with these policies. this policy.
Policy COS-19.2 Recycled Water in New Development. Require the use of recycled water in development wherever feasible. Restrict the use of recycled water when it increases salt loading in reservoirs.	

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<p>GOAL COS-21 Park and Recreational Facilities. Park and recreation facilities that enhance the quality of life and meet the diverse active and passive recreational needs of County residents and visitors, protect natural resources, and foster an awareness of local history, with approximately ten acres of local parks and 15 acres of regional parks provided for every 1,000 persons in the unincorporated County.</p>	<p>The ECO Substation project would not add permanent residents to the region and, therefore, would not affect existing ratios regarding parkland per 1,000 populations. Because the Project would not affect the County's park and recreational facilities provision goal (Goal COS-21), the ECO Substation Project would be consistent with this policy.</p>
County of San Diego Draft General Plan Update–Safety Element	
<p>GOAL S-3 Minimized Fire Hazards. Minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards.</p>	<p>As discussed in Section D.15, Fire and Fuel Management, the ECO Substation Project would result in increased probabilities of wildfires occurring in the project area. SDG&E would, however, implement mitigation in order to minimize identified impacts to the extent feasible. Therefore, with the implementation of mitigation measures designed to minimize the impacts associated with wildland fires (see Section D.15 Fire and Fuel Management for description of mitigation), the ECO Substation Project would be consistent with this policy.</p>
<p>Policy S-3.1 Defensible Development. Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.</p>	<p>To increase the defensibility of the ECO Substation, vegetation clearing around the substation would occur on an as-needed basis and all vegetation plantings associated with the ECO Substation landscape plan would be consistent with SDG&E's operation requirements for landscaping in proximity to electrical transmission facilities. A working space of 150 feet in diameter around all transmission structures would be maintained for the 138 kV transmission lines (this area would be kept clear of shrubs and other obstructions). Similar to plantings at the ECO Substation, all vegetation plantings at the Boulevard Substation would be consistent with SDG&E's operation requirements for landscaping in proximity to electrical transmission facilities. Therefore, because project components of the ECO Substation would be designed and constructed to provide adequate defensibility and because (as discussed in Section D.15, Fire and Fuel Management) SDG&E would implement mitigation measures to minimize impacts resulting from wildland fires, the ECO Substation Project would be consistent with this policy.</p>
<p><u>Policy S-3.2 Development in Hillside and Canyons. Require development located near ridgelines, top of slopes, saddles, or other areas where the terrain or topography affect its susceptibility to wildfires to be located and designed to account for topography and reduce the increased risk from fires.</u></p>	<p><u>The majority of project components would not be located on hillsides. Several transmission structures would however be located at elevated locations (see Section D.3, Visual Resources, Figure D.3-10B) where topography could affect susceptibility to wildfires. However, as discussed in Section D.15, Fire and Fuels Management, SDG&E would implement several mitigation measures (including Mitigation Measure FF-1, FF-3, and FF-4) which would mitigate the increased probability of a wildfire during operations of the ECO Substation Project. Therefore, the project has been designed to reduce the increased risk from fires (to the extent practicable) and would be consistent with this policy.</u></p>

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
Policy S-3.3 Minimize Flammable Vegetation. Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas, or islands of flammable vegetation within a development.	See response to Policy S-3.1. The ECO Substation Project would be consistent with this policy.
Policy S-3.4 Service Availability. Plan for development where fire and emergency services are available or planned.	As discussed in Section D.14, Public Service and Utilities, fire and emergency services are located in the project area. The ECO Substation Project would, however, add multiple ignition sources and would increase the probability of wildfires in the area. Section D.15, Fire and Fuel Management, proposes mitigation which would provide funding for the training and acquisition of necessary firefighting equipment and services to the local fire authority to improve the response and firefighting effectiveness near the electrical substation. Therefore, the ECO Substation Project would be consistent with this policy.
Policy S-3.5 Access Roads. Require development to provide additional access roads when necessary to provide for safe access of emergency equipment and civilian evacuation concurrently.	Access to the ECO Substation would be provided via a main driveway which would lead to four substation yard access points (two access points would be provided for the 500 and 230/138 kV yard). All access points into the ECO Substation would be gate-controlled. A single driveway off of Old Highway 80 would lead to two gate-controlled access points into the Boulevard Substation. Since driveways to project facilities would only be utilized occasionally by project personnel, conflicts are not anticipated to arise between emergency vehicles and personnel vehicles. In addition, because these facilities would be restricted to SDG&E employees, multiple driveways would not be practical. The ECO Substation project would be consistent with this policy.
Policy S-3.6 Fire Protection Measures. Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire.	Section D.15, Fire and Fuel Management includes mitigation measures crafted to reduce impacts resulting from wildfires caused by the ECO Substation Project. Therefore, the ECO Substation Project would be consistent with this policy.
GOAL S-4 Managed Fuel Loads. Managed fuel loads, including ornamental and combustible vegetation.	As part of the landscaping plans for substation facilities, SDG&E would install native plant materials and small trees and shrubs around the ECO Substation and Boulevard Substation Rebuild. While the amount of vegetation installed by the project would be minimal, existing chaparral vegetation is located in the project area. As discussed in Section D.15, construction, operation, and maintenance activities associated with the ECO Substation Project would be located adjacent to native Southern California fuels and/or other combustible materials found in the Boulevard Fireshed. These various ignition sources have the capacity to ignite nearby vegetation, resulting in wildfire, especially during weather events that include low humidity and high wind speeds. In addition, the area's fire history indicates that fires have burned through the area and will likely burn again and, therefore, the ECO Substation Project would not be consistent with this goal.
Policy S-4.1 Fuel Management Programs. Support programs consistent with state law that require fuel management/modification within established defensible space	Refer to response to Policy S-3.2. To reduce wildfire probability resulting from construction, operation, and maintenance of the ECO Substation Project, SDG&E will

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<u>boundaries and when strategic fuel modification is necessary outside of defensible space, balance fuel management needs to protect structures with the preservation of native vegetation and sensitive habitats.</u>	<u>implement measures to minimize potential ignition sources such as vegetation clearing and the establishment of fuel modification zones (see Section D.15, Mitigation Measure FF-1). In addition, the project specific Fire Protection Plan (Section D.15, Mitigation Measure FF-4) will include Rural Fire Protection District Content Requirements including a fuel modification plan. Therefore, with implementation of the mitigation measures proposed in Section D.15, the ECO Substation Project would be consistent with this policy.</u>
Policy S-4.2 Coordination to Minimize Fuel Management Impacts. Consider comments from CAL FIRE, U.S. Forest Service, local fire districts, and wildlife agencies for recommendations regarding mitigation for impacts to habitat and species into fuel management projects.	The specified agencies would have the opportunity to provide comment and suggest mitigation measures to be implemented by the ECO Substation Project in order to minimize impacts resulting from wildfires. Therefore, the ECO Substation Project would be consistent with this policy.
GOAL S-6 Adequate Fire and Medical Services. Adequate levels of fire and emergency medical services (EMS) in the unincorporated County.	See Section D.15 Fire and Fuels Management. As discussed in Section D.15, the ECO Substation Project would add multiple ignition sources to the area. To minimize wildfire impacts, mitigation would be implemented and would provide funding and training to the local fire authority to improve the response and firefighting effectiveness near the electrical substation. In addition, SDG&E would prepare a customized Fire Protection Plan (FPP) for the ECO Substation Project which would include (at minimum) San Diego County FPP content requirements and Rural Fire Protection District content requirements (see Section D.15 for additional information). Therefore, with implementation of mitigation measures identified in Section D.15, Fire and Fuels Management, the ECO Substation Project would be consistent with this goal.
Policy S-6.1 Water Supply. Ensure that water supply systems for development are adequate to combat structural and wildland fires.	An approximate 120,000-gallon water tank would be installed within the ECO Substation yards and the water would be utilized to combat wildland fires. During the review process the local fire authority would review the Project and determine whether or not the proposed water supply system associated with the ECO Substation Project would be adequate to combat wildland fires.
Policy S-6.3 Funding Fire Protection Services. Require development to contribute its fair share towards funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project.	See Section D.15, Fire and Fuel Management. Mitigation Measures FF-3 and FF-6 have been proposed and would provide funding to the local fire authority to improve local response and local firefighting effectiveness. Therefore, with implementation of mitigation, the ECO Substation Project would be consistent with this policy.
Policy S-6.4 Fire Protection Services for Development. Require that development demonstrate that fire services can be provided that meet the minimum travel times identified in Table S-1 (Travel Time Standards). 20 minutes in the RL-40, 80, and 160 land use designations.	Because the ECO and Boulevard Substation are located within approximately 4 miles of existing fire department facilities, fire services to these facilities could meet the minimum travel times (20 minutes) established for the Rural Lands General Plan land use designations assuming an NFPA standard of 35 mph response time speed for fire services. Therefore, the ECO Substation Project would be consistent with this policy.
GOAL S-7 Reduced Seismic Hazards. Minimized personal injury and property damage resulting from seismic hazards.	See Section D.13, Geology, Minerals, and Soils. As discussed in Section D.13, mitigation has been proposed that would

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	minimize impacts resulting from seismic hazards. With implementation of applicable mitigation measures, the ECO Substation Project would be consistent with this goal.
Policy S-7.1 Development Location. Locate development in areas where the risk to people or resources is minimized. In accordance with the California Department of Conservation Special Publication 42, require development be located a minimum of 50 feet from active or potentially active faults, unless an alternative setback distance is approved based on geologic analysis and feasible engineering design measures adequate to demonstrate that the fault rupture hazard would be avoided.	The proposed ECO Substation Project site does not cross any mapped Alquist-Priolo Earthquake Hazard Zones, County-level fault special study zones, or any mapped faults of Quaternary age that are active or potentially active. The closest active fault to the ECO Substation Project is the Coyote Mountain section of the Elsinore Fault, located approximately 12 miles to the northeast. Therefore, the ECO Substation project would be consistent with this policy.
Policy S-7.2 Engineering Measures to Reduce Risk. Require all development to include engineering measures to reduce risk in accordance with the California Building Code, Uniform Building Code, and other seismic and geologic hazard safety standards, including design and construction standards that regulate land use in areas known to have or potentially have significant seismic and/or other geologic hazards.	See Section D.13, Geology, Minerals, and Soils. Mitigation has been proposed which would require SDG&E to conduct geotechnical investigations to evaluate the potential for liquefaction, lateral spreading, seismic slope instability, and ground-cracking hazards to affect the approved project and all associated facilities. Where hazards are found to exist, appropriate engineering design and construction measures that meet California Building Code and Institute of Electrical and Electronics Engineers design parameters would be incorporated into the project design. Therefore, if applicable, the ECO Substation Project would incorporate engineering measures to reduce risk in accordance with California Building Code and would be consistent with this policy.
Policy S-7.3 Land Use Location. Prohibit high occupancy uses, essential public facilities, and uses that permit significant amounts of hazardous materials within Alquist-Priolo and County special studies zones.	See response to Policy S-7.1, above. The ECO Substation project would be consistent with this policy.
Policy S-7.5 Retrofitting of Essential Facilities. Seismic retrofit essential facilities to minimize damage in the event of seismic or geologic hazards.	See response to Policy S-7.2, above. SDG&E would incorporate engineering design measures into final design of the ECO Substation Project if determined to be warranted by site-specific geotechnical investigations (see Section D.13, Geology, Minerals, and Soils, Mitigation Measure GEO-3). Therefore, the ECO Substation Project would be consistent with this policy.
Policy S-10.4 Stormwater Management. Require development to incorporate low impact design, hydromodification management, and other measures to minimize stormwater impacts on drainage and flood control facilities.	See Section D.12, Water Resources. Mitigation Measure HYD-6 (Preparation of a Stormwater Management Plan) includes provisions requiring SDG&E to incorporate Low-Impact Development Features into the Project including (but not limited to) the use of permeable pavements, the use of rural swales, the preservation of significant trees, and the use of cisterns and rain barrels (see Section D.12, water Resources, for full text of Mitigation Measure HYD-6). Therefore, with implementation of Mitigation Measures HYD-6, the ECO Substation Project would be consistent with this policy.
<u>Policy S-8.2 Risk of Slope Instability. Prohibit development from causing or contributing to slope instability.</u>	<u>As stated in Section D.13 Geology, Mineral Resources, and Soils, the majority of the ECO Substation Project components would be located on relatively flat to gently sloping terrain; therefore, little potential exists for slope failure. While the 138 kV transmission line would cross areas of more steeply sloping</u>

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	<u>terrain areas impacted by the construction would typically be 50 feet by 50 feet in size, and if applicable, the foundation design of the transmission structures would be developed following the CBC and County ordinances to minimize risks associated with slope failure or instability. Therefore, the ECO Substation Project would be consistent with this policy.</u>
<u>Policy S-10.5 Development Site Improvements. Require development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities.</u>	See Section D.12, Water Resources. Once constructed, the ECO Substation Project would include approximately 73 acres of impervious surface. Implementation of Mitigation Measure HYD-6 (Preparation of a Stormwater Management Plan) would reduce impacts associated with increased stormwater runoff to less-than-significant levels because it would ensure measures are taken to prevent significantly altering drainage patterns or increasing erosion or siltation. Therefore, with implementation of Mitigation Measure HYD-6, the ECO Substation Project would be consistent with this policy <u>these policies</u> .
Policy S-10.6 Stormwater Hydrology. Ensure development avoids diverting drainages, increasing velocities, and altering flow rates to off-site areas to minimize adverse impacts to the area's existing hydrology.	
GOAL S-11 Controlled Hazardous Material Exposure. Limited human and environmental exposure to hazardous materials that pose a threat to human lives or environmental resources.	Hazardous materials used during construction would be transported and handled in accordance with all federal, state, and local laws regulating the management and use of hazardous materials. In addition (as described in Section D.10, Public Health and Safety), human and environmental exposure to hazardous materials would be minimize through the implementation of Mitigation Measures HAZ-1a (Hazardous Materials Management Plan), HAZ-1b (Health and Safety Program), HAZ-1c (Waste Management Plan), and HAZ-1d (Environmental Monitoring Program). With implementation of applicable mitigation established in Section D.10 Public Health and Safety, the ECO Substation Project would be consistent with this goal.
Policy S-14.1 Vehicular Access to Development. Require development to provide vehicular connections that reduce response times and facilitate access for law enforcement personnel, whenever feasible.	Access to the ECO and Boulevard Substation would be provided via project driveways located off of Old Highway 80. Access along the 138 kV transmission line ROW would be provided via existing access points utilized for the SWPL transmission line. Therefore, project components would be readily accessible to law enforcement personnel and the ECO Substation Project would be consistent with this policy.
GOAL S-15 Airport Zone Hazards. Development within airport hazard zones that minimize the risk of personal injury to both flight occupants and people and property damage on the ground as well as protect airport operations from incompatible land uses.	
<u>Policy S-15.3 Hazardous Obstructions within Airport Approach and Departure. Restrict development of potentially hazardous obstructions or other hazards to flight located within airport approach and departure areas or known flight patterns and discourage uses that may impact airport operations or do not meet Federal or State aviation standards.</u>	The 138 kV transmission line would pass through Review Area 2 of the Jacumba Airport and would, therefore, be subject to review by the County Airport Land Use Commission. During review of the Project, the Airport Land Use Commission would have the opportunity to comment on the Project and determine the compatibility of the Project with existing airport operations. Therefore, the EDCO Substation Project would be consistent with this policy.

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
County of San Diego Draft General Plan Update–Noise Element	
<p>Policy N-1.2 Noise Management Strategies. Require the following strategies as higher priorities than construction of conventional noise barriers where noise abatement is necessary:</p> <ul style="list-style-type: none"> • Avoid placement of noise sensitive uses within noisy areas • Increase setbacks between noise generators and noise sensitive uses • Orient buildings such that the noise sensitive portions of a project are shielded from noise sources • Use sound-attenuating architectural design and building features • Employ technologies when appropriate that reduce noise generation (i.e., alternative pavement materials on roadways). 	<p>While noise generated by the construction of the ECO Substation Project (specifically, the 138 kV transmission line) would result in significant unmitigable noise impacts to approximately 10 residences whose property line would be located within 210 feet of construction work area, operation of project components would not result in excessive noise which would require abatement (see Section D.8, Noise). As discussed in Section D.8, with the exception of the SWPL loop-in, operational noise impacts of project facilities would generate less than significant noise impacts based on anticipated operational noise levels (see Section D.8, Noise). With implementation of Mitigation Measure NOI-3 (Proper Conductor Configuration for SWPL Loop-In) the corona noise associated with the loop-in would not exceed County Noise Ordinance thresholds. Because project components would not require noise abatement during regular operations, the ECO Substation Project would be consistent with this policy.</p>
<p>GOAL N-2 Protection of Noise Sensitive Uses. A noise environment that minimizes exposure of noise sensitive land uses to excessive, unsafe, or otherwise disruptive noise levels.</p>	<p>As discussed in Section D.8, Noise, construction of the 138 kV transmission line would significantly impact 10 residences located within 210 feet of the construction work area. Mitigation has been proposed to minimize construction noise impacts, however; minimization of this impact would be wholly dependent on affected residents consenting to temporary relocation during blasting and other construction activities. However, because SDG&E would implement mitigation to minimize noise impacts generated by the ECO Substation Project, the ECO Substation Project would be consistent with this policy.</p>
<p>Policy N-2.1 Development Impacts to Noise Sensitive Land Uses. Require an acoustical study to identify inappropriate noise level where development may directly result in any existing or future noise sensitive land uses being subject to noise levels equal to or greater than 60 CNEL and require mitigation for sensitive uses in compliance with the noise standards listed in Table N-2.</p>	<p>Section D.8, Noise, analyzes the noise impacts associated with construction and operation of the ECO Substation Project. The section analyzes potential impacts to residences located along the 138 kV transmission line alignment and within 1,000 feet of project facilities. Where significant noise impacts would be encountered, mitigation measures are proposed and would minimize impacts to the extent practicable. While Section D.8 analyzes the project for potential Therefore, with the implementation of mitigation measures, the ECO Substation Project would be consistent with this policy.</p>
<p>GOAL N-3 Groundborne Vibration. An environment that minimizes exposure of sensitive land uses to the harmful effects of excessive groundborne vibration.</p>	<p>As stated in Section D.8, Noise, because no residences would be within 100 feet of the any of the ECO Substation Project components and no residential structures would be within 25 feet of construction activities, vibration-related impact would be less than significant. Therefore, the ECO Substation Project would be consistent with this policy.</p>
<p>Policy N-4.2 Traffic Calming. Include traffic calming design, traffic control measures, and low-noise pavement surfaces that minimize motor vehicle traffic noise in development that may impact noise sensitive land uses.</p>	<p>As discussed in Section D.9, Transportation and Traffic, Mitigation Measure TRA-1 (Prepare and Implement a Traffic Control Plan) would minimize local transportation and traffic impacts resulting from construction of the ECO Substation Project and would also minimize construction traffic noise to the extent practicable. Therefore, with implementation of Mitigation Measure TRA-1, the ECO Substation Project would be consistent with this policy.</p>

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<p>Non-transportation Related Noise Sources Goal. A noise environment that provides minimal noise spillovers from industrial, commercial, agricultural, extractive, and similar facilities to adjacent residential neighborhoods</p>	<p>While construction of the ECO Substation Project would result in significant noise impacts to 10 residences where the property line would be located within 210 feet of the transmission line work area, anticipated operational impacts to the noise environment would be less than significant. Because construction noise would be intermittent and short-term, long-term impacts to the noise environment would be less than significant and, therefore, the ECO Substation Project would be consistent with this goal.</p>
<p>Policy N-5.2 Noise-Generating Industrial Facilities. Locate noise-generating industrial facilities at the maximum practical distance from residential zones. Use setbacks between noise generating equipment and noise sensitive uses and limit the operation of noise generating activities to daytime hours as appropriate where such activities may affect residential uses.</p>	<p>The ECO Substation Project would not traverse or be located on land designated Residential by the County of San Diego. While residences would be located within 1,000 feet of the transmission line and the Boulevard Substation (see Section D.4, Land Use for list of residences with 1,000 feet of the ECO Substation Project) these residences would be located in the S92 General Rural zone (the S92 zones conditionally permits Major Impact Utilities). Therefore, the ECO Substation Project would be consistent with this policy.</p>
<p>GOAL N-6 Temporary and/or Nuisance Noise. Minimal effects of intermittent, short-term, or other nuisance noise sources to noise-sensitive land uses.</p>	<p>As discussed in Section D.8, Noise, construction of the ECO Substation Project would result in significant and unmitigable noise impacts to residences located near the ECO Substation and the 138 kV transmission line construction areas (see Section D.8, Noise for location of impacted residences). Although the short-term noise impacts resulting from the construction of the ECO Substation and the 138 kV transmission line would significantly impact residences, mitigation would be provided to minimize impacts associated with construction noise to the extent feasible. Therefore, because mitigation would be implemented to minimize the effects of short-term noise, the ECO Substation Project would be consistent with this policy.</p>
<p>Policy N-6.2 Recurring Intermittent Noise. Minimize impacts from noise in areas where recurring intermittent noise may not exceed the noise standards listed in Table N-2.</p>	<p>As discussed in Section D.8, Noise, As stated in response to Policy N-2.1, above, construction noise would significantly impact 10 residences located within 210 feet of transmission line construction work areas. This impact would be temporary and would, therefore, not be considered recurring noise. Recurring intermittent noise is not anticipated to occur during operations of the proposed ECO Substation Project and, therefore, the Project would be consistent with this policy.</p>
<p>Policy N-6.4 Hours of Construction. Require development to limit the hours of operation as appropriate for non-emergency construction and maintenance.</p>	<p>As discussed in Section B, Project Description, SDG&E anticipates that construction activities would be limited to no more than 12 hours per day, Monday through Saturday. Construction activities may occasionally be required at night or on weekends to minimize disturbances to the construction schedule, to facilitate cutover work, or to comply with adjacent property owners or agencies, such as the California Independent System Operator (CAISO). If construction does occur outside of the hours permitted by the County of San Diego, SDG&E would follow established protocol and provide advanced notice to property owners within 300 feet of planned</p>

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	<p>activities. The advanced notice would include the start and completion dates of construction and the hours of construction. <u>Because the project is not subject to County discretionary review or approval, the County's variance procedure for a temporary deviation from the requirements of this particular regulation for non-emergency work is not applicable.</u> Therefore, construction of the Project would be consistent with the intent of this policy in as much as construction would primarily occur within the times permitted by the County. <u>Since work potentially occurring outside of Noise Ordinance limits would not be considered emergency work, the ECO Substation Project would not be consistent with this policy.</u></p>
County of San Diego Draft General Plan Update–Boulevard Subregional Planning Area Community Plan	
<p>Goal LU 1.1: The continued maintenance of a rural, nonindustrial lifestyle and community character exemplified by a pattern of residential and agricultural uses on large lots outside the rural village, along with the protection and preservation of open landscapes, unique and geographically extensive views and vistas, dark skies, steep slopes, canyons, and floodplains, while accommodating moderate, responsible, and sustainable growth at a slower rural pace.</p>	<p>Although the rebuilt Boulevard Substation would be larger than the existing substation facility (an established industrial use in the community), the rebuilt facility would essentially replace the existing facility. In addition to the rebuilt substation, SDG&E would construct a segment of the proposed 138 kV transmission line in the community and a new transmission corridor would be established. While the ECO Substation Project would not significantly impact the rural character of the community, the Project would introduce industrial elements to the Boulevard area. Therefore, because the ECO Substation Project would construct and operate industrial elements in the community the nonindustrial lifestyle of the area would not be maintained and the ECO Substation Project would not be consistent with this goal.</p>
<p>Policy LU 1.1.1: Prohibit higher density, clustered subdivisions, or industrial-scale projects or facilities that induce growth and detract from or degrade the limited groundwater resources, water and air water quality, visual and natural and resources, abundant wildlife, and historic rural character of the Boulevard area.</p>	<p>While the ECO Substation Project would not induce population growth (no permanent staff would be required at the ECO or Boulevard substations), construction of the Project would impact groundwater resources (see Section D.12 Water Resources), air quality (see Section D.11 Air Quality), visual resources (see Section D.3 Visual Resources), and biological resources (see Section D.2 Biological Resources). Therefore, because construction and operation of the ECO Substation Project would result in impacts to the identified issue areas, the ECO Substation Project would not be consistent with this policy.</p>
<p>Policy LU 1.1.2: Require development to protect the quality and quantity of ground and surface water resources, air quality, dark skies, visual resources, and low ambient noise levels, as well as retain and protect the existing natural and historic features characteristic of the community's landscape and natural environment.</p>	<p>While construction and operation of the ECO Substation would result in impacts to groundwater resources, air quality, and visual resources, and noise, SDG&E has proposed mitigation to minimize anticipated impacts to the extent feasible (see Sections D.12 Water Resources, D.11 Air Quality, D.3 Visual Resources, and D.8 Noise for applicable mitigation measures). Therefore, because SDG&E would implement mitigation that would minimize environmental impacts to the extent feasible, the ECO Substation Project would be consistent with this policy.</p>
<p>Policy LU 1.1.3 Require development to respectfully incorporate existing topography and landforms, watersheds, riparian areas, oaks, and other native vegetation and wildlife, ridgelines, historic and cultural resources, views, and</p>	<p>Existing topography and landforms would be incorporated into the design of the ECO Substation Project to the extent practical. The removal of three mature coast live oak trees and trimming of one oak tree may be required to rebuild the</p>

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
sustainability design factors.	Boulevard Substation and maintain the required clearance under California Public Utilities Commission (CPUC) General Order 95. As discussed in Section D.3 Visual Resources, to minimize the community character impact that would result from the removal of mature oak trees SDG&E has proposed mitigation that would require the replacement of removed trees (See Section D.3, Visual Resources). Because mitigation has been provided the anticipated removal of oak trees is not expected to conflict with the intent of this policy. Therefore, the ECO Substation Project would be consistent with this policy.
Policy LU 1.1.6: Require landscaping in new development to emphasize the use of xeriscape design with native, drought-tolerant and fire resistant plants to conserve water resources and help prevent the spread of fire.	The landscaping plan for the ECO Substation would include the installation of native plant material to mimic the existing vegetation pattern surrounding the project site. Preliminary landscape concept plans for the Boulevard Substation indicate that SDG&E would install large shrubs and trees, as well as smaller shrubs and seeded annuals and grasses to partially screen views of the site. Landscape irrigation (via reclaimed water) would be provided for the first two years after installation and plantings would be consistent with SDG&E operational requirements for landscaping in proximity to electric transmission facilities. Therefore, the ECO Substation Project would be consistent with this policy.
Goal LU 1.2: The preservation of groundwater resources, community character and protection of sensitive resources in the Boulevard Subregional Planning Area.	SDG&E has indicated that a combination of groundwater and imported would be used during construction of the ECO Substation Project (see Section D.12 Water Resources). If groundwater is determined to be inadequate for use then imported water would be used. Electrical substations (the existing Boulevard Substation) and utility lines (the existing SWPL 500 kV transmission line) are established uses in the area and, therefore, construction and operation of the Boulevard Substation Rebuild and the 138 kV transmission line would not significantly impact the community character of Boulevard. In addition, mitigation measures identified in Section D.3 Visual Resources and Section D.2 Biological Resources would be implemented by SDG&E to minimize impacts to community character and biological resources to the extent feasible. Therefore, with implementation of mitigation, the ECO Substation Project would be consistent with this policy.
Goal LU 1.2: The protection of the integrity and value of the visual, historical, cultural, and natural resources along with agricultural, ranch, and public lands; all of which make Boulevard a nice place to live, work, and play.	See response to Goal LU 1.2, above. SDG&E would implement mitigation to minimize impacts to visual resources (see Section D.3 Visual Resources), cultural resources (see Section D.7 Cultural and Paleontological Resources), and natural resources (see Section D.2 Biological Resources) to the extent feasible. As identified in Section D.6 Agriculture, construction and operation of the ECO Substation Project would not result in significant impacts to agricultural lands. Therefore, with implementation of mitigation identified in Sections D.3, D.7, and D.2, the ECO Substation Project would be consistent with this policy.

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<p>Policy LU 1.2.2: Require development, including regional infrastructure, public facilities, and industrial-scale energy generation and transmission projects to comply and maintain a rural bulk and scale in accordance with Boulevard’s community character.</p> <p>Policy LU 1.3.2: Require development, including regional infrastructure, public facilities, and industrial scale energy generation and transmission projects to comply and maintain a rural bulk and scale in accordance with Boulevard’s community character.</p>	<p>Although the Boulevard Substation rebuild would larger than the existing Boulevard Substation, the rebuild would replace the existing facility and implementation of a substation landscape plan (see Section D.3 Visual Resources) would minimize resulting visual impacts to the extent feasible. In addition, utility lines (i.e., the existing 500 kV SWPL transmission lines and smaller distribution lines) are established uses in the area and, therefore, the construction and operation of the ECO 138 kV transmission line is not anticipated to significantly impact the community character of Boulevard. Therefore, the ECO Substation Project would be consistent with this policy.</p> <p>Although the Boulevard Substation rebuild would be larger than the existing substation, implementation of the substation landscape plan (see Section D.3 Visual Resources) would minimize the resulting visual impacts to the extent feasible (see Figure D.3-13C). In addition, utility lines (i.e., the existing 500 kV SWPL transmission lines and smaller distribution lines) are established uses in the area and therefore, the construction and operation of the ECO 138 kV transmission line is not anticipated to significantly impact the community character of Boulevard. Therefore, the ECO Substation Project would be consistent with this policy.</p>
<p>Goal 3.1: Protection as a Dark Sky Community through preservation of the dark skies in Boulevard to support the continued operation of the San Diego Astronomy Association and Tierra Del Sol Observatories and to continue to attract stargazers, photographers, scientists, and researchers from around the world.</p> <p>Policy LU 3.1.1 Encourage development to preserve dark skies with reduced lighting and increased shielding requirements.</p> <p>Policy LU 3.1.2: Encourage increased resources or methods for enforcement for the preservation of dark skies.</p>	<p>A consistency analysis between project components County Dark Sky policies is included in Appendix 6 Visual Resources Consistency Tables.</p>
<p>Goal LU 3.2 Preservation of the native and riparian habitat to retain the distinctive character of the Boulevard community.</p> <p>Policy LU 3.2.1 Require development to minimize impacts to the native and riparian habitat.</p>	<p>As discussed in Section D.2, Biological Resources, SDG&E would implement mitigation measures including confining construction activities to the minimum necessary areas, restoration of all temporary construction areas, and habitat compensation (see Section D.2, Biological Resources). With the implementation of applicable mitigation as discussed in Section D.2, impacts to native and riparian habitat would be minimized and the ECO Substation Project would be consistent with this goal and policy.</p>
<p>Goal LU 5.1 Adequate facilities, infrastructure, and equipment that enable the Boulevard Fire and Rescue Department to fulfill its mission.</p>	<p>As discussed in Section D.15 Fire and Fuels Management, the ECO Substation Project would increase the probability of wildfire in the project area. To combat this increased risk, SDG&E would implement mitigation including the provision of funding for the training and acquisition of necessary firefighting equipment and services to the local fire authority to improve</p>

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	the response and firefighting effectiveness near the electrical substation. Additional mitigation including the preparation of a customized fire protection plan for the project (see Section D.15 for full text of mitigation measure) would also help to enable the Boulevard Fire and Rescue Department to fulfill its mission. Therefore, with implementation of mitigation measures identified in Section D.15, the ECO Substation Project would be consistent with this goal.
Goal LU 6.1: Boulevard retains its community character by prohibiting any commercial or industrial development that negatively impacts our community and its resources.	Although the ECO Substation Project would not significantly impact the community character of Boulevard, project components including the Boulevard Substation rebuild and the 138 kV transmission line would result in significant visual contrasts (see Section D.3 Visual Resources) and the 138 kV transmission line would result in significant wildfire impact (see Section D.15 Fire and Fuels Management). Therefore, because construction and operation of the ECO Substation Project would result in significant environmental impacts that would negatively impact the community, the ECO Substation Project would not be consistent with this policy.
Policy LU 6.1.1: Require industrial development to mitigate adverse impacts to avoid detracting from or negatively impacting the rural community character, charm, quiet ambiance, and lifestyle, or the natural resources, wildlife, and dark skies of Boulevard.	As discussed in Sections D.2 Biological Resources and in Section D.3, Visual Resources, SDG&E would implement mitigation to minimize impacts to biological and visual resources to the extent feasible (impacts to dark skies would be mitigated by the shielding requirements identified in Mitigation Measure VIS-4a). Therefore, with implementation of mitigation, the ECO Substation Project would be consistent with this policy.
Policy LU 6.1.2: Require industrial development to create and maintain adequate buffers to residential areas from incompatible activities that create heavy traffic, noise, infrasonic vibrations, lighting, odors, dust, and unsightly views and impacts to groundwater quality and quantity.	A manufactured, landscaped berm would be located between the Boulevard Substation rebuild site and Old Highway 80 and would partially screen views of the substation. A manufactured slope would also be located between the substation and residences to the west. Although residents would be afforded partial views of the substation, surrounding residences would be buffered from the substation facility by a manufactured slope and by landscape plantings. In addition, the proposed 138 kV transmission line would be located within a 100-foot permanent right of way and the nearest residence along the alignment would be located more than 100 feet from the transmission line (see Section D.4 Land Use for additional information regarding residences within 1,000 feet of the proposed transmission line). Therefore, because SDG&E would create and maintain adequate buffers between project facilities and residential areas, the ECO Substation Project would be consistent with this policy.
Policy LU 6.1.3: Require industrial development to provide buffers from public roads, adjacent and surrounding properties and residences, recreational areas, and trails.	The Boulevard Substation rebuild would be located in close proximity to rural residences and Old Highway 80. A manufactured, landscaped berm would be located between the Boulevard Substation rebuild site and Old Highway 80 and would partially screen views of the substation. A manufactured slope would also be located between the substation and residences to the west. Although residents would be afforded

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	partial views of the substation, the facility would be buffered from surrounding residences. Between approximate MP 9.0 and 12.0 the proposed 138 kV transmission line alignment would be located with the corridors of several County trails including the Jewel Valley Trail and the proposed Jewel Valley Road Pathway. Therefore, because the 138 kV would not be buffered from County trails, the ECO Substation Project would not be consistent with this policy.
<p>Policy LU 6.1.4.: Prohibit industrial or commercial development with unmitigated and unmitigable impacts in the Boulevard area, such as:</p> <ul style="list-style-type: none"> • Health and safety of the general public, including fires ignited from malfunctioning industrial wind turbines, and related equipment, blade shedding, shadow flicker and tower collapse, and as well as construction and maintenance equipment. • Impairment of visual resources and the rural community character • Noise pollution, ultrasonic and infrasonic vibrations, emanating from the site as it creates great human discomfort and adversely affects the health of impacted humans, wildlife, and livestock, and the tranquility and quiet ambiance and enjoyment of the rural environment, the quality of life, and property values. • Seismic wave impacts, ground vibrations, and chemical and oil spills • Light pollution of dark sky resources and shadow flicker effect that create a nuisance, and result in negative impacts to health and quality of life. • Economic devaluation of impacted properties regardless of the proximity. 	The 138 kV transmission line and the Boulevard Substation would result in significant visual contrasts with the existing visual setting and the 138 kV transmission line would result in an increased probability of wildfires in the project area. Therefore, the ECO Substation Project would not be consistent with this policy.
Policy CM 2.1.3 Encourage the use of permeable pavement and design factors that allow for local recharge of precious rainwater and help prevent runoff and erosion.	As discussed in Section D.12, Water Resources, SDG&E would prepare a Stormwater Management Plan (SWMP) for the ECO Substation Project. As required by Mitigation Measure HYD-6 (see Section D.12) SDG&E would be required to implement Low-Impact Development Features which could include the use of permeable pavement. In addition to permeable pavement, additional low-impact design features are suggested by Mitigation Measure HYD-6 and implementation of these features would also help prevent runoff and erosion. Therefore, the ECO Substation project would be consistent with this policy.
Goal CM 3.1 Avoid the proliferation of unauthorized access to private property via improperly located, authorized, or secured fire access routes.	Access to the ECO Substation would be provided by a single main driveway with direct access to Old Highway 80. Similarly, a single driveway with direct access to Old Highway 80 is proposed at the Boulevard Substation. Because driveways to project facilities would provide direct access to Old Highway 80, would be properly located and access into the facilities would be controlled by gates. Therefore, the ECO Substation Project would be consistent with this goal.

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
Policy CM 3.1.1 Require secondary fire access/egress routes to connect to a public road unless the approval of the Boulevard Planning Group and all impacted property and road owners is granted, along with the legally required deeded easement grants.	Secondary fire access/egress routes from project facilities are not proposed. In order to minimize occurrences of unauthorized access to substations (access to substations would be restricted to SDG&E personnel), a single access driveway is proposed at both the ECO and Boulevard substations. However, since these facilities would be unmanned, secondary access would not be required. Therefore, the ECO Substation Project would be consistent with this policy.
Policy-CM 8.1.1: Prohibit development and the exportation or sale of groundwater that would adversely impact the ground and surface water resources. Goal CM 8.3: Protection of existing groundwater resources from intrusion of potentially contaminated imported water.	SDG&E is proposing the use of groundwater for construction activities. If groundwater is determined to be inadequate for construction purposes, then water would be trucked in from a local district (see Section D.12 water Resources). Groundwater would not be used by the ECO Substation Project if it is determined that its use would deplete the local groundwater supply. Limited water supplies would be required during operation of the Project. If groundwater is determined to be inadequate to use during operations, then water from local districts (i.e., the City of San Diego and the Sweetwater Authority) would be imported to the site (see Section D.12 Water Resources for discussion regarding water sources for construction and operation of the proposed ECO Substation Project). Therefore, the ECO Substation Project would be consistent with this policy.
Goal CM 8.5 The avoidance of erosion, the displacement of soil, the loss of topsoil, and the denied and/or displaced recharge of on-site groundwater resources.	As discussed in Section D.13, Geology, Mineral Resources, and Soils, mitigation measures would be implemented to reduce occurrences of erosion to a level less than significant. Therefore, the ECO Substation Project would be consistent with this goal.
Policy CM 8.5.1 Prohibit development from altering natural drainage patterns.	Once constructed, the ECO Substation Project would include approximately 73 acres of impervious surface. Mitigation is proposed in Section D.12, Water Resources that would ensure measures are taken to prevent the significant alteration of existing drainage patterns or the increase of erosion or siltation. Therefore, because mitigation would be provided to ensure natural drainage patterns are not significantly altered, the ECO Substation Project would be consistent with this policy.
Policy CM 8.6.1: Encourage the use of existing right-of-way when construction of new transmission lines is required, where technically and economically feasible. Additionally, encourage existing right-of-way over new right-of-way alignments for construction of new transmission lines when existing right-of-way is insufficient.	Approximately 9 of the 13.3 miles of new transmission line would be located in an existing right-of-way (this 9-mile segment of the proposed 138 kV transmission line would run parallel to the existing SWPL transmission line). A transmission line right-of-way does not currently existing between MP 9 and the rebuilt Boulevard Substation (MP 13.3) and, therefore, a new right-of-way would be established along this segment. Because existing right-of-way would be utilized for 138 kV transmission line the ECO Substation Project would be consistent with this policy.
Policy CM 8.6.2: Encourage the use of solar and residential scale wind turbines, while discouraging new energy corridors for new transmission lines and fuel pipelines in fire prone and	Because the ECO Substation Project is proposing the construction of a new overhead transmission line in a generally high fire hazard area (as designated by CAL FIRE) that would

**East County Substation/Tule Wind/Energia Sierra Juarez Gen-Tie Projects
APPENDIX 7– LAND USE CONSISTENCY TABLES**

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
groundwater dependent areas.	<u>primarily run parallel to the existing 500 kV Southwest Powerlink. Between MP 9 and the rebuilt Boulevard Substation, the ECO Substation 138 kV transmission line would follow a similar route as an existing distribution line. Therefore, because the policy does not prohibit new transmission lines and because the Project would parallel existing ROWs to the extent possible, and the establishment of a new energy corridor between MP 9 and the rebuilt Boulevard Substation, the Project would <u>not</u> be consistent with this policy.</u>
Policy COS 1.5.1: Discourage any project that has the propensity to release pollutants into the air, such as landfills, aggregate mining, the grading and maintenance of new access and easement roads for industrial scale renewable energy and utility transmission projects, clear grading pads for industrial scale wind turbines and related infrastructure, improperly sited and managed OHV activity areas and uses.	Construction of the ECO Substation Project would require the use of standard construction equipment which would produce air pollutants. As discussed in Section D.11, Air Quality, mitigation measures would be implemented to reduce air quality impacts to the extent feasible. Although the release of pollutants during construction activities would be minimized to the extent feasible through mitigation, construction would include the grading and maintenance of new access roads and, therefore, the ECO Substation Project would not be consistent with this policy.
Goal S 1.1 Adequate law enforcement and emergency services and staffing to ensure timely response times and safe and secure environment for residents and visitors alike.	See Section D.15, Fire and Fuel Management. While the ECO Substation Project would add multiple ignition sources to the project area and would increase the probability of wildfire in the area, SDG&E would implement mitigation that would provide funding for the training and acquisition of necessary firefighting equipment and services to the local fire authority. In addition, SDG&E would prepared a customized fire protection plan for the project) for the ECO Substation Project which would include (at minimum) San Diego County FPP content requirements and Rural Fire Protection District content requirements (see Section D.15 for additional information). Therefore, with implementation of mitigation discussed in Section D.15, the ECO Substation Project would be consistent with this policy.
Goal N 2.2 The quiet enjoyment of the rural atmosphere, for man and nature, free from the intrusion of harmful and obnoxious noise levels.	While construction of the 138 kV transmission line would significant impact 10 residents located with approximately 210 feet of the construction work area, operation noise impacts would be less than significant (see Section D.8, Noise). Because construction noise impacts would be short term and because operation of project components would not result in noise levels in excess of the levels permitted by the County Noise Ordinance, the ECO Substation Project would be consistent with this policy.
County of San Diego <u>Existing</u> General Plan–Mountain Empire Subregional Plan	
Community Character (Overall Goal): Encourage the development of land in a manner that reinforces the unique identity of the Mountain Empire subregion and its communities.	Although the overwhelming land use character of the Mountain Empire subregion is rural residential, the subregion also contains established industrial uses including the Boulevard Substation and the 500 kV SWPL transmission line. The ECO Substation would be located nearly 4 miles east of Jacumba
Community Character (Industrial Goal): Provide a land use pattern that will permit these kinds of industrial uses which will	and 9 miles of the proposed 13.3 mile transmission line would

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
not detract from the rural charm and lifestyle of the subregion.	be located adjacent to the SWPL transmission line. In addition, the rebuilt Boulevard Substation (although larger than the existing substation) would replace the existing substation and would be located approximately 75 feet east of the existing substation site. In addition, SDG&E would implement mitigation measures (see Section D.3 Visual Resources) that would minimize the anticipated visual contrasts of ECO Substation project components to the extent feasible. Therefore, because project components would not significantly impact the community character of the project area, the ECO Substation Project would be consistent with these goals.
Land Use (General Goal, Policy and Recommendation 1): The landforms of the subregion are an important environmental resource that should be respected in new development. Hillside grading shall be minimized and designed to blend in with the existing natural contours.	Construction of the ECO Substation Project would not require hillside grading. Therefore, the ECO Substation Project would be consistent with this policy.
Land Use (General Goal, Policy and Recommendation 2): Create a buffer area of 150 feet in width along the international boundary line, inclusive of the existing 60-foot Public Reserve owned by the federal government.	The ECO Substation Project would not be located within 150 feet of the international border and would, therefore, not be required to maintain the buffer areas identified in these policies. Therefore, the project would be consistent with these policies.
Land Use (General Goal, Policy and Recommendation 3): Apply a 90-foot setback within which no new permanent building may be built northerly of the existing 60-foot Public Reserve line. Where such 90-foot setback can be shown to adversely impact a property, the owner may apply for a waiver from complying with the setback as provided for in Section 7060 of the Zoning Ordinance.	
Land Use (Industrial Goal, Policy and Recommendation 2): New industrial development should be clean, nonpolluting, and complementary to a rural area.	The ECO Substation is intended to become an interconnection hub for planned renewable energy development in southeastern San Diego County and would, therefore, be considered clean and nonpolluting during the operational phase. In addition, as discussed in response to Community Character (Overall Goal) and Community Character (Industrial Goal), the ECO Substation Project would not significantly impacts the character of the community and would increase the reliability of electrical transmission in the project area. Therefore, the ECO Substation Project would be consistent with this policy.
<u>Land Use (Industrial Policy and Recommendation 11): Deny future industrial or commercial development which adversely impacts the Mountain Empire Subregional area, such as wind turbine generators, for any of the following reasons; a) safety of the general public; b) unmitigated visual impacts to the rural environment; c) noise pollution emanating from the site exceeding 65 (decibels) dBs at the property line, as it creates great human discomfort and adversely affects the tranquility of the rural environment; and d) such development may lead to the economic devaluation of contiguous properties.</u>	<u>Section D.10 analyzed the potential public safety impacts of the ECO Substation Project and determined that all impacts would be less than significant with implementation of mitigation measures including a hazardous materials management plan, a health and safety program, a waste management plan, and testing for residual hazardous materials at the existing Boulevard substation site (see Section D.10 Public Health and Safety). While impacts to visual resources were determined to be adverse and significant, Section D.3 Visual Resources includes mitigation for all impacts and therefore the project would not result in unmitigated impact. Section D.8 Noise concludes that the noise generated by regular construction</u>

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	<u>activities conducted during daytime would not result in adverse impacts at the property line of the nearest residence (noise would range up to 60 dB) but temporary noise associated with helicopter use and blasting could exceed 65 dBs (mitigation would be implemented to reduce construction noise impacts). Lastly, the Draft EIR/EIS did evaluate the loss of property values under Section D.16, impact SOC-3. It was determined there is insufficient evidence to suggest that property values near components of the ECO Substation Project would affect property values, and if these impacts do exist, they are either too small and/or too infrequent to result in any widespread and consistent statistically observable impacts. Therefore, the ECO Substation Project would be consistent with this policy.</u>
Land Use (Industrial Goal, Policy 4): Ensure that all development be planned in a manner that provides adequate public facilities prior to or concurrent with need.	See Section D.15, Fire and Fuel Management. While the ECO Substation Project would add multiple ignition sources to the project area and would increase the probability of wildfire in the area, SDG&E would implement mitigation that would provide funding for the training and acquisition of necessary firefighting equipment and services to the local fire authority. While the implementation of mitigation discussed in Section D.15, Fire and Fuel Management would assist local firefighting by providing necessary funding, the introduction of the ECO Substation Project would reduce the effectiveness of local firefighting capabilities. However, because the ECO Substation would not add new permanent population to the project area, additional public facilities to serve the Project would not be required and, therefore, the ECO Substation Project would be consistent with this policy.
Conservation (Policy and Recommendation 1): All development shall demonstrate a diligent effort to retain as many native oak trees as possible.	SDG&E has indicated that construction of the Boulevard Substation would require the removal of three mature oak trees at the site. While the northern most oak tree may be retained to minimize potential impact to community character and partially screen views of the substation from Old Highway 80, the removal of the remaining two oak trees would be unavoidable. While on-site oak trees would be removed at the substation site, further removal of oak trees would be minimized to the extent feasible and mitigation has been proposed that would replace oak trees at the Boulevard Substation site (see Section D.3 Visual Resources, Mitigation Measure VIS-3m). Therefore, with implementation of applicable mitigation, the ECO Substation Project would be consistent with this policy.
Conservation (Policy and Recommendation 47): Development shall not affect the habitat of sensitive plant and wildlife species or those areas of significant scenic value. The dark night sky is a significant resource for the Subregion and appropriate steps shall be taken to preserve it.	SDG&E would be required to implement measures to minimize the effect of the project on the habitat of sensitive plant and wildlife species (see Section D.2 Biological Resources) and areas considered by the County to have significant scenic value (see Section D.3 Visual Resources). Therefore, the ECO Substation Project would be consistent with this policy. A consistency analysis between project components under County jurisdiction and Dark Sky policies is included in Appendix 6 Visual Resources Consistency Tables.

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<u>Public Facilities and Services (Policy and Recommendation 1):</u> Maintain unobstructed access to and along the path of existing power transmission facilities and lines.	During construction of the 138 kV transmission line access to and along the existing SWPL ROW would be maintained. Therefore, the ECO Substation Project would be consistent with this policy.
<u>Public Facilities and Services (Policy and Recommendation 2):</u> Any proposed grading, improvements or other encroachments to the substation or transmission rights-of-way must be reviewed by SDG&E.	SDG&E is the applicant for the ECO Substation Project and, therefore, all project components and construction activities have been designed by SDG&E and conflicts with existing SDG&E facilities are not anticipated. Therefore, the ECO Substation project would be consistent with these policies.
<u>Public Facilities and Services (Policy and Recommendation 3):</u> Any alteration of drainage patterns affecting the substation or transmission line rights-of-way should be reviewed and approved by SDG&E.	
<u>Public Facilities and Services (Policy and Recommendation 4):</u> Uses proposed for property adjacent to substations or transmission line rights-of-way should be reviewed for possible impacts to the power facilities and vice versa.	
Environmental Resources Goal: Ensure that there is careful management of environmental resources in the area in order to prevent wasteful exploitation or degradation of those resources and to maintain them for future needs.	This EIR/EIS analyzes the ECO Substation Project and identifies potential impacts that could result from implementation of the Project. Mitigation Measures have been proposed and would minimize environmental impacts to the extent practicable. While significant and unmitigable impacts would occur, the ECO Substation Project would function as an interconnection hub for renewable energy generation planned in the project area. Because the Project would further local, state, and federal goals associated with increased generation of renewable energy resources, the Project would not be a wasteful exploitation of impacted environmental resources. The ECO Substation project would be consistent with this goal.
<u>Recreation Future Development Policy and Recommendation (6): Future Development: Local Facilities:</u> The Mountain Empire Subregion meets the County General Plan goal for local park land provided per 1,000 population. Consequently, County Parks and local Sponsor Group's review of park and recreation needs has concentrated on facility development rather than acquisition. Review of possible future acquisition needs should occur along with large scale development proposals. Facility development is recognized and prioritized as follows and is to occur as staffing, funding and maintenance and operation capabilities become available. [DPR]	The ECO Substation project would not add new permanent residents to the Mountain Empire Subregion and, therefore, the Project would not affect existing service ratios regarding the provision of local parklands per 1,000 residents. Therefore, the ECO Substation Project would be consistent with this policy.
<u>County of San Diego Draft General Plan Update–Draft Mountain Empire Subregional Plan</u>	
<u>Land Use Element (Industrial Policy and Recommendation 4):</u> Ensure that all development be planned in a manner that provides adequate public facilities prior to or concurrent with need.	<u>See Section D.15, Fire and Fuel Management. While the ECO Substation Project would add multiple ignition sources to the project area and would increase the probability of wildfire in the area, SDG&E would implement mitigation that would provide funding for the training and acquisition of necessary firefighting equipment and services to the local fire authority. While the implementation of mitigation discussed in Section D.15, Fire and Fuel Management would assist local firefighting</u>

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	<p><u>by providing necessary funding, the introduction of the ECO Substation Project would reduce the effectiveness of local firefighting capabilities. However, because the ECO Substation would not add new permanent population to the project area, additional public facilities to serve the Project would not be required and, therefore, the ECO Substation Project would be consistent with this policy.</u></p>
County of San Diego Zoning Ordinance	
<p>S92 General Rural Use Regulations: Major Impact Utilities within the S92 zoning designation are subject to a Major Use Permit (Section 2925).</p> <p>S80 Open Space Use Regulations: All development within areas subject to the S80 Open Space Regulations shall require site plan review (Section 2801).</p> <p>S88 Specific Plan Area Use Regulations: Following the adoption of a Specific Plan, any use set forth in the Specific Plan is permitted by the S88 Specific Planning Area Use Regulations (Section 2888 b).</p>	<p>Because the County has no jurisdiction over the ECO Substation Project, a Major Use Permit would not be required. It should be noted, however, that the S92 and S80 zones do not exclude Major Impact Utilities and Services (Major Impact Utilities are conditionally permitted in the S92 and S80 zones). While the S88 zone does not specifically permit Major Impact Utilities, the relatively short segment (approximately 1.3 miles) of the 1368 kV transmission line traversing the S88 zone would be located within an existing utility right-of-way and would run parallel to the existing SWPL, an established use along the proposed alignment. In addition, mitigation (MM LU-2) has been provided to minimize potential conflicts with future development within the Specific Plan Area. Therefore, the ECO Substation Project would be consistent with these regulations.</p>
Jacumba Airport Land Use Compatibility Plan	
Compatibility Policies for Jacumba Airport (Airspace Protection Compatibility Policies)	
<p>Policy 1.6.2 (Other Land Use Actions Subject to ALUC Review) (a) 2: Within Review Area 2, only the following actions affecting land uses require ALUC review:</p> <ul style="list-style-type: none"> • Any object having a height that requires review by the Federal Aviation Administration in accordance with Federal Aviation Regulations (FAR) Part 77, Subpart B. • Any proposed object in a High Terrain Zone having a height of more than 35 feet. However, within that portion of the High Terrain Zone that is defined by United States Standard for Terminal Instrument Procedures (TERPS) surfaces and lies beyond the boundaries of the surfaces defined by FAR Part 77, Subpart C, ALUC review is required only for those objects taller than 100 feet above ground level. (The approximate extent of the High Terrain Zone is indicated on the Compatibility Policy Map: Airspace Protection included in Chapter 3. The On-Line Implementation Tool described in Appendix G can also be used to assess whether an object requires review under this policy.) • Any project having the potential to create electrical or visual hazards to aircraft in flight, including: electrical interference with radio communications or navigational signals; lighting which could be mistaken for airport lighting; glare or bright lights (including 	<p>As identified in Section D.4 an approximate 3.4-mile segment of the ECO 138 kV transmission line would traverse land located within Jacumba Airport Review Area 2. Although the height of transmissions structures would vary (see Figure B-10) no structure would be taller than 150 feet and would, therefore, not require review by the FAA in accordance with Federal Aviation Regulations (FAR) Part 77, Subpart B (structures 200 feet (and taller above ground level require review by FAA). Transmission line and structures would, however, have the potential to cause an increase in the attraction of birds (e.g., perching on the transmission line and structures) and would, therefore, require review by the ALUC.</p>

Table 7-1 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<p>laser lights) in the eyes of pilots of aircraft using the airport; and impaired visibility near the airport.</p> <ul style="list-style-type: none"> • Any project having the potential to cause an increase in the attraction of birds or other wildlife that can be hazardous to aircraft operations in the vicinity of an airport. 	
<p>JAC 3.3 Requirements for Federal Aviation Administration (FAA) Notification of Proposed Construction. Proponents of a project containing structures or other objects that may exceed the height standards defined in Federal Aviation Regulations (FAR) Part 77, Subpart C, as applied to the Jacumba Airport, must submit notification of the proposal to the FAA where required by the provisions of FAR Part 77, Subpart B, and by CPUC, Sections 21658 and 21659. (Notification to the FAA under FAR Part 77, Subpart B, is required even for certain proposed construction that does not exceed the height limits allowed by Subpart C of the regulations. See Appendix B of this Compatibility Plan for the complete text of FAR Part 77.) The FAA will conduct an “aeronautical study” of the object(s) and determine whether the object(s) would be of a height that would constitute a hazard to air navigation. These requirements apply to all objects including structures, antennas, trees, mobile objects, and temporary objects such as construction cranes.</p>	<p>According to FAR Part 77, Subpart B, the FAA must be notified of any construction or alteration of more than 200 feet in height above ground level at its site. The tallest structure that would be installed as part of the ECO Substation Project would be the cable riser pole (approximately 150 feet tall) along the 138 kV transmission line route adjacent to the rebuilt Boulevard Substation. Because the tallest structure associated with the ECO Substation Project would be below 200 feet in height, the project would not be required (according to Policy JAC 3.3) to notify the FAA of proposed construction. The ECO Substation Project would be consistent with this policy.</p>
<p>JAC 3.5 Other Flight Hazards. Land uses that may cause visual, electronic, or wildlife hazards, particularly bird strike hazards, to aircraft in flight or taking off or landing at the airport shall be allowed within the airport influence area only if the uses are consistent with FAA rules and regulations.</p>	<p>The ECO Substation Project would be located outside of identified safety zones for the Jacumba Airport and an approximate 3.4-mile segment of the 138 kV transmission line would be located in Review Area 2 as identified in the ALUCP. This segment of the 138 kV transmission line would not be located within the identified approach or transitional surfaces of the airport and, therefore, the ECO Substation Project would be consistent with this policy.</p>

Table 7-2
Consistency Analysis with Applicable Land Use Plans, Policies, and Regulations for the
Proposed Tule Wind Project

Federal Land Use Plans, Policies, and Regulations

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
BLM Eastern San Diego County Resource Management Plan	
Land Use Authorizations Subsection	
<p>Land Use Authorizations (LUA)-01: WSAs are exclusion areas for all types of Land Use Authorizations.</p> <p>LUA-02: ACECs are avoidance areas for all land use authorizations other than for renewable energy (i.e., wind and geothermal development).</p> <p>LUA-03: ACECs are exclusion areas for renewable energy (i.e., wind and geothermal development).</p>	<p>Components of the Tule Wind Project would not be located within a BLM-designated WSA or an ACEC. Therefore, the Tule Wind Project would be consistent with these policies.</p>
Leases/Permits/Easements Subsection	
<p>Leases/Permits/Easements-05: Proposed activities (e.g., surface-disturbing activities) will not be approved until compliance with Section 106 of the NHPA has been completed and documented, including where applicable, consultation with the SHPO and federally recognized tribes.</p>	<p>Pacific Wind Development Tule Wind LLC has coordinated with local tribes and Section 106 of the NHPA will be completed and documented by the project applicant. Once the historic preservation review process has been completed and documented and the Advisory Council on Historic Preservation has been afforded a reasonable opportunity to comment, the Tule Wind Project would be consistent with this policy.</p>
Right-of-Way Subsection	
<p>Right-of-Way (ROW)-03: Locate new major utility ROWs only in a designated corridor, unless an evaluation of the project shows that location outside of a designated corridor is the only practicable alternative.</p>	<p>While a segment of the proposed 138 kV transmission line would traverse BLM-administered lands, the line would not be considered a major utility. The transmission line is necessary for the Tule Wind Project to delivery renewable wind energy to the rebuilt Boulevard Substation. In addition, due to the location of the transmission line alignment and the designated utility corridor, placement on the transmission line in the corridor would not be practical. Therefore, the Tule Wind Project would be consistent with this policy.</p>
Renewable Energy Subsection	
<p>Renewable Energy (RNE)-03: ACECs are exclusion areas for renewable energy development.</p>	<p>The project does not propose to locate components in an ACEC. Therefore, the Tule Wind Project would be consistent with this policy.</p>
<p>RNE-08: Provide for the production and distribution of renewable energy, consistent with management decisions in the RMP/ROD.</p>	<p>The Tule Wind Project would assist the BLM and other agencies within the U.S. Department of the Interior in increasing the renewable energy production on federal lands as directed by the Energy Policy Act of 2005. Therefore, the Tule Wind Project would be consistent with this policy.</p>
<p>RNE-09: Allow the use of public lands for production of renewable energy compatible with management of sensitive resources.</p>	<p>See response to RNE-08. The Tule Wind Project would be consistent with this policy.</p>

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
RNE-11: Do not allow surface occupancy of renewable energy facilities in special designation areas (wilderness areas, wilderness study areas, and ACECs).	The project does not propose to locate components in special designation areas. Therefore, the Tule Wind Project would be consistent with this policy.
Utility Corridors Subsection	
<p>Utility Corridors (COR)-01: There is one designated utility corridor on BLM-administered lands within the Planning Area. This corridor has a maximum length of 1.5 miles and a maximum width of 1 mile with the northern boundary being the southern boundary of the Interstate 8 (I-8) ROW.</p> <p>COR-02: Consolidation of major ROWs within the approved corridor to minimize resource impacts.</p> <p>COR-03: The designated corridor would be the preferred location for major utility ROWs passing through the Planning Area.</p> <p>COR-05: All new utility ROWs, consisting of the following types, will be located only within the designated corridor: (1) new electrical transmission towers and cables of 161 kV or above, (2) all pipelines with diameters greater than 12 inches, (3) coaxial cables for interstate communications, and (4) major aqueducts or canals for interbasin transfers of water.</p> <p>COR-06: Avoid special designation areas and environmentally sensitive areas.</p> <p>COR-07: Proposed activities (e.g., surface-disturbing activities) within the utility corridor will not be approved until compliance with Section 106 of the NHPA has been completed and documented, including, where applicable, consultation with the SHPO and federally recognized tribes.</p>	<p>Due to the location of the proposed transmission line alignment and the location of the rebuilt Boulevard Substation, the transmission line would not be located within the BLM-designated utility corridor. However, since the line would be a single generator electrical facility, the transmission line ROW traversing BLM lands would not be considered a “major” ROW. Project components on BLM jurisdictional lands would not be located within special designation areas or BLM-designated environmentally sensitive areas. Therefore, these specific policies would not apply to the Tule Wind Project.</p>
Designated Wilderness Area Subsection	
<p>Designated Wilderness Area (DWA)-01. Provide for the long-term protection and preservation of the area’s wilderness character under the principle of nondegradation. The area’s naturalness and untrammled condition; opportunities for solitude; opportunities for primitive and unconfined types of recreation; and any ecological, geological, or other features of scientific, educational, scenic, or historic value will be managed so they remain unimpaired.</p> <p>DWA-05: Proposed activities (e.g., surface-disturbing restoration activities) will not be approved until compliance with Section 106 of the NHPA has been completed and documented, including where applicable, consultation with the SHPO and federally recognized tribes.</p> <p>DWA-09: Wilderness areas are withdrawn from all forms of</p>	<p>Although the Tule Wind Project would construct turbines within 100 feet of the Sawtooth Mountains Wilderness, turbines would not be located within the wilderness. Because components of the Tule Wind Project would not be located within a designated wilderness and since the BLM has not developed wilderness buffers for develop on adjacent lands, the Tule Wind Project would be consistent with these policies.</p>

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<p>land entry including land use authorizations for commercial purposes, mineral entry, mineral leasing, and mineral sales.</p> <p>DWA-10: No use of motor vehicles, motorized equipment, or other form of mechanical transport is allowed.</p> <p>DWA-11: No structure or installation within these areas is allowed.</p>	
<i>Areas of Critical Environmental Concern (ACECs) Subsection</i>	
<p>Areas of Critical Environmental Concern (ACC)-01: ACECs will provide protection for relevant and important values including, but not limited to, special-status species, wildlife, and scenic and significant cultural resources values.</p> <p>ACC-02: Protection of relevant and important values will take precedence over authorized land uses.</p> <p>ACC-08: Proposed activities (e.g., surface-disturbing activities) will not be approved until compliance with Section 106 of the NHPA has been completed and documented, including where applicable, consultation with the SHPO and federally recognized tribes.</p> <p>ACC-09: Manage the Table Mountain and In-Ko-Pah Mountains ACECs for biological and cultural values.</p> <p>ACC-12: ACECs are exclusion areas for renewable energy development.</p> <p>ACC-13: ACECs are avoidance areas for all land use authorizations other than renewable energy (geothermal).</p>	<p>The Tule Wind Project would not locate project components within an ACEC and, therefore, would be consistent with these policies.</p>
<i>BLM Final Programmatic Environmental Impact Statement on Wind Energy Development on BLM-Administered Lands in the Western United States</i>	
<p>The BLM will not issue ROW authorizations for wind energy development on lands where wind energy development is incompatible with specific resource values. Lands that will be excluded from wind energy site monitoring and testing and development include designated areas that are part of the National Landscape Conservation System (NLCS) (e.g., wilderness areas, wilderness study areas, national monuments, National Conservation Areas (NCAs), wild and scenic rivers, and National Historic and Scenic Trails) and ACECs. Additional areas of land may be excluded from wind energy development on the basis of findings of resource impacts that cannot be mitigated and/or conflict with existing and planned multiple-use activities or land use plans.</p>	<p>The Tule Wind Project would be located within the McCain Valley East area of the Eastern San Diego County Planning Area. As identified in the 2008 Eastern San Diego Resource Management Plan, McCain Valley East is a Class IV Visual Resource Management (VRM) area allowing a high level of change to the environment. The McCain Valley East area was also made available for wind energy development by the BLM in its 2008 Eastern San Diego County RMP. In addition, the components of the Tule Wind Project would not be located within the boundaries of any specially designated areas. Therefore, the Tule Wind Project would be consistent with this policy.</p>
<p>To the extent possible, wind energy projects shall be developed in a manner that will not prevent other land uses,</p>	<p>The Tule Wind Project would be located within the McCain National Cooperative Land and Wilderness Management Area, a</p>

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
including minerals extraction, livestock grazing, recreational use, and other ROW uses.	BLM-administered area primarily used by recreational enthusiasts including OHV users and campers. While project components could affect the use of campgrounds and OHV areas, the Tule Wind Project would not actually prevent other land uses by locating components on established OHV trails or within campgrounds. As stated previously, the project area has been made available by the BLM for wind energy development. Therefore, the Tule Wind Project would be consistent with this policy.
Entities seeking to develop a wind energy project on BLM-administered lands shall consult with appropriate federal, state, and local agencies regarding specific projects as early in the planning process as appropriate to ensure that all potential construction, operation, and decommissioning issues and concerns are identified and adequately addressed.	Pacific Wind Development Tule Wind LLC has been in consultation with appropriate federal, state, and local agencies regarding the Tule Wind Project. Specific project issues have been identified in the Plan of Development (POD) and are analyzed in this EIR/EIS. Therefore, the Tule Wind Project would be consistent with this policy.
<p>The BLM will initiate government-to-government consultation with Indian Tribal governments whose interests might be directly and substantially affected by activities on BLM-administered lands as early in the planning process as appropriate to ensure that construction, operation, and decommissioning issues and concerns are identified and adequately addressed.</p> <p>The BLM will consult with the U.S. Fish and Wildlife Service (USFWS) as required by Section 7 of the Endangered Species Act of 1973 (ESA). The specific consultation requirements will be determined on a project-by-project basis.</p> <p>The BLM will consult with the SHPO as required by Section 106 of the NHPA of 1966 NHPA. The specific consultation requirements will be determined on a project-by-project basis. If programmatic Section 106 consultations have been conducted and are adequate to cover a proposed project, additional consultation may not be needed.</p> <p>The level of environmental analysis required under the NEPA for individual wind power projects will be determined at the field office level. For many projects, it may be determined that a tiered environmental assessment (EA) is appropriate in lieu of an EIS. To the extent that the PEIS addresses anticipated issues and concerns associated with an individual project, including potential cumulative impacts, the BLM will determine the tier, based on the decisions embedded in the PEIS, and limit the scope of additional project-specific NEPA analyses. The site-specific NEPA analyses will include analyses of project site configuration and micro-siting considerations, monitoring program requirements, and appropriate mitigation measures. In</p>	As the federal lead agency for the Tule Wind Project the BLM would be responsible for initiating government to government consultation with all applicable Indian Tribal governments, for consultation with the U.S. Fish and Wildlife Service and the SHPO (consistent with the direction provided in the BLM PEIS for Wind Energy Development). The BLM has determined that an EIS is the appropriate NEPA level of environmental analysis for the Tule Wind Project.

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<p>particular, the mitigation measures discussed in Chapter 5 of the PEIS may be consulted in determining site-specific requirements. Public involvement will be incorporated into all wind energy development projects to ensure that all concerns and issues are identified and adequately addressed. In general, the scope of the NEPA analyses will be limited to the proposed action on BLM-administered public lands; however, if access to proposed development on adjacent non-BLM-administered lands is entirely dependent on obtaining ROW access across these lands and there are no alternatives to that access, the NEPA analysis for the proposed ROW may need to assess the environmental effects from that proposed development. The BLM's analyses of ROW access projects may be tiered, based on the PEIS, to the extent that the Proposed project falls within the scope of the PEIS analyses.</p>	
<p>The BLM will consider the visual resource values of the public lands involved in proposed wind energy development projects, consistent with BLM VRM policies and guidance. The BLM will work with the ROW applicant to incorporate visual design considerations into the planning and design of the project to minimize potential visual impacts of the proposal and to meet the VRM objectives of the area.</p> <p>The BLM's proposed Wind Energy Development Program will incorporate adaptive management strategies to ensure that potential adverse impacts of wind energy development are avoided (if possible), minimized, or mitigated to acceptable levels.</p>	<p>As part of the ROW authorization process, the BLM would be responsible for reviewing this EIR/EIS and considering the visual resource values of the public lands on which the Tule Wind Project would be sited.</p>
<p>Entities seeking to develop a wind energy project on BLM-administered lands shall develop a project-specific POD that incorporates all proposed BMPs (Programmatic Environmental Impact Statement (PEIS) Section 2.2.3.2) and, as appropriate, the requirements of other existing and relevant BLM mitigation guidance, including the BLM's interim off-site mitigation guidance (PEIS Section 3.6.2). Additional mitigation measures will be incorporated into the POD and the ROW authorization as project stipulations, as needed, to address site-specific and species-specific issues.</p>	<p>Pacific Wind Development Tule Wind LLC has prepared a POD and has submitted it to the BLM for review. APMs were identified by Pacific Wind Development Tule Wind LLC in the Tule Wind Project environmental document, and additional mitigation will be identified in the various sections of this EIR/EIS. Therefore, the Tule Wind Project would be consistent with this policy.</p>
<p>Operators of wind power facilities on BLM-administered public lands shall consult with the BLM and other appropriate federal, state, and local agencies regarding any planned upgrades or changes to the wind facility design or operation. Proposed changes of this nature may require additional environmental analysis and/or revision of the POD.</p>	<p>Pacific Wind Development Tule Wind LLC has prepared a POD for the Tule Wind Project and has and will continue to consult with the BLM and other appropriate federal, state, and local agencies regarding the project. Therefore, the Tule Wind Project will be consistent with this policy.</p>
<i>BLM Wind Energy Development Policy Instructional Memorandum (IM 2009-043)</i>	
<p>The goal of the VRM program is to apply the basic principles of design of wind energy projects at the site-specific project level to mitigate or minimize visual resource impacts and meet VRM objectives established in the land use plan. In</p>	<p>The Tule Wind Project area was designated as "Lands Available for Wind Energy Development" and as a Class IV VRM Area in the BLM's Eastern San Diego Resource Management Plan (BLM 2008). According to the Resource Management Plan, the</p>

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<p>many cases, VRM management objectives designated at the land use planning level can be met through strategic placement of facilities and thoughtful design treatments that visually integrate the facilities into the landscape setting, thereby avoiding unnecessary land use plan restrictions.</p>	<p>objective of the Class IV VRM classification is “to provide for management activities that require major modification of the existing character of the landscape. The level of change to the characteristic landscape can be high.” While the Tule Wind Project would result in impacts to visual resources due to the high visibility and bulk and scale of proposed wind turbines, the project would be consistent with the Class IV VRM objective and would, therefore, be consistent with this goal.</p>
<p>The BLM will not issue ROW authorizations for wind energy development for areas in which such development is incompatible with specific resource values. Specific lands excluded from wind energy site testing and monitoring and wind energy development include designated areas that are part of the National Landscape Conservation System (NLCS) (e.g., wilderness areas, wilderness study areas, national monuments, National Conservation Areas, wild and scenic rivers, and National Historic and Scenic Trails). Wind energy development is permitted in one National Conservation Area, the California Desert Conservation Area (CDCA), in accordance with the provisions of the California Desert Conservation Area Plan of 1980 (BLM 1980).</p>	<p>The Tule Wind Project would not be located within designated areas that are part of the National Landscape Conservation System, including wilderness areas, wilderness study areas, national monuments, National Conservation Areas, wild and scenic rivers, and National Historic and Scenic Trails. Also, the Tule Wind Project area was designated as “Lands Available for Wind Energy Development” in the BLM’s Eastern San Diego Resource Management Plan (BLM 2008). Therefore, the Tule Wind Project would be consistent with this policy.</p>

Local Land Use Plans, Policies, and Regulations

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
County of San Diego Existing General Plan–Land Use Element	
<p>Land Use Element (Overall Goal): Accommodate population growth and influence its distribution to protect and use scarce resources wisely; preserve the natural environment; provide adequate public facilities and services efficient and equitable; assist the private sector in the provision of adequate, affordable housing; and promote the economic and social welfare of the region.</p>	<p>Construction and operation of the Tule Wind Project would not result in a substantial long-term increase to the local project area population, and, therefore, additional public services including police protection services, schools, parks, and libraries would not be required (potential impacts and mitigation measures associated with fire protection services are discussed in Section D.15, Fire and Fuels Management, of this EIR/EIS). The Tule Wind Project would not trigger the need for additional housing in the project area, and the existing housing stock is anticipated to be able to accommodate new permanent workers in the area.</p> <p>Although construction and operation of turbines in the R turbine string and the 2-mile segment of the 138-kV transmission line located under County of San Diego land use jurisdiction would result in impacts to the natural environment, these project components would indirectly work toward preserving the natural environment by producing and transmitting renewable energy. In addition, these components of the Tule Wind Project would help the County of San Diego accomplish its renewable energy goals as established in the County General Plan (Energy Element). Therefore, the Tule Wind Project would be consistent with this policy.</p>
<p>Land Use Goal 2.1: Promote wise uses of the County’s land resources, preserving options for future use.</p>	<p>Objectives of the Tule Wind Project are to provide energy generation, including an energy distribution system, to adequately</p>

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	meet the State's planned population growth and future generation's needs and to contribute to the goals of the California Renewable Portfolio Standard Program and Energy Report Update. The project would, therefore, be a wise use of the County's land resources and would be consistent with this policy.
Land Use Goal 2.3: Retain the rural character of non-urban lands.	Pacific Wind Development would construct and operate 13 wind turbines and a segment of the 138 kV transmission line on rural County of San Diego jurisdictional lands. Eleven of the thirteen wind turbines under the County's jurisdiction would be located approximately 4.5 miles northeast of the community of Boulevard and would be surrounded by BLM jurisdictional land. The two remaining wind turbines under the County's jurisdiction would be located on a disturbed site (Rough Acres Ranch) and would be sited approximately 2,000 feet from the nearest residence. The 2.0 mile segment of the 138 kV transmission line under County land use jurisdiction would travel south from the collector substation along McCain Valley Road and east along Old Highway 80 prior to interconnecting with the rebuilt Boulevard Substation. Existing distribution lines are located along McCain Valley Road and Old Highway 80 and the introduction of a 138 kV transmission line and support structures would not significantly alter the character of the lands on which these components would be located. In addition, mitigation has been proposed which would further minimize impacts to community character resulting from the 138 kV transmission line (see Section D.3 Visual Resources, Mitigation Measure VIS 1C). Therefore, with implementation of mitigation (see Section D.3, Visual Resources), project components under the County's jurisdiction would not significantly impact the existing character of the project area and would be consistent with this goal.
Land Use Environmental Goal 3.1: Protect lands needed for preservation of natural and cultural resources; managed production of resources; and recreation, education, and scientific activities.	<p>Project components under the land use jurisdiction of the County of San Diego would avoid open space preserves and would prevent/avoid impacts to known cultural resource sites through avoidance where possible (Section D.7, Cultural Resources, of this EIR/EIS discusses impacts to cultural resources). Also, as discussed in Section B.2 Biological Resources, impacts to biological resources would be minimized to the extent feasible through the implementation of mitigation.</p> <p>Construction and operation of turbines in the R turbine string and the 138 kV transmission line along McCain Valley Road could affect recreation activities in the BLM-administered McCain National Cooperative Land and Wildlife Management Area and could affect education and scientific activities at the Mount Laguna Observatory and Tierra del Sol Dark Sky Observation Site by introducing flashing red lights (FAA lights) to the visual environment. Implementation of Mitigation Measures WR 1 and WR 2 would reduce potential recreation impacts to a level less than significant and Mitigation Measures VIS 3b would reduce construction night lighting impacts to a level less than significant. In addition, Mitigation Measure VIS 4b would minimize nighttime</p>

East County Substation/Tule Wind/Energia Sierra Juarez Gen-Tie Projects
APPENDIX 7– LAND USE CONSISTENCY TABLES

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	lighting impact to the extent allowable by federal regulations). With implementation of the above mentioned measures, components of the Tule Wind Project on County of San Diego jurisdictional lands would be consistent with this policy.
Land Use Environmental Goal 3.2: Promote the conservation of water and energy resources.	Construction of project components on County of San Diego jurisdictional land would require a fraction of the overall construction water needs of the entire project and operation of these specific components would not excessive amounts of water. Operation of the project components under the jurisdiction of the County (and of the project as a whole) would generate and transmit renewable wind energy to markets in need. Therefore, the Tule Wind Project would further the County's goal of promoting the conservation of energy resources and would be consistent with this policy.
Regional Categories Policy 1.4 (Rural Development Area): Proof of long-term groundwater supply is provided.	Operation of project components under the jurisdiction of the County of San Diego associated with the Tule Wind Project would not require excessive volumes of water. Regular applications of water at the 43-7 turbine locations and 2-mile segment of along the transmission line under County jurisdiction would not be required. In addition, Pacific Wind Development Tule Wind LLC has received confirmation from local water districts (will serve letters from the Jacumba Community Services District and the Live Oak Springs Water Company) that water would be available for construction of the Project. Lastly, implementation of Mitigation Measure HYD-3, Tule Wind LLC would be required to perform a groundwater study to ensure that with implementation of Mitigation Measure HYD-3, Pacific Wind Development would be required to perform a groundwater study to ensure that groundwater use during construction would not substantially impact the local aquifer (a draft study was prepared in December 2010). Therefore, these components would be consistent with this policy.
<p>The Multiple Rural Use Policy (18) Land Use Designation is consistent with the use regulations of the following zones: RR, A70, A72, S80, S88 RRO, RC, C36, S90, S92, S94</p> <p><u>Within the Multiple Rural Use Policy (18) Land Use Designation (other than a single-family home on an existing lot) it is not intended that any development occur unless the proposed development has been carefully examined to assure that there will be no significant adverse environmental impacts, erosion and fire problems will be minimal, and no urban levels of service will be required.</u></p> <p>The General Agriculture Policy (20) Land Use Designation is consistent with the use regulations of the following zones: A70, A72, S80, S88, S90, S94</p>	<p>The Multiple Rural Use (18) and General Agriculture (20) designations does not specifically exclude wind turbine or electrical transmission line development. The Multiple Rural Use Policy (18) Land Use Designation does however prohibit development "unless the proposed development has been carefully examined to assure that there will be no significant adverse environmental impacts, erosion and fire problems will be minimal, and no urban levels of service will be required." The Rather, because these land use designations are consistent with the use regulations of the S92 and A72 (zones which conditionally permit Major Impact Services and Utilities), however the installation of the wind turbines (proposed at a height up to 492 feet) would necessitate a Zoning Ordinance Amendment to County Zoning Ordinance Section 6951 to allow the same height and setback limitations for the East County Substation, Tule Wind, and Energia Sierra Juarez Gen-Tie Projects that are being considered in the County's proposed revised wind ordinance. and The 138 kV transmission line would be consistent with the applicable land use designations</p>

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	<p>designations (Major Impact Utilities would, however, require with the approval of a Major Use Permits to operate in the S92 and A72 zones). Because the Tule Wind Project will recognize significant, adverse, immitigable environmental impacts, an amendment to the Regional Land Use Element Policy (18) Multiple Rural Use of the County of San Diego General Plan (last amended September 3, 2010) would be required for those portions of the 138 kV transmission line and roadways for which Policy (18) Multiple Rural Use applies. Upon obtainment of Major Use Permits and Zoning Ordinance Amendment to County Zoning Ordinance Section 6951 for the wind turbines and a General Plan Amendment for the portions of the 138 kV transmission line and roadways for which Policy (18) Multiple Rural Use applies (the turbines and 2-mile segment of the 138 kV transmission line under the jurisdiction of the County of San Diego), the Tule Wind Project would be consistent with the use regulations of the Multiple Rural Use (18) an General Agriculture (20) General Plan Land Use designations.</p>
County of San Diego Existing General Plan–Conservation Element	
POLICY 4 (X-22) Reduce local reliance on imported water.	<p>Pacific Wind DevelopmentTule Wind LLC has identified three existing groundwater wells on Rough Acres Ranch that could provide water for construction of project components under County jurisdiction. While project components under County land use jurisdiction (13-7 wind turbines and a 23-mile segment of the 138 kV transmission line) would require a fraction of the approximate 47.5 million 19 million gallons of water required for the entire project, the construction of these components would require a constant water source for dust suppression, turbine foundation construction, and miscellaneous activities. Although the applicant has identified groundwater as the sole source for construction needs, if the required groundwater study (Mitigation Measure HYD-3) concludes that the use of groundwater is not viable for construction purposes, imported water wouldmay be trucked to the project site from local sources including the Jacumba Community Services District and/or, the Live Oak Springs Water Company, and/or the McCain Valley Conservation Camp if necessary. If water is ultimately used from the Jacumba Community Services District and/or the Live Oak Springs Water Company, a Groundwater Extraction permit would be required from the County. The use of imported water would be project-specific and would not affect regional policies seeking to reduce reliance on imported water. Therefore, project components under the County's jurisdiction would be consistent with this policy.</p>
POLICY 6 (X-22) Conserve groundwater resources in areas where imported water is not available.	<p>See response to Policy 4, above. Pacific Wind DevelopmentTule Wind LLC proposes to use groundwater during construction and operation of the Tule Wind Project components under the land use jurisdiction of the County of San Diego. The required groundwater study Groundwater would only be used during construction if the required groundwater study (Mitigation Measure HYD-3) will determines if groundwater is a to-be-a viable water source (a draft study prepared in December 2010</p>

East County Substation/Tule Wind/Energia Sierra Juarez Gen-Tie Projects
APPENDIX 7– LAND USE CONSISTENCY TABLES

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	<u>concluded groundwater was a viable source</u> . Imported water is also anticipated to be available for construction for construction purposes, if necessary (see Section D.12, Water Resources). Therefore, project components under the County's jurisdiction the Tule Wind Project would be consistent with this policy.
POLICY 5 (X-47) San Diego County shall encourage the use of native plant species in review of landscaping and erosion control plans for public and private projects.	Proposed project components within the land use jurisdiction of the County would not require landscaping plans. Therefore, the Tule Wind Project would be consistent with this policy.
POLICY 6 (X-47) If a project is determined to have significant adverse impacts on plants or wildlife, an acceptable mitigating measure may be voluntary donation of land or monies for acquisition of land of comparable value to wildlife.	See Section D.2, Biological Resources. As discussed in Section D.2, construction and operation of the Tule Wind Project (including components under the land use jurisdiction of the County) would result in the temporary and permanent impacts to native vegetation communities and would result in the indirect loss of sensitive wildlife species. To minimize impacts, mitigation measures including habitat compensation have been proposed. With implementation applicable mitigation measures as discussed in Section D.2, Biological Resources, components of the Tule Wind Project under the jurisdiction of the County would be consistent with this policy.
POLICY 9 (X-52) When significant adverse habitat modification is unavoidable, San Diego County will encourage project designers to provide mitigating measures in their design to protect existing habitat.	See response to Policy 6, above. Mitigation Measures identified in Section D.2, Biological Resources, are designed to protect existing habitat and minimize unavoidable impacts to the extent feasible. For example, implementation Mitigation Measure BIO-1d would require that all temporarily disturbed construction areas be restored in accordance with an approved Habitat Restoration Plan. Therefore, with implementation of mitigation measures established in Section D.2, project components under the County's jurisdiction would be consistent with this policy.
POLICY 17 (X-54) No use subject to the San Diego environmental impact review process shall be permitted which in the determination of the Board of Supervisors (or other body which has been delegated decision-making authority by the Board would have significant adverse impacts on: 1) any species of plant or animal identified as rare, endangered, or threatened by the State of California or the United States Department of the Interior, or 2) any valuable and unique natural resource or habitat, unless there are significant overriding social and economic concerns.	Because 7 wind turbines and a 23-mile segment of the 138 kV transmission line would be subject to the County of San Diego environmental review process, this policy would be applicable to components of the Tule Wind Project. As indicated in Section D.2, Biological Resources, construction of the Tule Wind Project would result in temporary and permanent impacts to native vegetation communities/habitat and would result in indirect impacts to sensitive wildlife species. <u>With the exception of potential impacts to Golden Eagles,</u> all impacts to biological resources were determined to be less than significant with the implementation of mitigation measures. During the environmental review process if the County considers any of the identified impacts to be significant and adverse, as a permitting agency the County would have the right to make overriding considerations for such impacts. Therefore, project components under the County's jurisdiction would be consistent with this policy.
POLICY 9 (X-82) To prevent erosion and slippage in man-made slopes, approved low maintenance trees, bushes and grasses which establish themselves quickly should be planted.	Man-made slopes would not be constructed around project components under the jurisdiction if the County of San Diego and, therefore, these components would be consistent with this policy.
County of San Diego Existing General Plan–Energy Element	
Goal 1: Define and ensure adequate energy supplies for San Diego County.	Operation of wind turbines and the 138 kV transmission line (on County of San Diego jurisdictional land) would assist the County

East County Substation/Tule Wind/Energia Sierra Juarez Gen-Tie Projects
APPENDIX 7– LAND USE CONSISTENCY TABLES

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	of San Diego in achieving its energy goals and objectives by maximizing the development of renewable, alternative sources of energy (see Section A of this EIR/EIS for objectives of the Tule Wind Project). Therefore, the components of the Tule Wind Project under County land use jurisdiction would be consistent with this policy.
Goal 2: Encourage the use of alternative passive and renewable energy resources.	See response to Goal 1, above. Operation of Tule Wind Project components under County land use jurisdiction would be consistent with this policy.
Goal 4: Minimize environmental impact of energy sources.	To minimize environmental impacts associated with the construction and operation of project components, Pacific Wind Development has proposed APMs and would implement mitigation measures. Therefore, the Tule Wind Project would be consistent with this policy.
Goal 6: Minimize possibility of energy shortages and resulting hardships.	See response to County of San Diego General Plan, Energy Element, Goal 1. Components of the Tule Wind Project under County land use jurisdiction would be consistent with this policy.
Goal 8: Encourage compatibility with National and State Energy Goals and City and Community General Plan/Regional Comprehensive Plans.	See response to County of San Diego General Plan, Energy Element, Goal 1. In addition to compatibility with local goals regarding the development of renewable energy resources, energy produced by Tule Wind turbines would also contribute to the goals of the California RPS Program and Energy Report Update and would assist the BLM in contributing to the renewable energy production goals established by Energy Policy Act of 2005. In addition, because project components under County jurisdiction would be consistent (with implementation of mitigation measures) with applicable local land use plans and policies, project components under County jurisdiction would be consistent with this policy.
Policy S (Supply)-1: Support the timely use of wind power, geothermal power, nuclear fusion power, solar electric and solar thermal power, and other potentially viable and cost-effective energy sources as the public issues that may surround the use of these energy sources become involved.	Operation of wind turbines and the 138 kV transmission line (on County of San Diego jurisdictional land) would assist the County of San Diego in achieving its energy goals and objectives by maximizing the development of renewable, alternative sources of energy (see Section A of this EIR/EIS for objectives of the Tule Wind Project). Therefore, the components of the Tule Wind Project under County land use jurisdiction would be consistent with this policy. See response to County of San Diego General Plan, Energy Element, Goal 1. Components of the Tule Wind Project under County land use jurisdiction would be consistent with this policy.
County of San Diego Existing General Plan–Public Facility Element	
Policy 2.2: Development projects will be required to provide or fund their fair share of all public facilities needed by the development. Policy 2.3: Large Scale Projects will be required to plan for the siting of necessary public facilities and to provide or fund their fair share of all public facility needs created by the development.	See Section D.15, Fire and Fuels Management. As a result of the increased fire probability resulting from implementation of the Tule Wind Project (including components under the jurisdiction of the County) mitigation (MM FF-3) has been provided which would fund improvements to the local fire districts. Therefore, the Tule Wind Project would be consistent with these policies.

**East County Substation/Tule Wind/Energia Sierra Juarez Gen-Tie Projects
APPENDIX 7– LAND USE CONSISTENCY TABLES**

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<p>Parks and Recreation Goal: Fifteen Acres of local parkland per 1,000 unincorporated area residents.</p> <p>Parks and Recreation Goal: Fifteen Acres of regional parkland per 1,000 residents in the region, exclusive of regional environmental reserves, regional open spaces and reserve parks.</p>	<p>Operation of the Tule Wind Project would require up to 12 full time employees. These workers would typically be present on site during normal business hours and would work out of the O&M building. Although the O&M building would be located on BLM-administered lands, project employees electing to move to the area would likely reside in one of the unincorporated communities of the Mountain empire Subregion. While the project could add new residents to the project area, the addition of up to 12 families would not substantially affect existing regional and parkland service ratios such that the provision of new parkland would be warranted. Therefore, the Tule Wind Project would be consistent with these policies.</p>
<p>Solid Waste Goal: Minimize residential, commercial, and industrial solid waste generated in the County at its source.</p> <p>Solid Waste Goal: The safe, sanitary and environmentally acceptable collection, storage, transport, recycling and disposal of the solid waste that is generated.</p> <p>Solid Waste Policy 1.2: Landfills shall be used primarily for wastes that cannot be recycled or processed and for the residual waste from processing facilities.</p>	<p>Operation of project components under County of San Diego land use jurisdiction would not generate excessive amounts of regular waste. Waste would be generated at the O&M building by project employees, however, the O&M building would be located on BLM-administered lands and, therefore, the County would have no jurisdiction over this facility. Therefore, the Tule Wind Project (components under County of San Diego land use jurisdiction) would be consistent with this policy.</p>
<p>Law Enforcement Goal: Facilities to support a service level of four patrol shifts per 10,000 population or service area equivalent for commercial/industrial land uses.</p> <p>Law Enforcement Policy 3.2: New development in the unincorporated area will be required to contribute its fair share toward financing sheriff facilities toward achieving the short term objective.</p> <p>Schools- Policy 1.2: To the extent allowable under State law, new development shall be required to provide additional facilities needed to serve children generated by the new development. Such facilities shall be of the quality and quantity sufficient to meet State Department of Education standards or to maintain an existing higher level of service provided by an affected school districts' facilities.</p>	<p>Operation of project components under County land use jurisdiction is not anticipated to result in the need for additional law enforcement services. However, since project employees moving to the area could reside in an unincorporated community within the subregion, the Tule Wind Project could be subject to development impact fees imposed on new development. If such a fee is deemed necessary by the County then the Project would be required to pay the fee as the County would be a permitting agency. Therefore, components of the Tule Wind Project under County land use jurisdiction would be consistent with these policies.</p>
<p>Fire Protection and Emergency Services Goal: Emergency travel time in Rural Areas is 20 minutes.</p>	<p>The 13 turbines and 2-mile segment of the 138-kV transmission line under County of San Diego jurisdiction would be located within 6.5 miles of the Boulevard Fire and Rescue Department. Emergency travel times to these project components could occur within 20 minutes assuming a 35 mph response speed (National Fire Prevention Association standard) from responding districts. Therefore, components of the Tule Wind Project under County land use jurisdiction would be consistent with this policy.</p>
<p>Policy 2.1: New development shall be required to finance its full and fair share of the facility and equipment needs that it generates.</p>	<p>See Section D.15, Fire and Fuels Management. As a result of the increased fire probability resulting from implementation of the Tule Wind Project (including components under the jurisdiction of the County) mitigation (MM FF-3) has been proposed which would fund improvements to the local fire districts. Therefore,</p>

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	with implementation of mitigation, the Tule Wind Project would be consistent with this policy.
<p>Water Provision Systems Policy 1.2: Discretionary land development projects dependent on imported water will only be approved if the service provider reasonably expects that water facilities will be available concurrent with need, and that all appropriate requirements will be met through conditions placed on project approval.</p> <p>Policy 1.3: All land development projects requiring the use of imported water shall obtain a commitment of service by the appropriate district prior to land preparation and construction.</p>	<p>Pacific Wind Development Tule Wind LLC has indicated that groundwater extracted from wells located on Rough Acres Ranch and on the Ewiiapaayp Reservation would be utilized for use during construction. However, if the required groundwater study However, if the required Groundwater Investigation report (Mitigation Measure HYD-3) concludes s that groundwater is not a viable source for use during construction, then water from a local source (Pacific Wind Development Tule Wind LLC has identified the Jacumba Community Services District, and the Live Oak Springs Water Company and the McCain Valley Conservation Camp as potential water sources) would be hauled to the project site for use, if deemed necessary. Therefore, because the project applicant would be required to identify <u>is required to identify</u> reliable source(s) of water prior to construction of the Project (see Section D.12, Mitigation Measure HYD-3), with implementation of mitigation project components under the County's jurisdiction the Tule Wind Project would be consistent with these policies.</p>
<p>County Trails Program Policy 3.7: Development projects and other discretionary projects proposed on lands upon which a trail or pathway in the Regional Trail Plan or Community Trails Master Plans has been identified may be required to dedicate and improve land for trail or pathway purposes.</p>	<p>As proposed, the 13-7 wind turbines and <u>approximate 3-mile</u> segment of the 138 kV gen-tie under the jurisdiction of the County of San Diego would not be located on lands upon which a trail or pathway identified in the Regional Trail Plan or Boulevard Community Trails and Pathway Plan occurs. Therefore, wind turbines and the 23-mile segment of the transmission line under the jurisdiction of the County would be consistent with this policy.</p>
County of San Diego Existing General Plan–Seismic Element	
<p>Risk Policy 1: Control uses of land to avoid exposing people and property to unacceptable levels of risk.</p>	<p>As indicated in Section D.13, Geology, Minerals, and Soils, all potential impacts (with the exception of impacts to minerals resources) associated with construction and operation of the Tule Wind Project (including project components under County of San Diego jurisdiction) were determined to be less than significant with implementation of mitigation. Impacts to mineral resources were determined to be less than significant. Therefore, because potential seismic related impacts associated with components of the Tule Wind Project under County jurisdiction were determined to be less than significant, the Project would be consistent with this policy.</p>
<p>Risk Policy 3. Discourage expansion of existing development and construction of new development, especially essential facilities, in localities exposed to hazards unless the hazards can be mitigated to the satisfaction of responsible agencies.</p>	<p>See response to Risk Policy 1, above. Mitigation is proposed in Section D.13, Geology, Minerals, and Soils that would minimize impacts to below a level of significance. As a permitting agency the County would have the opportunity to review this EIR/EIS and provide comment regarding the adequacy of mitigation identified in Section D.13. Therefore, project components under the County's jurisdiction would be consistent with this policy.</p>
<p>Fault Rupture Policy 2. Require a geologic report for other development proposed in special studies zones as defined under the Alquist-Priolo Act (Sec. 5406, Zoning Ordinance)</p>	<p>The proposed Tule Wind Project site does not cross any mapped Alquist-Priolo Earthquake Hazard Zones. The closest active fault to the Tule Wind Project is the Coyote Mountain</p>

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
or in special studies zones defined by the County of San Diego.	section of the Elsinore Fault, located approximately 7.1 miles to the northeast. One potentially active fault transects the project area near Turbines Q1 and Q2 (Pacific Wind Development <u>Tule Wind LLC 2010b</u>), however, these turbines would be under the jurisdiction of the BLM and not the County. Therefore, since project components under County jurisdiction would not be located within special study zones defined under the Alquist-Priolo Act or in special studies zones defined by the County of San Diego, a geologic report would not be required per the threshold of this policy. Therefore, project components under County jurisdiction would be consistent with this policy.
Landslides Policy 2: Require a geologic report prepared by a certified engineering geologist on any development site where landslides or similar geologic hazards are known or suspected to exist.	As discussed in Section D.13, Geology, Minerals, and Soils, The western 10% of the Tule Wind Project area has steep slopes (with some greater than 25%) and the remaining 90% of the project area (including land on which project components under County jurisdiction would be located) is underlain by tonalite and is considered to be generally free of the potential for landslides. While the risk of landslides, earthflows, rockfall, and/or subsidence as a result of the proposed Tule Wind Project was determined to be adverse, the implementation of Mitigation Measures GEO-5 and HYD-3 (see Sections D.13, Geology, Minerals, and Soils and Section D.12, Water Resources, respectively for exact text of mitigation measures) would reduce potential impacts to less than significant levels. The geotechnical studies required by GEO-5 would cover the entire project area, not only those areas containing steep slopes. In addition, since the potential for landslides is low for project components under the jurisdiction of the County, a geologic report would not be required per the threshold established by Landslide Policy 2. Therefore, project components under County jurisdiction would be consistent with this policy.
Landslides Policy 3: Require, where evaluation indicates that a slope can be stabilized, that stabilization be a condition for development and that the foundation and earth work be supervised by a certified engineering geologist.	Implementation of Mitigation Measure GEO-5 (prepare geotechnical surveys for landslides and mines) would evaluate the potential unstable slopes and landslides. In areas deemed appropriate (based on the outcome of the geotechnical studies) proper design and construction considerations would be followed for the identified slope areas within the project area, including best management practices for surface drainage, reducing slope inclinations where grading operations are conducted to minimize potential slope instabilities. With implementation of Mitigation Measure GEO-5, the Tule Wind Project (including project component under the jurisdiction of the County) would be consistent with this policy.
Landslides Policy 4. Prohibit alteration of the land in areas where there is a high potential for activation of landslides. Such alterations include excavation, filling, removal of vegetative cover; and concentrations of water from drainage, irrigation, or septic systems.	See response to Landslides Policy 2, above. As discussed in Section D.13, Geology, Minerals, and Soils, the potential for landslides associated with project components under the jurisdiction of the County (43-7 wind turbines in the R-turbine string and a <u>23</u> -mile segment of the 138 kV transmission line) is relatively low because these areas are underlain by tonalite which is considered to be generally free of the potential for

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	landslides. Therefore, because these areas do not have a high potential for activation of landslides, project development on County lands would be consistent with this policy.
Landslides Policy 5. Prohibit development in areas of extensive landsliding where stabilization cannot reasonably be done.	See response to Landslides Policy 2 and 3, above. The development of project components under County of San Diego jurisdiction would be consistent with this policy.
Landslides Policy 6. Require provision of rock nets, fences, berms, or other features designed to prevent road blockage from rockfalls for single access routes to new developments.	During project operations access to County jurisdictional project components would be provided by McCain Valley Road. The local topography of the McCain Valley Road under County jurisdiction (where the transmission line would be located adjacent to the roadway) would not warrant the use of features designed to protect road blockage. While access to R-string turbines located on the disconnected island of Rough Acres Ranch lands would similarly be provided by McCain Valley Road, a portion of this roadway would be located on BLM-administered and, therefore, this policy would not apply. In addition, as discussed in Section D.13, potential slope instabilities resulting from construction of the Tule Wind Project would be minimized by the implementation of Mitigation Measure GEO-5 (see Section D.13). Therefore, development of project components under County jurisdiction would be consistent with this policy.
New Development Policy 1: Require all buildings to meet the standards of the Uniform Building Code. New Development Policy 5. Prohibit construction of homes and essential facilities in hazardous areas unless they can be designed to reduce the hazard to the satisfaction of responsible agencies.	As proposed, the Tule Wind Project would not construct buildings on County of San Diego jurisdictional lands and, therefore, these policies are not applicable to the Proposed Project. <u>However, if an Alternate O&M Building is constructed on County land, the building would be constructed in accordance with the Uniform Building Code.</u>
New Development Policy 7. Require submission of soils and geologic reports prepared by a certified engineering geologist on all projects where geologic hazards are known or suspected to be present.	Implementation of Mitigation Measure GEO-2 (Conduct geotechnical studies for soils to assess characteristics and aid in appropriate foundation design) would be required prior to development of the Tule Wind Project (including components under the jurisdiction of the County of San Diego). Addition geotechnical studies to evaluate the potential for liquefaction, lateral spreading, seismic slope instability, and ground-cracking hazards (Mitigation Measure GEO-3) would also be required prior to the development of the Tule Wind Project. Therefore, with implementation of applicable mitigation measures identified in Section D.13, Geology, Minerals, and Soils, components of the Tule Wind Project under County jurisdiction would be consistent with this policy.
County of San Diego Draft General Plan Update–Land Use Element	
Goal LU-2: Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.	Implementation of the Tule Wind Project would not significantly impede on the rural character of the project area. Eleven of the thirteen wind turbines under the County's jurisdiction would be located approximately 4.5 miles northeast of the community of Boulevard and would be surrounded by BLM jurisdictional land. The two remaining wind turbines under the County's jurisdiction would be located on a disturbed site (Rough Acres Ranch) and would be sited approximately 2,000 feet from the nearest

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	<p>residence. The 2.0-mile segment of the 138 kV transmission line under County land use jurisdiction would travel south from the collector substation along McCain Valley Road and east along Old Highway 80 prior to interconnecting with the rebuilt Boulevard Substation. Existing distribution lines are located along McCain Valley Road and Old Highway 80 and the introduction of a 138 kV transmission line and support structures would not significantly alter the character of the lands on which these components would be located. In addition, mitigation has been proposed which would further minimize impacts to community character resulting from the 138 kV transmission line (see Section D.3 Visual Resources, Mitigation Measure VIS-1C). Therefore, with implementation of mitigation (see Section D.3, Visual Resources), project components under the County's jurisdiction would not significantly impact the existing character of the project area and would be consistent with this goal.</p>
<p>Policy LU-2-7: Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment, and/or are detrimental to human health and safety.</p>	<p>Pacific Wind DevelopmentTule Wind LLC has proposed APMs and would implement mitigation measures to minimize environmental impacts associated with the construction and operation of the 7 wind turbines and the 23-mile segment of the 138 kV transmission line under County of San Diego jurisdiction. With implementation of mitigation, the visual contrasts, public safety, and noise impacts associated with construction of wind turbines and the 138 kV transmission line would be minimized to the extent feasible and, therefore, project components under County land use jurisdiction would be consistent with this policy.</p>
<p>Policy LU-4-6: Planning for Adequate Energy Facilities. Participate in the planning of regional energy infrastructure with applicable utility providers to ensure plans are consistent with the County's General Plan and Community Plans and minimize adverse impacts to the unincorporated County.</p>	<p><u>The Tile Wind Project has participated in the planning of regional energy infrastructure with applicable utility provides. In addition, implementation of the Tule Wind Project would not significantly impede on the rural character of the project area. Five of the seven wind turbines under the County's jurisdiction would be located approximately 4.5 miles northeast of the community of Boulevard and would be surrounded by BLM jurisdictional land. The two remaining wind turbines under the County's jurisdiction would be located on a disturbed site (Rough Acres Ranch) and would be sited approximately 2,000 feet from the nearest residence. The 3.0-mile segment of the 138 kV transmission line under County land use jurisdiction would travel south from the collector substation along McCain Valley Road and east along Old Highway 80 prior to interconnecting with the rebuilt Boulevard Substation. Existing distribution lines are located along McCain Valley Road and Old Highway 80 and the introduction of a 138 kV transmission line and support structures would not significantly alter the character of the lands on which these components would be located. In addition, mitigation has been proposed which would further minimize impacts to community character resulting from the 138 kV transmission line (see Section D.3 Visual Resources, Mitigation Measure VIS-1C). Therefore, with implementation of mitigation (see Section D.3, Visual Resources), project components under the County's jurisdiction would not significantly impact the existing character of the project area and would be</u></p>

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	consistent with this policy. See response to Goal LU.2. Implementation of Tule Wind project components under County of San Diego land use jurisdiction would not significantly impact the rural character of the project area and with mitigation measures identified in Section D of this EIR/EIS, adverse environmental impacts would be minimized to the extent feasible. Therefore, project components under County of San Diego land use jurisdiction would be consistent with this policy.
Policy LU-5-3: Rural Land Preservation. Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semi-Rural Land Use Designations.	The 23-mile segment of the Tule Wind Project (the 138 kV transmission line) traversing County of San Diego-designated rural land would be linear in nature, would travel adjacent to an existing paved roadway, and would not result in an excessive amount of surface disturbance. Implementation Construction of the turbines transmission and transmission line would not jeopardize the preservation of existing open space and rural areas in the project area. The project would not conflict with the County's goal policy of preserving open space and rural lands and would be consistent with this policy.
Policy LU-5-5: Projects that Impede Non-Motorized Travel. Ensure that development projects and road improvements do not impede bicycle and pedestrian access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative routes are implemented.	Placement of the 138 kV transmission line parallel to Old Highway 80 in Boulevard would not impede bicycle routes located along the highway. Also, roadway improvements along Ribbonwood Road would not restrict <u>existing and planned</u> pedestrian access along trails and pathways located adjacent to the roadway. Therefore, the Tule Wind Project would be consistent with this policy.
Policy LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.	See Section D.2, Biological Resources. As indicated in Section D.2, impacts associated with development of the Tule Wind Project (including project components under County of San Diego jurisdiction) would be less than significant with the implementation of mitigation measures (see Section D.2). Wind turbine development would affect other issue areas including visual resources (see Section D.3, Visual Resources) and impacts would be significant and unmitigable. While impacts would be significant, mitigation measures would be implemented by Pacific Wind Development <u>Tule Wind LLC</u> and would minimize environmental impacts to the extent feasible. In addition, the Tule Wind Project would generate renewable energy which would support the long-term sustainability of the natural environment. Therefore, with implementation of mitigation, components of the Tule Wind Project under County jurisdiction would be consistent with this policy.
Policy LU-6.5 Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.	The use of impervious surfaces would be minimized to the extent practicable, however, concrete foundations for turbines and transmission towers would be impervious and would effectively alter existing drainage patterns and could potentially result in an increase in erosion and siltation. Implementation of Mitigation Measure HYD-6 (Preparation of a Stormwater Management Plan) would require Pacific Wind Development <u>Tule Wind LLC</u> to incorporate Low-Impact Development Features into the project design to ensure that existing drainage patterns are not significantly altered. With implementation of Mitigation

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	Measure HYD-6, components of the Tule Wind Project under County jurisdiction would be consistent with this policy.
Policy LU-6.6: Integration of Natural Features into Project Design. Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.	Natural features would be incorporated into the design of the Tule Wind Project to the extent practicable. However, because wind turbines would be visible and the transmission line would be linear in nature, the incorporation of mature oaks, trees, and rock formations would not be practical around these project components. Therefore, project components under County of San Diego jurisdiction would be consistent with this policy.
<u>Policy LU-6.8: Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.</u>	<u>See response to Policy LU-6.6 above. Natural topography would be incorporated into the design of the Tule Wind Project to the extent practicable. Implementation of Mitigation Measure HYD-6 (Preparation of a Stormwater Management Plan) would require Tule Wind, LLC to incorporate Low-Impact Development Features into the project design to ensure that existing drainage patterns are not significantly altered. With implementation of Mitigation Measure HYD-6, components of the Tule Wind Project under County jurisdiction would be consistent with this policy.</u>
Policy LU.6-9: Protection from Hazards. Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.	The presence of up to 13-7 <u>23</u> wind turbines and a <u>23</u> -mile segment of a new overhead transmission line in rural southeastern San Diego on County lands would increase the probability of wildfire in the area. The project would also increase the probability of other public safety-related impacts resulting from wind turbine operation (see Section D.10, Public Health and Safety, of this EIR/EIS). Pacific Wind Development <u>Tule Wind LLC</u> would implement mitigation (see Section 10, Public Health and Safety, and Section D.15, Fire and Fuel Management) <u>including implementation of a hazardous materials management plans and incorporation of wind turbine generator fire protection systems which would minimize impacts to the extent feasible.</u> Therefore, with implementation of mitigation and APMs, project components under County land use jurisdiction would be consistent with this policy.
Policy LU.6-10: Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in very high and high hazard fire areas or other unmitigable hazardous areas.	This specific measure provides direction to the County regarding the assignment of land uses and densities and is, therefore, not applicable to the Tule Wind Project.
Policy LU.8-2: Groundwater Resources. Require development to identify adequate groundwater resources in groundwater-dependent areas, as follows: <ul style="list-style-type: none"> • In areas dependent on currently identified groundwater overdrafted basins, prohibit new development from exacerbating overdraft conditions • Encourage programs to alleviate overdraft conditions in Borrego Valley • In areas without current overdraft groundwater conditions, prohibit new groundwater-dependent development where overdraft conditions are foreseeable. 	The Mountain Empire subregion is nearly entirely dependent on groundwater resources. Although the local aquifer is not currently in overdraft, the use of groundwater during construction of the Tule Wind Project could impact the productivity of wells in the vicinity. <u>The draft groundwater analysis prepared in December 2010 concluded that there would be an adequate amount of groundwater to serve the Tule Wind project.</u> Mitigation is proposed in Section D.12, Water Resources, of this EIR/EIS that would minimize the potential for construction activities to affect groundwater supplies, and the small volume of water required for operations and maintenance would not significantly affect groundwater supplies should they be obtained from the on-site well (see Section D.12). Therefore, the Tule Wind Project would be consistent with this policy.

East County Substation/Tule Wind/Energia Sierra Juarez Gen-Tie Projects
APPENDIX 7– LAND USE CONSISTENCY TABLES

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
Policy LU.8-3: Groundwater Dependent Habitat. Discourage development that would significantly draw down the groundwater table to the detriment of groundwater-dependent habitat, except in the Borrego Valley.	Construction of project components under the jurisdiction of the County of San Diego would require a fraction of the water necessary for construction of the entire Tule Wind Project. Pacific Wind Development Tule Wind LLC has identified three on-site groundwater wells <u>on Rough Acres Ranch and on the Ewiiaapaayp Reservation</u> that could supply water during construction. Excessive amounts of groundwater would not be require for construction of components of County jurisdictional land and water for these components is not expected to significantly draw down the groundwater table. Therefore, the components of the Tule Wind Project on County jurisdictional lands would be consistent with this policy.
Policy LU.10-2: Development – Environmental Resource Relationship. Require development in semirural and rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.	The Tule Wind Project, which includes 13 7 wind turbines and a 23-mile segment of the proposed transmission line on County of San Diego lands, would be <u>developed in rural areas of the County but would respect and conserve the unique natural features as discussed in response to Policy LU-6.6 above. In addition, the Tule Wind Project would respect the rural character as discussed in response to Policy LU.4-6 above. The Tule Wind Project will pose a less than significant fire risk after mitigation (Class II impact). Accordingly, the project will be consistent with this policy because it would not exacerbate an already existing hazard in the high and very high fire hazard zones around the project area. The focus of the policy is on minimizing impacts to the environment, which the Tule Wind Project will do by implementing a variety of measures to reduce fire risk below a level of significance.</u> located in an area of the County identified by CAL FIRE as a very high and high fire hazard area. Implementation of APMs and mitigation measures identified in Section D.15, Fire and Fuels Management, would reduce wildfire related impacts to the extent feasible. In addition, project components under County of San Diego Land use jurisdiction would not significantly alter the rural character of the project area (see response to Goal LU-2 Policy LU-4.6, above). However, because project components under the County's jurisdiction would be located in high and very high hazard areas, project components under the County's jurisdiction would not be consistent with this policy.
Policy LU.10-4: Commercial and Industrial Development. Limit the establishment of commercial and industrial uses in semirural and rural areas that are outside of villages (including rural villages) to minimize vehicle trips and environmental impacts.	Pacific Wind Development Tule Wind LLC proposes APMs and would implement mitigation measures to minimize environmental impacts associated with components of the Tule Wind Project located on County of San Diego jurisdictional lands. Therefore, with implementation of mitigation measures and APMs, project components under County jurisdiction would be consistent with this policy.
Policy LU-11.2: Compatibility with Community Character. Require that commercial, office, and industrial development be located, scaled, and designed to be compatible with respect and enhance the unique character of the community.	<u>This policy does not apply to the Project because it is a Civic Use, as identified in the County's Zoning Ordinance. The bulk, scale, and design of project components under County land use jurisdiction (13 wind turbines and a 2-mile segment of the 138 kV transmission line) would not significantly impact the rural</u>

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	<p>character of the Boulevard community (see response to Goal LU-2, above). Therefore, project components under County land use jurisdiction would be consistent with this policy.</p>
<p>Policy LU-12.1: Concurrency of Infrastructure and Services with Development. Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing.</p> <p>Policy LU-12.2: Maintenance of Adequate Services. Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve a higher improved LOS but do not achieve a LOS of D or better.</p>	<p>For components under the jurisdiction of the County of San Diego, Pacific Wind DevelopmentTule Wind LLC would be required to comply with all conditions of approval identified by the County of San Diego DPLU. At this time it is unknown as to whether the County would require the provision of infrastructure, facilities, or services due to the operation of 13 wind turbines and the 2-mile segment of the 138 kV transmission line under County jurisdiction. As discussed in Section D.15 Fire and Fuel Management, mitigation including funding for the training and acquisition of necessary firefighting equipment and services to the local fire authority to improve the response and firefighting effectiveness near electrical transmission lines would be implemented by Pacific Wind DevelopmentTule Wind LLC (this mitigation would apply to the entirety of the Tule Wind Project). In addition, <u>while the operation of 7 wind turbines and transmission line would result in minimal average daily trips (ADT) Pacific Wind DevelopmentTule Wind LLC</u> would enhance existing County roadways as well as access/patrol roads along the proposed wind turbine grid and transmission lines (see Section D.15 Fire and Fuels Management for additional information). Therefore, with implementation of mitigation as identified in Section D.15 (and with the construction of adequately sized access roads), the Tule Wind Project would be consistent with these policies.</p>
<p><u>Policy LU-12.3: Infrastructure and Services Compatibility. Provide public facilities and services that are sensitive to the environment with characteristics of the unincorporated communities. Encourage the collection of infrastructure facilities, where appropriate.</u></p>	<p><u>As noted below for various infrastructure and service systems, the Tule Wind Project would be consistent with this policy.</u></p> <p><u>Water - Groundwater is proposed to be extracted from three onsite wells, providing an efficient and economical means of groundwater supply for construction and operation of the project. The project would not require extension of water service. The draft <i>Groundwater Investigation Report</i> concludes there is sufficient groundwater available to support the project without significant impact to offsite water users. Furthermore, The groundwater data obtained from the well testing program, indicates that there is a significant volume of groundwater in storage within McCain Valley and pumping at 100 gpm – over a nine month construction period will not reduce the total available volume of water within storage significantly (i.e., below the County’s 50% depletion threshold), especially over the relatively short construction period when peak water demand is required.</u></p> <p><u>Sewer - A septic system will be developed to serve the O&M building. The project would not require extension of sewer service. An On-Site Wastewater Treatment System Permit may</u></p>

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	<p><u>be required for the proposed O&M building in accordance with the permit requirements of the County of San Diego Department of Environmental Health (DEH).</u></p> <p><u>Fire - Fire protection services will be provided by the SDRFPD and the SDCFA. The applicant has obtained approval of a FPP for the project, and is in the process of establishing agreements with these agencies for ongoing fire protection service for the project throughout operation.</u></p> <p><u>Roadways - The applicant would provide improvements to County roadways (portions of McCain Valley Road and Ribbonwood Road) in order to promote orderly development and to provide construction access to the project area on BLM lands. New roads associated with the Tule Wind Project will be designed to conform with the topography to the greatest extent possible and grading required to construct these roadways will be minimized.</u></p> <p><u>Electricity – The 138 kV transmission line is proposed adjacent to the route of the approved Sunrise Powerlink. The proposed transmission line was sited adjacent to this corridor to minimize potential visual impacts and facilitate efficient transmission of energy generated from the Tule Wind Project. The 138 kV transmission line is proposed to be a single circuit or double circuit overhead line to accommodate future renewable energy projects in the surrounding area. Subsequent environmental impacts would be significantly reduced by collocating future transmission lines on transmission line poles associated with the Tule Wind Project.</u></p> <p><u>Additional Public Services – The project is not anticipated to increase demand for schools, libraries, or law enforcement.</u></p> <p><u>Therefore services. Additionally, the project would not impact solid waste collection or landfill capacity, nor would the project adversely affect the provision of parkland for future residents.</u></p>
<p><u>Policy LU-12.4: Planning for Compatibility. Plan and site infrastructure for public utilities and public facilities in a manner compatible with community character, minimize visual and environmental impacts, and whenever feasible, locate any facilities and supporting infrastructure outside preserve areas. Require context sensitive Mobility Element road design that is compatible with community character and minimizes visual and environment impacts; for Mobility Element roads identified in Table M-4, and LOS D or better</u></p>	<p><u>The Tule Wind Project is not proposed on any agricultural preserves or open space easements. Project components located on lands within the land use jurisdiction of the County of San Diego have been sited to avoid impacts to natural resources by virtue of the project design, and no unmitigated impacts to natural resources would occur. The project is consistent with the provisions of the County’s Resource Protection Ordinance and Biological Mitigation Ordinance. The applicant will implement mitigation measures identified in the EIR/EIS to minimize visual</u></p>

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<u>may not be achieved.</u>	<u>and environmental impacts and preserve the natural contours, channels, and visual character of project site to the maximum extent feasible. The proposed project would not significantly impact the existing character of the project area; and no unmitigated impact to community character has been identified and therefore, the Tule Wind Project would be consistent with this policy.</u>
Policy LU.13-2: Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with state law, to support the development prior to approval.	As discussed in Section D.12 Water Resources of this EIR/EIS, the Tule Wind Project has identified several water sources (including groundwater and imported water) for use during construction, and a new groundwater well is proposed for use during operations. Prior to construction, Pacific Wind Development Tule Wind LLC would be required to provide documentation identifying reliable water sources and that identified sources could provide the entire anticipated construction water needs of the Project (see Section D.12, Water Resources, Mitigation Measure HYD-3). Therefore, with implementation of applicable mitigation, project components under the County's jurisdiction would be consistent with this policy.
Policy LU-14.2 Wastewater Disposal. Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonably expected demands.	As proposed, a septic system would be installed at the prefabricated O&M building. Since this project component would be located on BLM-administered lands the referenced policy is not applicable to the Tule Wind Project and would not apply to project components under County of San Diego jurisdiction.
County of San Diego Draft General Plan Update–Mobility Element	
Policy M-2.4 Roadway Noise Buffers. Incorporate buffers or other noise reduction measures consistent with standards established in the Noise Element into the siting and design of roads located next to sensitive noise-receptors to minimize adverse impacts from traffic noise. Consider reduction measures such as alternative road design, reduced speeds, alternative paving, and setbacks or buffers, prior to berms and walls.	Several roadways including Ribbonwood Road would be widened to accommodate vehicles and equipment during construction of the Tule Wind Project. As stated in Section D.8, Noise, no traffic-related roadway impacts are anticipated due to project-related traffic. Therefore, project components under County of San Diego land use jurisdiction would be consistent with this policy.
Policy M-3.3 Multiple Ingress and Egress. Require development to provide multiple ingress/egress routes in conformance with State law, and local regulations.	McCain Valley Road would be the primary access route during operation of the Tule Wind Project. The O&M facility, which as proposed would be located on BLM-administered lands, is the only project facility that would be manned during operations. The Tule Wind Project is not proposing the construction of new routes to provide access to the O&M facility and due to the location of the facility; an additional ingress/egress route would not be prudent. Several dirt roadways cross the project area and could provide alternative egress in the event of an emergency. Therefore, components of the Tule Wind Project under County jurisdiction would be consistent with this policy.
Policy M-4.4 Accommodate Emergency Vehicles. Design and construct public and private roads to allow for necessary access for appropriately sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.	As discussed in Section D.9, Transportation and Traffic, project roadways would be sufficient in width for adequate emergency access. Therefore, the Tule Wind Project (including components located on County jurisdictional lands) would be consistent with this policy.

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
Policy M-4.5 Context Sensitive Road Design. Design and construct roads that are compatible with the local terrain and the uses, scale and pattern of the surrounding development. Provide wildlife crossings in road design and construction where it would minimize impacts in wildlife corridors.	New roads would be constructed to provide access to project components and roads would be designed to be compatible with the local terrain. In addition, the scale of proposed widened roadways would not be inconsistent with the scale of the surrounding rural develop (all County roads that are being improved will be restored to a 28-foot width after construction). Therefore, roadway improvements for County of San Diego jurisdictional roadways would be consistent with this policy.
Policy M-4.6 Interjurisdictional Coordination. Coordinate with adjacent jurisdictions so that roads within Spheres of Influence (SOIs) or that cross jurisdictional boundaries are designed to provide a consistent cross-section and capacity. To the extent practical, coordinate with adjacent jurisdictions to construct road improvements concurrently or sequentially to optimize and maintain road capacity.	Roadways identified for improvement would be constructed to a consistent width across adjacent jurisdictions. For example, McCain Valley Road, which would cross County of San Diego and BLM-administered lands, would be widened to between 20 and 36 feet. Therefore, development of the Tule Wind Project occurring on County of San Diego jurisdictional lands would be consistent with this policy.
County of San Diego Draft General Plan Update–Conservation and Open Space Element	
<u>Policy COS-2.1: Protection, Restoration, and Enhancement. Protect and enhance natural wildlife habitat outside of preserves as development occurs according to the underlying land use designation. Limit the degradation of regionally important natural habitats within the Semi-Rural and Rural Lands regional categories, as well as within Village lands where appropriate.</u>	<u>As discussed in the EIR/EIS (see Section D.2, Biological Resources), construction and operation of the Tule Wind Project (including components on lands within the jurisdiction of the County) would result in temporary and permanent impacts to native vegetation communities and would result in the indirect loss of sensitive wildlife species. To minimize impacts, mitigation measures including habitat compensation and re-vegetation are proposed. The compensatory mitigation identified in the EIR/EIS (see Mitigation Measure BIO-1e) is designed to provide for long-term suitable habitat use by the impacted species that may be subject to potential impacts resulting from the Tule Wind Project. Therefore, with implementation of mitigation, the Tule Wind Project within the jurisdiction of the County would be consistent with this policy.</u>
Policy COS-2.2 Habitat Protection Through Site Design. Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.	With the exception of Class I impacts associated with bird strikes and occurrences of electrocution, all biological resource impacts associated with the development of the Tule Wind Project (including components under the jurisdiction of the County of San Diego) were determined to be less than significant with the implementation of applicable mitigation (see Section D.2, Biologically Resources). Temporary impacts to native vegetation communities would result from the construction of the transmission line and poles and permanent impacts would result from the construction of turbines, support facilities, and access roads. As discussed in Section D.2 Biological Resources, 17 vegetation communities were mapped as occurring within the project area. Implementation of Mitigation Measures BIO-1a through BIO-1d would reduce temporary impacts to native vegetation communities to a less-than-significant level (Class II) through avoidance and minimization during construction and the restoration of these communities after construction. Implementation of Mitigation Measure BIO-1e will reduce permanent impacts to native vegetation communities to a less-than-significant level (Class II) through avoidance and minimization during construction and the restoration of and/or

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	compensation for these communities after construction. Therefore, with implementation mitigation, project components under County of San Diego land use jurisdiction would be consistent with this policy.
<u>Policy COS-3.1: Wetland Protection. Require development to preserve existing natural wetland areas and associated transitional riparian and upland buffers and retain opportunities for enhancement.</u>	<p><u>Policy COS-3.2 requires development to mitigate unavoidable losses of wetlands, and to protect wetlands from discharges and activities. Policies COS-3.1 and 3.2 would conflict if COS-3.1 is read as creating a complete ban on impacting existing wetlands.</u></p> <p><u>The Tule Wind Project will permanently impact 0.02 acre of County Resource Protection Ordinance (RPO) designated wetland. This impact will be mitigated by establishing at least 0.02 acres of County RPO wetland, and preserving at least 0.02 acre of County RPO wetland to ensure no-net-loss of county RPO wetland. In addition, as required by RPO Condition (5)(ff), an additional 0.02 acre of County RPO wetland preservation will be provided for a total mitigation ratio of 3:1. The project will temporarily impact 0.03 acre of County RPO wetlands, which will be restored upon project completion. Therefore, the project is consistent with this policy.</u></p>
<p><u>COS-3.2: Minimize Impacts of Development. Require development projects to:</u></p> <ul style="list-style-type: none"> • <u>Mitigate any unavoidable losses of wetlands, including its habitat functions and values; and</u> • <u>Protect wetlands, including vernal pools, from a variety of discharges and activities, such as dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing, and the introduction of invasive species.</u> 	<p><u>The Tule Wind Project will permanently impact 0.02 acre of County Resource Protection Ordinance (RPO) designated wetland. This impact will be mitigated by establishing at least 0.02 acres of County RPO wetland, and preserving at least 0.02 acre of County RPO wetland to ensure no-net-loss of county RPO wetland. In addition, as required by RPO Condition (5)(ff), an additional 0.02 acre of County RPO wetland preservation will be provided for a total mitigation ratio of 3:1. The project will temporarily impact 0.03 acre of County RPO wetlands, which will be restored upon project completion. Stormwater Best Management Practices will be incorporated into the Project to protect any wetland areas from potential discharges from the project during construction. Therefore, the project is consistent with this policy.</u></p>
<p>Policy COS-4.1 Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County’s dependence on imported water and conserve groundwater resources</p> <p>Policy COS-4.2 Drought Efficient Landscaping. Require efficient irrigation systems and in new development encourage the use of native plant species and non-invasive drought tolerant/low water use plants in landscaping.</p> <p>Policy COS-4.4 Groundwater Contamination. Require land uses with a high potential to contaminate groundwater to take appropriate measures to protect water supply sources.</p>	<p>Proposed project components under the County’s jurisdiction (13 7 wind turbines a 23-mile segment of the 138 kV transmission line) would not require the regular application or use of water during operations. Therefore, development of the Tule Wind Project on County jurisdictional lands would be consistent with this policy.</p>

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
Policy COS-5.2 Impervious Surfaces. Require development to minimize the use of directly connected impervious surfaces and to retain stormwater run-off caused from the development footprint at or near the site of generation.	Turbine foundations would be impervious areas, however, due to site design and turbine spacing these areas would not be directly connected. Therefore, development of wind turbines on lands under the jurisdiction of the County of San Diego would be consistent with this policy.
Policy COS-5.3 Downslope Protection. Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources.	As discussed in Section D.12, Water Resources, the required Stormwater Management Plan (Mitigation Measure HYD-6) would require Pacific Wind Development Tule Wind LLC to incorporate measures into the project design to ensure that existing drainage patterns are not significantly altered such that occurrences of erosion or siltation would substantially increase. Therefore, with implementation of applicable mitigation measures, the Tule Wind Project including components under the jurisdiction of the County of San Diego would be consistent with this policy.
Policy COS-5.5 Impacts of Development to Water Quality. Require development projects to avoid impacts to the water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources.	Pacific Wind Development Tule Wind LLC has stated that groundwater would be used during construction of the Tule Wind Project and would be provided by three existing well no. 6a located on Rough Acres Ranch <u>and the North Well in Thing Valley on the Ewiiapaayp Reservation. However, if the required</u> White <u>The groundwater studies and memorandums provided by Tule Wind LLC groundwater study (Mitigation Measure HYD-3) determines</u> concluded <u>that the use of groundwater would not be</u> is <u>viable and that proposed groundwater production would result not in impacts to the the affected aquifer. In addition, implementation of Mitigation Measure HYD-3 would ensure that impacts to the local groundwater during construction would not be adverse because these measures would ensure verification that sufficient groundwater existed prior to use of the wells and that groundwater availability would not be affected throughout project construction. then water would be imported to the site (Mitigation Measure HYD-5).</u> With <u>Therefore, with implementation of Mitigation Measure HYD-3, with implementation of Mitigation Measure HYD-3, the Tule Wind Project would be consistent with this policy.</u>
Policy COS-7.1 Archaeological Protection. Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources.	As discussed in Section D.7 Cultural Resources, mitigation would be implemented by Pacific Wind Development Tule Wind LLC to minimize potential impacts to archaeological resources. Applicable mitigation includes (but is not limited to) Mitigation Measure CUL-1A (Develop and Implement a Cultural Resources Treatment Program), -CUL-1C (Avoid significant resources), -CUL-3A (Construction Monitoring), and -CUL-3B (Discovery of Unknown Resources). With implementation of applicable mitigation measures, development of project components located on County jurisdiction lands would be consistent with this policy.
Policy COS-7.2 Open Space Easements. Require development to avoid archeological resources whenever possible. If complete avoidance is not possible, require development to fully mitigate impacts to archaeological	As discussed in Section D.7, Cultural Resources, implementation of Mitigation Measures CUL-3A and CUL-3B would ensure avoidance of known archaeological resources and, if avoidance is not possible, would ensure testing and data

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
resources.	recovery reduces potential impacts to archaeological resources to a level less than significant. Therefore, development on project components on County jurisdictional lands would be consistent with this policy.
Policy COS-7.3 Archaeological Collections. Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner	Mitigation Measures CUL-3A and CUL-3B provide provisions that would ensure that archaeological resources encountered during construction are treated and preserved in a culturally appropriate manner. Therefore, with implementation of Mitigation Measures CUL-3A and CUL-3B, development of project components on County jurisdictional lands would be consistent with this policy.
Policy COS-7.4 Consultation with Affected Communities. Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources.	Implementation of Mitigation Measure CUL-4 (Complete Consultation with Native American and other Traditional Groups) would ensure that affected communities including local tribes would be consulted in order to assess the impact of the Tule Wind Project (including components under the jurisdiction of the County of San Diego) on traditional cultural properties or other resources of Native American concerns. Therefore, with implementation of Mitigation Measure CUL-4, development of project components on County jurisdictional lands would be consistent with this policy.
Policy COS-9.1 Preservation. Require the salvage and preservation of unique paleontological resources when exposed to the elements during excavation or grading activities or other development processes.	As discussed in Section D.7, Implementation of Mitigation Measure PALEO-1 would reduce any potential impacts to paleontological resources to a level less than significant through monitoring and data recovery. With implementation of Mitigation Measure PALEO-1, development of project components under County jurisdiction would be consistent with this policy.
Policy COS-9.2 Impacts of Development. Require development to minimize impacts to unique geological features from human related destruction, damage, or loss.	As discussed in Section D.7, Cultural Resources, the Tule Wind project area is listed as containing Class 1, low sensitivity, and Class 2, moderate sensitivity, for paleontological resources within the project area. In addition, the County has identified the project area as possessing a “low” rating of possessing paleontological resources. No unique geologic features were found on site to date (70% surveyed), and thus, there is a low likelihood of identifying any unique paleontological or unique geologic features in the project area. The possibility of impacting unique geological features and paleontological resources is remote and the implementation of Mitigation Measure PALEO-1 would ensure that potential impacts would be less than significant. With implementation of Mitigation Measure PALEO-1, development of project components under County jurisdiction would be consistent with this policy.
Policy COS-10.1 Siting of Development. Encourage the conservation (i.e., protection from incompatible land uses) of areas designated as having substantial potential for mineral extraction. Discourage development that would substantially preclude the future development of mining facilities in these areas. Design development or uses to minimize the potential conflict with existing or potential future mining facilities. For purposes of this policy, incompatible land uses are defined by SMARA Section 3675.	The Tule Wind Project area has not been classified for mineral resources by the California Geological Survey, and, therefore, has not been assigned a mineral resource zone (MRZ) classification. As discussed in Section D.13, Geology, Minerals, and Soils, development of the Tule Wind Project would not interfere with the active mines or cause a loss of mineral resources. Therefore, development of the impacts to mineral resources would not be adverse and development of project components under County jurisdiction would be consistent with this policy.

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<p><u>Policy COS-11.1: Protection of Scenic Resources. Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</u></p> <p><u>Policy COS-11.2: Scenic Resource Connections. Promote the connection of regionally significant natural features; designated historic landmarks; and points of regional historic, visual, and cultural interest via designated scenic corridors, such as scenic highways and regional trails.</u></p>	<p><u>While Old Highway 80 and I-8 are classified as eligible state scenic highways, neither has been officially designated. However, as discussed in Section D.3.3.3, the General Plan Update Conservation and Open Space Element designates I-8 and Old Highway 80 in the project area as County designated scenic highways and project components including the 138 kV transmission line would cross I-8 and would cross and be located adjacent to Old Highway 80 from McCain Valley Road to the rebuilt Boulevard Substation. In addition, wind turbines R-11 and R-12 (wind turbines under the County's jurisdiction) would be visible to motorists travelling on I-8 and Old Highway 80, albeit these two turbines would be approximately five miles from I-8. Scenic highway impacts attributed to the 138 kV transmission line could be minimized to a level less than significant with the implementation of Mitigation Measures VIS-1a, VIS-1b, and VS-1c (see Section D.3.3.3). Therefore, impacts to scenic highways designated as such by the General Plan Update Conservation and Open Space Element would not be significant and components under the County's jurisdiction would be consistent with this policy. Scenic vista impacts associated with Tule Wind Project components under the County's jurisdiction are discussed in the Tule Wind Project VIS-1 impact analysis contained in Section D.3.3.3.</u></p> <p><u>Components of the Tule Wind Project under the County's jurisdiction would generally avoid regionally significant or recognized landscapes and would not be located on prominent ridgelines. Although Tule Wind LLC proposes to site turbines on a prominent ridgeline located in the northwestern corner of the project area, these turbines would be located on Ewiiapaayp Band of Kumeyaay Indian tribal lands and the County would not have jurisdiction regarding the protection of this ridgeline. In addition, project facilities would be located in a designated scenic highway corridor and, therefore, the development of project components under the land use jurisdiction of the County of San Diego would be consistent with this policy as it relates to the protection of natural features including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.</u></p>
<p><u>COS-11.3: Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following:</u></p> <ul style="list-style-type: none"> <u>• Creative site planning</u> <u>• Integration of natural features into the project</u> <u>• Appropriate scale, materials, and design to complement the surrounding natural landscape</u> <u>• Minimal disturbance of topography</u> <u>• Clustering of development so as to preserve a balance of open space vistas, natural features, and community character.</u> <u>• Creation of contiguous open space networks</u> 	<p><u>The Tule Wind Project will minimize visual impacts through site design. The Tule Wind Project has been proactively designed in consideration of the existing natural resources throughout the project area. Impacts to natural resources are minimized by virtue of the project design, and no unmitigated impacts to natural resources would occur.</u></p> <p><u>As part of the project design, additional roadways will be constructed to facilitate the construction portion of the project. These roadways have been designed to conform with the topography to the greatest extent possible and grading required to construct these roadways will be minimized. Although construction and operation of 7 turbines and the 3-mile segment of the 138 kV transmission line located under County of San Diego land use jurisdiction would result in impacts to the natural environment, these project components would</u></p>

**East County Substation/Tule Wind/Energia Sierra Juarez Gen-Tie Projects
APPENDIX 7– LAND USE CONSISTENCY TABLES**

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	<u>indirectly work toward preserving the natural environment by producing and transmitting renewable energy and would help the County of San Diego accomplish its Sustainable Energy Goal COS-18 as established in this Conservation and Open Space Element. Therefore, the project is consistent with this policy.</u>
<u>COS-11.4: Collaboration with Agencies and Jurisdictions. Coordinate with adjacent federal and State agencies, local jurisdictions, and tribal governments to protect scenic resources and corridors that extend beyond the County's land use authority, but are important to the welfare of County residents.</u>	<u>Tule Wind LLC. is actively working with each of the agencies with jurisdiction over the project to comply with the regulations of each agency. The majority of the proposed project is located on BLM lands. The BLM has classified the McCain Valley area as a Class IV for visual resource management, which takes into consideration visual impacts due to renewable energy projects. According to this classification, the level of change to the characteristic of the landscape can be high. Therefore, the project is consistent with this policy.</u>
<u>COS-11.5: Collaboration with Private and Public Agencies. Coordinate with the California Public Utilities Commission, power companies, and other public agencies to avoid siting energy generation, transmission facilities, and other public improvements in locations that impact visually sensitive areas, whenever feasible. Require the design of public improvements within visually sensitive areas to blend into the landscape.</u>	<u>Tule Wind LLC. is coordinating with SDG&E on the interconnection of the proposed project to the Rebuilt Boulevard Substation in Boulevard. The CPUC is the lead agency for the East County Substation, Tule Wind, and Energia Sierra Juarez Gen-Tie Projects EIR/EIS. Tule Wind LLC. is working with all affected interests and parties to develop the projects with the least amount of environmental impacts. Therefore, the project is consistent with this policy.</u>
<u>Policy COS-12.1 Hillside and Ridgeline Development Density. Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.</u>	<u>Although project components including wind turbines would be located on hillsides and ridgelines, Tule Wind LLC is not seeking to redesignate existing general plan land use designations and/or zones to ensure placement of these facilities in their proposed locations. Therefore the Tule Wind Project would be consistent with this policy.</u>
<u>Policy COS-14.10 Low-Emission Construction Vehicles and Equipment. Require County contractors and encourage other developers to use low-emission construction vehicles and equipment to improve air quality and reduce GHG emissions.</u>	<u>The mitigation measures identified in the EIR/EIS will comply with the intent of this policy. The applicant will utilize Tier 2 equipment on engines greater than 50 horsepower and Tier 3 equipment where feasible to reduce NOx emissions. Air quality impacts generated by construction of Tule Wind Project components on County of San Diego jurisdictional lands would be minimized to the extent feasible, however, as discussed in the EIR/EIS, construction activities would generate exhaust emission of criteria pollutants and toxic air contaminants and impacts are considered significant and unmitigable. However, because mitigation would be implemented to reduce air quality impacts, project components of the Tule Wind Project under County jurisdiction would be consistent with this policy.</u>
<u>Policy COS-14.11 Native Vegetation. Require development to minimize the vegetation management of native vegetation while ensuring sufficient clearing is provided for fire control.</u>	<u>See responses to Policy COS-2.1 and Policy COS-2.2 of the Conservation and Open Space Element. Also, fuel management areas consisting of 100 foot clearance around turbines with fire-safe vegetation and annual fuel management will be provided around project features. Therefore, the project is consistent with this policy.</u>
<u>Policy COS-15.6 Design and Construction Methods. Require development design and construction methods to minimize impacts to air quality.</u>	<u>Air quality impacts generated by construction of Tule Wind Project components on County of San Diego jurisdictional lands would be minimized to the extent feasible, however, as</u>

**East County Substation/Tule Wind/Energia Sierra Juarez Gen-Tie Projects
APPENDIX 7– LAND USE CONSISTENCY TABLES**

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	discussed in Section D.2, Air Quality, construction activities would generate exhaust emission of criteria pollutants and toxic air contaminants and impacts are considered significant and unmitigable. However, because mitigation would be implemented to reduce air quality impacts, project components of the Tule Wind Project under County jurisdiction would be consistent with this policy.
<p>Policy COS-17.1 Reduction of Solid Waste Materials. Reduce greenhouse gas emissions and future landfill capacity needs through reduction, reuse, or recycling of all types of solid waste that is generated. Divert solid waste from landfills in compliance with State law.</p> <p>Policy COS-17.2 Construction and Demolition Waste. Require recycling, reduction and reuse of construction and demolition debris.</p>	Wastes generated during construction would be minimized by estimating material needed in advance. Construction wastes will be recycled when feasible. Any non-recyclable wastes would be collected and transported to a local landfill. Because construction wastes would be recycled to the extent feasible and because (other than waste associated with maintenance and the replacement of malfunctioning or old part) project components under County of San Diego jurisdiction would not generate solid waste, development of project component under County jurisdiction would be consistent with these policies.
GOAL COS-19 Sustainable Water Supply. Conservation of limited water supply supporting all uses including urban, rural, commercial, industrial, and agricultural uses.	If groundwater is found to be infeasible for use during construction of the Tule Wind Project then imported water would be hauled to the site. Minimal amounts of water would be used by the project during operations. Because Pacific Wind Development has identified several local water purveyors as potential sources of construction water (see Section D.12 Water Resources), development of the Tule Wind Project (including project components under the jurisdiction of the County of San Diego) would be consistent with this goal.
GOAL COS-21 Park and Recreational Facilities. Park and recreation facilities that enhance the quality of life and meet the diverse active and passive recreational needs of County residents and visitors, protect natural resources, and foster an awareness of local history, with approximately ten acres of local parks and 15 acres of regional parks provided for every 1,000 persons in the unincorporated County.	Although project operation would require up to 12 full time workers and this requirement could add new permanent residents to the project area, the addition of up to 12 families to the project area would not substantially affect existing park and recreation ratios such that addition local and regional park land would be required to serve new residents generated by the Tule Wind Project. Development of project components on County jurisdictional lands would substantially increase the local population and, therefore, the Tule Wind Project would be consistent with this goal.
County of San Diego Draft General Plan Update–Safety Element	
GOAL S-3 Minimized Fire Hazards. Minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards.	Development of the Tule Wind Project would increase the probability of wildfires occurring in the project area. Pacific Wind Development implement mitigation to provide funding and training for the local fire authority to aid in response and firefighting capabilities (see Section D.15 Fire and Fuel Management). Therefore, with implementation of mitigation, fire hazards would be minimized to the extent feasible and project components of the Tule Wind Project under County land use jurisdiction would be consistent with this goal.
Policy S-3.1 Defensible Development. Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires.	Proposed wind turbines would include a 200 foot radius permanently cleared area around each tower which would provide defensible space for fires. In addition, to further minimize the probability for wildland fires, mitigation including Mitigation

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	<p>Measure FF-5 (Wind Turbine Generator Fire Protection Systems) would be implemented by Pacific Wind Development Tule Wind LLC. Mitigation Measures FF-1 through FF-4, which provides fire safety procedures for ongoing maintenance of the transmission line and related component, would also minimize impacts resulting from wildland fires. Therefore, with implementation of mitigation, project components under County land use jurisdiction would be consistent with this policy.</p>
<p><u>Policy S-3.2 Development in Hillsides and Canyons. Require development located near ridgelines, top of slopes, saddles, or other areas where the terrain or topography affect its susceptibility to wildfires to be located and designed to account for topography and reduce the increased risk from fires.</u></p>	<p><u>Tule Wind LLC. developed a multi-agency FPP for the Tule Wind Project. The FPP was approved by the SDRFPD in November 2010 and accepted by the SDCFA in February 2011. The applicant and the SDRFPD entered into a Fire and Emergency Protection Services agreement on November 2, 2010. A Fire and Emergency Protection Services Agreement will be adopted when the Board approves the Tule Wind Project Major Use Permit.</u></p> <p><u>The project design features and mitigation measures proposed to minimize the potential for an ignition include: automatic fire suppression systems in the wind turbine nacelles, various design features such as arc flash relays, fuel management around project features (i.e., 100' clearance around turbines with fire-safe vegetation and annual fuel management), four (4) 10,000 gallon water storage tanks installed throughout the project area that can be utilized for regional fire suppression support by dipping helicopters or fire trucks, Type VI skid-mounted firefighting units with at least 100 gallons water capacity and pump rate of 20-30 gallons per minute inserted into two Tule Wind Project operations and maintenance trucks, training of both construction and operational personnel by SDRFPD personnel, or another entity certified to conduct such training, on the proper use of Type VI firefighting equipment to fight incipient fires, and funding for both the SDCFA and the SDRFPD for training and acquisition of fire equipment and apparatus. Not only has Tule Wind LLC. minimized the risk of potential ignition sources resulting from the project, but it will also improve access and response times throughout the project area, and provide water for wildland firefighting within the large expanse of County and BLM lands that do not currently have access or water.</u></p> <p><u>Implementation of APMs and mitigation measures would reduce the fire risk and probability of a wildfire to a level less than significant. The FPP requires, among other things, the implementation of additional measures and project design features at the project site to further reduce fire risk and improve the response and firefighting effectiveness throughout the project area and surrounding community.</u></p> <p><u>Tule Wind LLC. will also develop a Construction Fire Prevention</u></p>

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	<u>and Protection Plan in accordance with mitigation measures identified in the EIR/EIS. All construction work on the project will follow the Construction Plan guidelines and commitments, and plan contents will be incorporated into the standard construction contracting agreements. At a minimum, plan contents will include the requirements of Title 14 of the California Code of Regulations, Article 8 #918 "Fire Protection." Therefore, the project would be consistent with this policy.</u>
Policy S-3.3 Minimize Flammable Vegetation. Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas, or islands of flammable vegetation within a development.	See response to Policy S-3.1, above. In addition to providing a cleared, 200 foot radius area around each wind turbine, the transmission line would primarily be located adjacent to an existing roadway and mitigation (for example, Mitigation Measure FF-1 through FF-4) would be implemented by Pacific Wind Development Tule Wind LLC to minimize the likelihood of wildfire spreading. Therefore, with implementation of mitigation, project components under County land use jurisdiction would be consistent with this policy.
Policy S-3.4 Service Availability. Plan for development where fire and emergency services are available or planned.	The Boulevard Fire and Rescue Department, CAL FIRE, and the San Diego Rural Protection Fire District are all located in the project vicinity. To help respond to wildland fires resulting from operation of project components, Pacific Wind Development Tule Wind LLC would implement Mitigation Measure FF-3 (Development Agreement with Rural Fire Protection District) which would provide funding for the training and acquisition of necessary firefighting equipment and services to the local fire authority. Therefore, since fire and emergency services are located in the project area and because the project applicant would provide funding for training and the acquisition of equipment to respond to fires resulting from project components, project components under County land use jurisdiction would be consistent with this policy.
Policy S-3.5 Access Roads. Require development to provide additional access roads when necessary to provide for safe access of emergency equipment and civilian evacuation concurrently.	Because proposed project components under County land use jurisdiction would be unmanned during project operations, it is unlikely that additional access roads would be required to these components. Because these components are unmanned conflicts between emergency equipment and civilian evacuation would not occur. Therefore, development of project components under County land use jurisdiction would be consistent with this policy.
Policy S-3.6 Fire Protection Measures. Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire.	See Section D.15, Fire and Fuel Management. In order to minimize the risk of wildland fires, Pacific Wind Development Tule Wind LLC would implement mitigation measures (for example, Mitigation Measures FF-1 (Construction, Operation, and Maintenance Fire Prevention/Protection Plan), FF-2 (Wildland Fire Prevention and Fire Safety Electric Standard Practice Plan), FF-3 (Development Agreement with Rural Fire Protection District), FF-4 (Customized Fire Protection Plans), and FF-5 (Wind Turbine Generator Fire Protection Systems), which would minimize impacts resulting from project-caused wildland fires. Therefore, with implementation of mitigation,

East County Substation/Tule Wind/Energia Sierra Juarez Gen-Tie Projects
APPENDIX 7– LAND USE CONSISTENCY TABLES

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	project components under County land use jurisdiction would be consistent with this policy.
Policy S-3.7 Fire Resistant Construction. Require all new, remodeled, or rebuilt structures to meet current ignition resistance construction codes and establish and enforce reasonable and prudent standards that support retrofitting of existing structures in high fire hazards areas.	As discussed in Section D.15, Mitigation Measure FF-4 (Customized Fire Protection Plan for Project) would include requirements to utilize fire suppression/detection systems on wind turbines; however, as of now these systems are not required by applicable construction codes. Under the proposed Tule Wind Project, Pacific Wind Development Tule Wind LLC would not construct structures (with the exception of wind turbine towers and transmission line support structures) on County jurisdictional lands. Therefore, development of project components under County jurisdiction would be consistent with this policy.
GOAL S-4 Managed Fuel Loads. Managed fuel loads, including ornamental and combustible vegetation.	Pacific Wind Development would not install ornamental vegetation in support of project components under the County's jurisdiction (13 wind turbines and a 2 mile segment of the 138 kV transmission line). However, potentially flammable vegetation would be located near wind turbines and the transmission line. Wind turbines and related facilities include electrical moving parts, flammable liquids, transmission lines, and transformers. Routine maintenance and operation of the overhead transmission line would present an ongoing source of potential wildfire ignitions for the life of the project. Because of these features, wind energy projects have the potential to spark vegetation fires in high fire risk/hazard areas. In addition, the area's fire history indicates that fires have burned through the area and will likely burn again and therefore, project components under the County's jurisdiction would not be consistent with this goal.
<u>Policy S-4.1 Fuel Management Programs. Support programs consistent with state law that require fuel management/modification within established defensible space boundaries and when strategic fuel modification is necessary outside of defensible space, balance fuel management needs to protect structures with the preservation of native vegetation and sensitive habitats.</u>	<u>Refer to response to Policy S-3.2. To reduce wildlife probability resulting from construction, operation, and maintenance of the Tule Wind Project, Tule Wind LLC would implement measures to minimize potential ignition sources such as vegetation clearing and the establishment of fuel modification zones (see Section D.15, Mitigation Measure FF-1). In addition, the project specific Fire Protection Plan (Section D.15, Mitigation Measure FF-4) will include Rural Fire Protection District Content Requirements including a fuel modification plan. Therefore, with implementation of the mitigation measures proposed in Section D.15, the Tule Wind Project would be consistent with this policy.</u>
Policy S-4.2 Coordination to Minimize Fuel Management Impacts. Consider comments from CAL FIRE, U.S. Forest Service, local fire districts, and wildlife agencies for recommendations regarding mitigation for impacts to habitat and species into fuel management projects.	The specified agencies would have the opportunity to provide comment and suggest mitigation measures to be implemented by the Tule Wind Project in order to minimize impacts resulting from wildfires. Therefore, the Tule Wind Project would be consistent with this policy.
GOAL S-6 Adequate Fire and Medical Services. Adequate levels of fire and emergency medical services (EMS) in the unincorporated County.	See Section D.15 Fire and Fuels Management. As discussed in Section D.15, the Tule Wind Project (including components under the County's jurisdiction) would add multiple ignition sources to the area. To minimize wildfire impacts, mitigation would be implemented and would provide funding and training to the local fire authority to improve the response and firefighting effectiveness near the electrical substation. In

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	addition, Pacific Wind Development would prepare a customized Fire Protection Plan (FPP) for the Tule Wind Project which would include (at minimum) San Diego County FPP content requirements and Rural Fire Protection District content requirements (see Section D.15 for additional information). Therefore, with implementation of mitigation measures identified in Section D.15, Fire and Fuels Management, project components under the County's jurisdiction would be consistent with this goal.
Policy S-6.1 Water Supply. Ensure that water supply systems for development are adequate to combat structural and wildland fires.	See Section D.15 Fire and Fuels Management. Mitigation measure FF-4 (Customized Fire Protection Plan for Project) has been proposed and would include provisions requiring Pacific Wind Development Tule Wind LLC to identify an adequate water supply to combat wildland fires. Therefore, with implementation of mitigation, the Tule Wind Project (including components under the County's jurisdiction) would be consistent with this policy.
Policy S-6.3 Funding Fire Protection Services. Require development to contribute its fair share towards funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project.	See Section D.15, Fire and Fuels Management. Mitigation Measures FF-3 and FF-6 have been proposed and would provide funding to the local fire authority to improve local response and local firefighting effectiveness. Therefore, with implementation of mitigation, the Tule Wind Project (including components under the County's jurisdiction) would be consistent with this policy.
Policy S-6.4 Fire Protection Services for Development. Require that development demonstrate that fire services can be provided that meet the minimum travel times identified in Table S-1 (Travel Time Standards). 20 minutes in the RL-40, 80, and 160 land use designations	All County of San Diego jurisdictional project components would be located within approximately 6 miles of the Boulevard Fire and Rescue Department. Assuming a 35 mph response speed (NFPA standard) from the Boulevard Fire and Rescue Department, fire services could be provided to County jurisdictional project components within the travel time goal established by the Draft General Plan. Therefore, development of project components under County jurisdiction would be consistent with this policy.
GOAL S-7 Reduced Seismic Hazards. Minimized personal injury and property damage resulting from seismic hazards.	As discussed in Section D.13, Geology, Minerals, and Soils, all impacts associated with seismic hazards were determined to be less than significant with the implementation of applicable mitigation (see Section D.13). Therefore, with implementation of applicable mitigation, development of project components under County land use jurisdiction would be consistent with this policy.
Policy S-7.1 Development Location. Locate development in areas where the risk to people or resources is minimized. In accordance with the California Department of Conservation Special Publication 42, require development be located a minimum of 50 feet from active or potentially active faults, unless an alternative setback distance is approved based on geologic analysis and feasible engineering design measures adequate to demonstrate that the fault rupture hazard would be avoided.	The proposed Tule Wind Project site does not cross any mapped Alquist-Priolo Earthquake Hazard Zones. The closest active fault to the Tule Wind Project is the Coyote Mountain section of the Elsinore Fault, located approximately 7.1 miles to the northeast. One potentially active fault transects the project area near Turbines Q1 and Q2, however, as these proposed wind turbines would not be under the jurisdiction of the County of San Diego, Policy S-7.1 would not apply to these project components. Therefore, development of project components under County land use jurisdiction would be consistent with this policy.
Policy S-7.2 Engineering Measures to Reduce Risk. Require all development to include engineering measures to reduce	See Section D.13. As discussed in Section D.13, Pacific Wind Development Tule Wind LLC would be required (through

East County Substation/Tule Wind/Energia Sierra Juarez Gen-Tie Projects
APPENDIX 7– LAND USE CONSISTENCY TABLES

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<p>risk in accordance with the California Building Code, Uniform Building Code, and other seismic and geologic hazard safety standards, including design and construction standards that regulate land use in areas known to have or potentially have significant seismic and/or other geologic hazards.</p>	<p>mitigation) to conduct soil and geotechnical investigation to assess the project site for likelihood of geologic hazards. As discussed in response to Policy S-7.1, seismic hazards are not anticipated to occur to project components under County jurisdiction because faults would not cross lands underlying these components. Mitigation has been proposed which would require Pacific Wind Development Tule Wind LLC to conduct geotechnical investigations to evaluate the potential for liquefaction, lateral spreading, seismic slope instability, and ground-cracking hazards to affect the approved project and all associated facilities. Where hazards are found to exist, appropriate engineering design and construction measures that meet California Building Code and Institute of Electrical and Electronics Engineers design parameters would be incorporated into the project design. Therefore, if applicable, the Tule Wind Project would incorporate engineering measures to reduce risk in accordance with California Building Code and would be consistent with this policy.</p>
<p><u>Policy S-8.2 Risk of Slope Instability. Prohibit development from causing or contributing to slope instability.</u></p>	<p><u>As stated in Section D.13 Geology, Mineral Resources, and Soils, Tule Wind LLC would be required to implement Mitigation Measure GEO-3 which would entail conduction of design level geotechnical investigations to evaluate the potential for seismic slope instability to affect the approved project and all associated facilities. Where these hazards are found to exist, appropriate engineering design and construction measures that meet CBC and IEEE design parameters would then be incorporated into the project designs. Therefore, with implementation of mitigation, the Tule Wind Project would be consistent with this policy.</u></p>
<p>Policy S-10.4 Stormwater Management. Require development to incorporate low impact design, hydromodification management, and other measures to minimize stormwater impacts on drainage and flood control facilities.</p> <p><u>Policy S-10.5 Development Site Improvements. Require development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities.</u></p>	<p>Mitigation Measure HYD-6 (Preparation of a Stormwater Management Plan) would require Pacific Wind Development Tule Wind LLC to incorporate Low-Impact Design Features into the Tule Wind Project including project components under the jurisdiction of the County of San Diego. Therefore, with implementation of Mitigation Measure HYD-6, development of project components under County jurisdiction would be consistent with this policy.</p>
<p>Policy S-10.6 Stormwater Hydrology. Ensure development avoids diverting drainages, increasing velocities, and altering flow rates to off-site areas to minimize adverse impacts to the area's existing hydrology.</p>	<p>Mitigation Measure HYD-6 would ensure that impacts regarding the alteration of existing drainage patterns are minimized and occurrences of increased erosion and siltation are reduced. Therefore, with implementation of Mitigation Measure HYD-6, development of project components under County jurisdiction would be consistent with this policy.</p>
<p>GOAL S-11 Controlled Hazardous Material Exposure. Limited human and environmental exposure to hazardous materials that pose a threat to human lives or environmental resources.</p>	<p>Hazardous materials used during construction would be transported and handled in accordance with all federal, state, and local laws regulating the management and use of hazardous materials. In addition (as described in Section D.10, Public Health and Safety), human and environmental exposure to hazardous materials would be minimize through the implementation of Mitigation Measures HAZ-1a (Hazardous</p>

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	Materials Management Plan), HAZ 1b (Health and Safety Program), HAZ 1c (Waste Management Plan), and HAZ 1d (Environmental Monitoring Program). With implementation of applicable mitigation established in Section D.10, the Tule Wind Project would be consistent with this goal.
Policy S-14.1 Vehicular Access to Development. Require development to provide vehicular connections that reduce response times and facilitate access for law enforcement personnel, whenever feasible.	Access to County jurisdiction components would be provided by McCain Valley Road. Since these project components would be easily accessible off of McCain Valley Road, and additional vehicular connection would not be prudent. Project components under County jurisdiction would be readily accessible to County law enforcement personnel and, therefore, development of project components under County of San Diego land use jurisdiction would be consistent with this policy.
County of San Diego Draft General Plan Update–Noise Element	
<p>Policy N-1.2 Noise Management Strategies. Require the following strategies as higher priorities than construction of conventional noise barriers where noise abatement is necessary:</p> <ul style="list-style-type: none"> • Avoid placement of noise sensitive uses within noisy areas • Increase setbacks between noise generators and noise sensitive uses • Orient buildings such that the noise sensitive portions of a project are shielded from noise sources • Use sound attenuating architectural design and building features • Employ technologies when appropriate that reduce noise generation (i.e., alternative pavement materials on roadways). 	The Mountain Empire Subregion and the community of Boulevard are not overly noisy areas and Pacific Wind Development Tule Wind LLC does not propose to introduce noise sensitive uses to the project area. As discussed in Section D.8 Noise, project components would be located such that operational impacts would be less than significant with implementation of a site specific noise mitigation plan (see Mitigation Measure NOI-3, Section D.8 Noise). Noise impacts associated with roadway and transmission line construction would occur and Pacific Wind Development Tule Wind LLC would implement mitigation (including the use of noise barriers as a component of the site-specific blasting plan) to minimize impacts to the extent feasible. Therefore, since Pacific Wind Development Tule Wind LLC has proposed the use of noise management strategies, the Tule Wind Project would be consistent with this policy.
GOAL N-2 Protection of Noise Sensitive Uses. A noise environment that minimizes exposure of noise sensitive land uses to excessive, unsafe, or otherwise disruptive noise levels.	As discussed in Section D.8. Noise, construction activities associated with the Tule Wind Project including roadway, transmission line, underground utilities, and tower base construction and cement batch plant operations, would exceed an 8-hour average sound level of 75 dBA at several residences associated with the transmission line and roadway construction activities. Although these impacts would remain significant, Pacific Wind Development would implement Mitigation Measures NOI-2 (Install portable noise barriers and aftermarket noise silencers) and Mitigation Measure NOI-4 (Select Proper Turbines) to minimize construction and operational noise impacts. Therefore, with implementation of mitigation, project components under County jurisdiction would be consistent with this goal.
Policy N-2.1 Development Impacts to Noise Sensitive Land Uses. Require an acoustical study to identify inappropriate noise level where development may directly result in any existing or future noise sensitive land uses being subject to noise levels equal to or greater than 60 CNEL and require mitigation for sensitive uses in compliance with the noise standards listed in Table N-2.	While an acoustical study was not conducted, Section D.8, Noise, assess potential construction and operational noise impacts generated by the Tule Wind Project. Where significant noise impacts would occur, mitigation has been proposed that would minimize the impacts to the extent feasible. Therefore, since mitigation (Mitigation Measures NOI-2 and NOI-4) would be implemented to minimize construction and operational noise,

East County Substation/Tule Wind/Energia Sierra Juarez Gen-Tie Projects
APPENDIX 7– LAND USE CONSISTENCY TABLES

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	project components under County land use jurisdiction would be consistent with this policy.
GOAL N-3 Groundborne Vibration. An environment that minimizes exposure of sensitive land uses to the harmful effects of excessive groundborne vibration.	Construction and decommissioning could include activities that may temporarily expose people to groundborne vibration. Depending upon the results of the blasting plan, mitigation measures may include coordination with building occupants so that blasting occurs in their absence, or at other acceptable times, to avoid nuisance or annoyance complaints. A rock anchoring or mini-pile system may be used to reduce the risk of damage to structures. Therefore, with implementation of mitigation, groundborne vibration would be minimized to the extent practicable and the Tule Wind Project (including project components located on County of San Diego jurisdictional lands, would be consistent with this policy.
Policy N-4.2 Traffic Calming. Include traffic calming design, traffic control measures, and low-noise pavement surfaces that minimize motor vehicle traffic noise in development that may impact noise sensitive land uses.	As discussed in Section D.9, Transportation and Traffic, Mitigation Measure TRA-1 (Prepare and Implement a Traffic Control Plan) would minimize local transportation and traffic impacts resulting from construction of the Tule Wind Project and would also minimize construction traffic noise to the extent practicable. Therefore, with implementation of Mitigation Measure TRA-1, the Tule Wind Project would be consistent with this policy.
Non-transportation Related Noise Sources Goal. A noise environment that provides minimal noise spillovers from industrial, commercial, agricultural, extractive, and similar facilities to adjacent residential neighborhoods	As discussed in Section D.8, operational noise associated with the 138 kV transmission line was determined to be less than significant and noise impacts resulting from operation of wind turbines including those under the jurisdiction of the County were determined to be less than significant with mitigation. Therefore, with mitigation, development of the Tule Wind Project including components under the jurisdiction of the County would be consistent with this policy.
Policy N-5.2 Noise-Generating Industrial Facilities. Locate noise-generating industrial facilities at the maximum practical distance from residential zones. Use setbacks between noise generating equipment and noise sensitive uses and limit the operation of noise generating activities to daytime hours as appropriate where such activities may affect residential uses.	While residences would be located within 1,000 feet of the transmission line (see Section D.4, Land Use for list of residences with 1,000 feet of the 138 kV gen-tie line) these County jurisdictional residences would be located in the S92 General Rural zone (the S92 zones conditionally permits Major Impact Utilities). Therefore, Tule Wind Project would be consistent with this policy.
GOAL N-6 Temporary and/or Nuisance Noise. Minimal effects of intermittent, short term, or other nuisance noise sources to noise sensitive land uses.	As discussed in Section D.8, Noise, construction of the Tule Wind Project would result in significant and unmitigable noise impacts to residences located near roadway and transmission line construction. Although the resulting noise impacts would be significant, Pacific Wind Development would implement Mitigation Measures NOI-2 to minimize construction noise to the extent feasible. Therefore, with implementation of mitigation measure NOI-2, project components under County land use jurisdiction would be consistent with this policy.
Policy N-6.2 Recurring Intermittent Noise. Minimize impacts from noise in areas where recurring intermittent noise may not exceed the noise standards listed in Table N-2	Recurring intermittent construction noise (i.e. noise associated with blasting) would be minimized to the extent practicable through the implementation a blasting plan as discussed in Section D.8, Noise. As stated in response to Policy N-2.1,

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	<p>above, construction noise would significantly impact residences located near roadway and 138 kV transmission line construction (see Section D.8, Noise for detailed discussion regarding anticipated impacts). This impact would be temporary and mitigation measure NOI-2 would be implemented to minimize construction noise impacts to the extent feasible. Therefore, because mitigation would be implemented to minimize intermittent noise to the extent feasible, project components under County land use jurisdiction would be consistent with this policy.</p>
<p>Policy N-6.4 Hours of Construction. Require development to limit the hours of operation as appropriate for non-emergency construction and maintenance.</p>	<p>As discussed in Section B, Project Description, Pacific Wind Development anticipates that construction activities would occur between 7 a.m. and 7 p.m., Monday through Saturday, but may involve extended hours as needed to complete certain construction activities. Where construction would occur outside of the hours permitted by the County of San Diego, Pacific Wind Development would follow established protocol and provide advanced notice to property owners within 300 feet of planned activities. The advanced notice would include the start and completion dates of construction and the hours of construction. In addition, implementation of APM TULE NOI 4 (decrease the amount of noise during construction to the greatest extent possible by limiting the hours of construction) would further minimize noise impacts associated with construction. However, since work potentially occurring outside of Noise Ordinance limits would not be considered emergency work, the Tule Wind Project (including components under the County's jurisdiction) would not be consistent with this policy. The Tule Wind Project will be consistent with Policy N-6.4.</p> <p><u>Tule Wind LLC has indicated to the County that the Tule Wind Project will likely comply with the 7 a.m. to 7 p.m. construction schedule requirements by not performing any construction outside of those times.</u></p> <p><u>Construction for non-emergency construction and maintenance would be "appropriate" within the context of the policy if the appropriate County procedures are followed to allow for construction outside of the normally allowed construction hours. County code section 36.423(a) provides that "A person who proposes to perform nonemergency work on a public right-of-way, public utility facility, public transportation facility or some other project for the benefit of the general public, who is unable to conform to the requirements of this chapter may apply to the County for a variance authorizing the person to temporarily deviate from the requirements of this chapter."</u></p> <p><u>The County will require The Tule Wind Project to follow this variance procedure if non-emergency construction work is required outside of normal construction hours. The granting of a</u></p>

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	<u>variance would make the construction noise “appropriate” and therefore, consistent with this policy. If a variance cannot be obtained, however, the Tule Wind Project will be required to conform to the normal hours of construction.</u>
County of San Diego Draft General Plan Update–Boulevard Subregional Planning Area Community Plan	
Goal LU 1.1: The continued maintenance of a rural, nonindustrial, lifestyle and community character exemplified by a pattern of residential and agricultural uses on large lots outside the rural village, along with the protection and preservation of open landscapes, unique and geographically extensive views and vistas, dark skies, steep slopes, canyons, and floodplains, while accommodating moderate, responsible, and sustainable growth at a slower rural pace.	Eleven of the thirteen proposed wind turbines under the County’s jurisdiction would be located approximately 4.5 miles northeast of the existing Boulevard Substation (located south of Old Highway 80 at Tule Jim Road) and would be surrounded by BLM jurisdictional land. The two remaining wind turbines under the County’s jurisdiction would be located on a disturbed site (Rough Acres Ranch) and would be sited approximately 2,000 feet from the nearest residence. The 2.0-mile segment of the 138 kV transmission line under County land use jurisdiction would travel south from the collector substation along McCain Valley Road and east along Old Highway 80 prior to interconnecting with the rebuilt Boulevard Substation. Existing distribution lines are located along McCain Valley Road and Old Highway 80. Therefore, while the project components under the County’s jurisdiction would not significantly impact the rural character of the Boulevard community, the Project would introduce industrial elements to the project area. Therefore, because the Tule Wind Project would construct and operate industrial elements in the community the nonindustrial lifestyle of the area would not be maintained and the Tule Wind Project would not be consistent with this goal.
Policy LU 1.1.1: Prohibit higher density, clustered subdivisions or industrial-scale projects or facilities that induce growth and detract from, or degrade, the limited groundwater resources, water and air water quality, visual and natural and resources, abundant wildlife, and historic rural character of the Boulevard area.	While the Tule Wind Project would not significantly induce population growth (up to 12 permanent staff members would be required at the O&M facility), construction of the Project would impact groundwater resources (see Section D.12 Water Resources), air quality (see Section D.11 Air Quality), visual resources (see Section D.3 Visual Resources), and biological resources (see Section D.2 Biological Resources). Therefore, because construction and operation of the Tule Wind Project would result in impacts to the identified issue areas, the Tule Wind Project would not be consistent with this policy.
<u>Policy LU 1.1.2: Require development to protect the quality and quantity of ground and surface water resources, air quality, dark skies, visual resources, and low ambient noise levels, as well as retain and protect the existing natural and historic features characteristic of the community’s landscape and natural environment.</u>	<u>The Tule Wind Project does not comply with this policy and Tule Wind LLC has requested a General Plan Amendment to revise the Boulevard Subregional Planning Area Community Plan.</u>
Policy LU 1.1.2: Require development to protect the quality and quantity of ground and surface water resources, air quality, dark skies, visual resources, and low ambient noise levels, as well as retain and protect the existing natural and historic features characteristic of the community’s landscape and natural environment.	As identified in Section D, APMs and mitigation measures would be implemented by Pacific Wind Development Tule Wind LLC to protect the quality and quantity of ground and surface water resources (see Section D.12 Water Resources), air quality (see Section D.11 Air Quality), dark skies and visual resources (see Section D.3 Visual Resources), and low ambient noise levels (see Section D.8 Noise). In addition, (as discussed in response to Goal LU 1.1 above), project components under County of San
Policy LU 1.1.3 Require development to respectfully	

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
incorporate existing topography and landforms, watersheds, riparian areas, oaks and other native vegetation and wildlife, ridgelines, historic and cultural resources, views, and sustainability design factors.	Diego land use jurisdiction are not anticipated to significantly impact the rural character of the Boulevard area. Therefore, and therefore, project components under the County's land use jurisdiction would be consistent with these policies <u>this policy</u> .
Policy LU 1.1.6: Require landscaping in new development to emphasize the use of xeriscape design with native, drought-tolerant and fire-resistant plants to conserve water resources and help prevent the spread of fire.	Project components under the jurisdiction of the County of San Diego would not require landscaping and, therefore, this policy would not be applicable to the proposed Tule Wind Project.
Goal LU 1.2: The preservation of groundwater resources, community character and protection of sensitive resources in the Boulevard Subregional Planning Area.	See response to Goal LU 1.1 and Policy LU 1.1.1, above. Project components under County of San Diego land use jurisdiction are not anticipated to significantly impact the rural character of the Boulevard area. In addition, mitigation has been proposed to minimize impacts to groundwater resources (see Section D.12, Water Resources) and visual resources (see Section D.12, Visual Resources). Therefore, with implementation of mitigation, project components under the County's jurisdiction would be consistent with this goal.
Goal LU 1.2: The protection of the integrity and value of the visual, historical, cultural, and natural resources along with agricultural, ranch, and public lands; all of which make Boulevard a nice place to live, work, and play.	Although implementation of the Tule Wind Project would result in significant and unmitigable visual impacts (see Section D.3, Visual Resources for discussion of visual impacts), Pacific Wind Development would implement APMs and mitigation measures that would protect visual resources to the extent feasible. In addition, Pacific Wind Development has proposed APMs and mitigation measures to address anticipated impacts to Cultural and Natural Resources (see Section D.7 Cultural Resources and Section D.2 Biological Resources). Therefore, with implementation of mitigation measures, project component under County jurisdiction would be consistent with this goal.
Policy LU 1.23.2: Require development, including regional infrastructure, public facilities, and industrial-scale energy generation and transmission projects to comply and maintain a rural bulk and scale in accordance with Boulevard's community character.	See response to Goal LU 1.1 above. Project components under the County's jurisdiction would not significantly impact the rural character of the Boulevard community and would, therefore, be consistent with this policy. <u>The Tule Wind Project does not comply with this policy and Tule Wind LLC has requested a General Plan Amendment to revise the Boulevard Subregional Planning Area Community Plan.</u>
Goal 3.1: Protection as a Dark Sky Community through preservation of the dark skies in Boulevard to support the continued operation of the San Diego Astronomy Association and Tierra Del Sol Observatories and to continue to attract stargazers, photographers, scientists, and researchers from around the world.	A consistency analysis between project components under County jurisdiction and Dark Sky policies is included in Appendix 6 Visual Resources Consistency Tables.
Policy LU 3.1.1 Encourage development to preserve dark skies with reduced lighting and increased shielding requirements.	
Policy LU 3.1.2: Encourage increased resources or methods for enforcement for the preservation of dark skies.	

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
Goal LU 3.2 Preservation of the native and riparian habitat to retain the distinctive character of the Boulevard community.	See Section D.2, Biological Resources which provides a detailed discussion regarding impacts to the native and riparian habitat resulting from construction of the Tule Wind Project. As discussed in Section D.2, a total of 17 native vegetation communities were mapped within the Tule Wind Project area. Section D.2 concludes that a total of 214.5 acres of native vegetation would be temporarily impacted by construction and a total of 485.2 acres of native vegetation communities would be permanently impacted by the Tule Wind Project (a fraction of these impacts would occur on County of San Diego jurisdictional lands). The majority of native vegetation impacts would not occur with the Boulevard community plan area and construction of the 138 kV transmission line is not anticipated to result in substantial impacts to native and riparian vegetation such that the character of Boulevard would be significantly altered due to construction activities. Therefore, development of project components on County jurisdictional land would be consistent with this policy.
Goal LU 5.1 Adequate facilities, infrastructure, and equipment that enable the Boulevard Fire and Rescue Department to fulfill its mission.	As discussed in Section D.15 Fire and Fuels Management, the Tule Wind Project (including 13 wind turbines and the 2-mile segment of the transmission line under the County's jurisdiction) would increase the probability of wildfire in the Boulevard area. To combat this increased risk, Pacific Wind Development would implement mitigation including the provision of funding for the training and acquisition of necessary firefighting equipment and services to the local fire authority to improve the response and firefighting effectiveness near the electrical substation. Additional mitigation measures including the preparation of a customized fire protection plan for the project (see Section D.15, Fire and Fuels Management) would also help to enable the Boulevard Fire and Rescue Department to fulfill its mission. Therefore, with implementation of mitigation measures identified in Section D.15, the Tule Wind Project would be consistent with this goal.
Goal LU 6.1: Boulevard retains its community character by prohibiting any commercial or industrial development that negatively impacts our community and its resources.	Although the Tule Wind Project would not significantly impact the community character of Boulevard (see response to Goal LU 1.1, above), project components including wind turbines and the 138 kV transmission line would result in significant visual contrasts (see Section D.3 Visual Resources) and significant wildfire impacts (see Section D.15 Fire and Fuels Management). Therefore, because construction and operation of Tule Wind Project (including project components under the County's jurisdiction) would result in significant environmental impacts that would negatively impact the community, the Tule Wind Project would not be consistent with this policy.
Policy LU 6.1.1: Require industrial development to mitigate adverse impacts to avoid detracting from or negatively impacting the rural community character, charm, quiet ambiance, and lifestyle, or the natural resources, wildlife, and dark skies of Boulevard.	See response to Goal LU 1.1. See response to Policy LU 1.1.2. The installation and operation of 13 turbines and a 2-mile segment of a 138 kV transmission line and support structures would not significantly impact the existing character of the project area. Turbines would, however, be equipped with obstruction lighting that would operate during the nighttime and

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	would impact the dark skies of the Boulevard area. As discussed in Section D.3, Visual Resources, mitigation would be implemented by Pacific Wind Development to minimize the anticipated visual resource impacts of the Project to the extent feasible. While dark sky impacts would be minimized through the implementation of mitigation, the addition of turbine night lighting would negatively impact the dark skies of Boulevard and, therefore, <u>the Tule Wind Project includes measures to mitigate anticipated adverse impacts and therefore, would not be consistent with this policy.</u>
Policy LU 6.1.2: Require industrial development to create and maintain adequate buffers to residential areas from incompatible activities that create heavy traffic, noise, infrasonic vibrations, lighting, odors, dust, and unsightly views and impacts to groundwater quality and quantity.	<u>See response to Goal LU 1.1. Project components under the County's jurisdiction would be consistent with this policy. This policy does not apply to the Tule Wind Project because it is a Civic Use, as identified in the County's Zoning Ordinance. However, the intent of this policy is directed towards renewable energy development projects, and therefore Tule Wind LLC. is requesting a General Plan Amendment to revise the Boulevard Subregional Planning Area Community Plan.</u>
Policy LU 6.1.3: Require industrial development to provide buffers from public roads, adjacent and surrounding properties and residences, recreational areas, and trails.	<u>There are no County recreational areas or trails adjacent to or surrounding Tule Wind Project turbines located on County of San Diego jurisdictional land and the nearest residence would be located within approximately 2,000 feet of proposed turbine R-12. The 138 kV transmission line would travel adjacent to McCain Valley Road and Old Highway 80 and would bisect private property south of I-8, prior to interconnecting with the Boulevard Substation rebuild. As discussed in Section D.4 Land Use, conflicts with existing land uses would be minimized through implementation of Mitigation Measure LU-2 (revise project elements to minimize land use conflicts) and, therefore, the 138 kV transmission line would not result in significant land use impacts to surrounding properties and residences. Therefore, project components under the County's jurisdiction would be consistent with this policy. This policy does not apply to the Tule Wind Project because it is a Civic Use, as identified in the County's Zoning Ordinance. However, the intent of this policy is directed towards renewable energy development projects, and therefore Tule Wind LLC. is requesting a General Plan Amendment to revise the Boulevard Subregional Planning Area Community Plan.</u>
Policy LU 6.1.4: Prohibit industrial or commercial development with unmitigated and unmitigable impacts to the Boulevard area, such as: <ul style="list-style-type: none"> • <u>Unregulated maintenance and operation of equipment that poses health and safety concerns to the general public, including fires ignited from malfunctioning industrial wind turbines, and related equipment</u> • <u>Insufficient setbacks to minimize shadow flicker</u> • <u>Inadequate setbacks from adjacent private property relative to tower height to mitigate against tower collapse and blade shedding</u> 	<u>The introduction of wind turbines and the overhead 138 kV transmission line on County of San Diego jurisdictional land would result in significant and unmitigable impacts related to Public Health and Safety (see Section D.10), Visual Resources (see Section D.3), and Noise (see Section D.8). Therefore, because project components under the County's jurisdiction would result in significant and unmitigable impacts the Tule Wind Project would not be consistent with this policy. This policy does not apply to the Tule Wind Project because it is a Civic Use, as identified in the County's Zoning Ordinance. However, the intent of this policy is directed towards renewable energy development</u>

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<ul style="list-style-type: none"> • Impairment of visual resources and the rural community character • Insufficient setbacks to mitigate noise impacts, as defined by Safety Element Table N-1, Noise Compatibility Guidelines, and Table N-2, Noise Standards • Policy LU 6.1.4.: Prohibit industrial or commercial development with unmitigated and unmitigable impacts the Boulevard area, such as: • Health and safety of the general public, including fires ignited from malfunctioning industrial wind turbines, and related equipment, blade shedding, shadow flicker and tower collapse, and as well as construction and maintenance equipment. • Impairment of visual resources and the rural community character • Noise pollution, ultrasonic and infrasonic vibrations, emanating from the site as it creates great human discomfort and adversely affects the health of impacted humans, wildlife, and livestock, and the tranquility and quiet ambiance and enjoyment of the rural environment, the quality of life, and property values. • Seismic wave impacts, ground vibrations, and chemical and oil spills • Light pollution of dark sky resources and shadow flicker effect that create a nuisance, and result in negative impacts to health and quality of life. • Economic devaluation of impacted properties regardless of the proximity. 	<p><u>projects, and therefore Tule Wind LLC is requesting a General Plan Amendment to revise the Boulevard Subregional Planning Area Community Plan.</u></p>
<p>Policy CM 2.1.3 Encourage the use of permeable pavement and design factors that allow for local recharge of precious rainwater and help prevent runoff and erosion.</p>	<p>As discussed in Section D.12, Water Resources, Pacific Wind Development <u>Tule Wind LLC</u> would prepare a Stormwater Management Plan (SWMP) for the Tule Wind Project. As required by Mitigation Measure HYD-6 (see Section D.12) Pacific Wind Development <u>Tule Wind LLC</u> would be required to implement Low-Impact Development Features which could include the use of permeable pavement. In addition to permeable pavement, additional low-impact design features are suggested by Mitigation Measure HYD-6 and implementation of these features would also help prevent runoff and erosion. Therefore, the Tule Wind Project would be consistent with this policy.</p>
<p>Goal CM 3.1 Avoid the proliferation of unauthorized access to private property via improperly located, authorized, or secured fire access routes.</p>	<p>Access to restricted project facilities (i.e., the collector substation and O&M facility) would be controlled by gates. Project components under County jurisdiction would not be access restricted and, therefore, unauthorized access to components is not expected to occur. <u>development of these components would be consistent with this policy.</u></p>

East County Substation/Tule Wind/Energia Sierra Juarez Gen-Tie Projects
APPENDIX 7– LAND USE CONSISTENCY TABLES

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
Policy CM 3.1.1 Require secondary fire access/egress routes to connect to a public road unless the approval of the Boulevard Planning Group and all impacted property and road owners is granted, along with the legally required deeded easement grants.	Project components under County jurisdiction (43–7 wind turbines and a 23-mile segment of the 138 kV transmission line) would be unmanned and would not required access/egress routes. Therefore, this policy would not be applicable to the proposed Tule Wind Project.
Policy-CM 8.1.1: Prohibit development and the exportation or sale of groundwater that would adversely impact the ground and surface water resources. Goal CM 8.3: Protection of Protection of existing groundwater resources from intrusion of potentially contaminated imported water.	Construction of wind turbines and the 2-mile segment of transmission line under County jurisdiction would use a fraction of the overall construction water requirements of the Tule Wind Project. To ensure that impacts to the local groundwater during construction would be less than significant, Pacific Wind Development Tule Wind LLC would implement Mitigation Measures HYD-3, HYD-4, and HYD-5 (see Section D.12, Water Resources). If imported water is used during construction, use of this source would be required to be consistent with the discharge requirements of the San Diego Regional Water Quality Control Board. Therefore, components of the project under County jurisdiction would be consistent with these policies <u>this policy</u> .
Goal CM 8.5 The avoidance of erosion, the displacement of soil, the loss of topsoil, and the denied and/or displaced recharge of on-site groundwater resources.	As discussed in Section D.13, Geology, Mineral Resources, and Soils, mitigation measures would be implemented to reduce occurrences of erosion to a level less than significant. Therefore, the Tule Wind Project (including components under the County's jurisdiction) would be consistent with this goal.
Policy CM 8.5.1 Prohibit development from altering natural drainage patterns.	Concrete foundations for turbines 138 kV transmission line structures would alter existing drainage patterns by adding impervious surface areas. However, as discussed in Section D.12, due to overall small impervious surface area created by the proposed Project, the existing drainage patterns would not be adversely affected. In addition, mitigation is proposed in Section D.12, Water Resources that would ensure measures are taken to further prevent the significant alteration of existing drainage patterns or the increase of erosion or siltation. Therefore, with the implementation of mitigation measures identified in Section D.12, project components under the County's jurisdiction would be consistent with this policy.
Policy CM 8.6.1: Encourage the use of existing right-of-way when construction of new transmission lines is required, where technically and economically feasible. Additionally, encourage existing right-of-way over new right-of-way alignments for construction of new transmission lines when existing right-of-way is insufficient.	The use of an existing right-of-way for the 138 kV transmission line is not technically feasible because existing ROW do not generally occur along the proposed alignment. Therefore, Tule Wind Project would be consistent with this policy.
Policy CM 8.6.2: Encourage the use of solar and residential scale wind turbines, while discouraging new energy corridors for new transmission lines and fuel pipelines in fire prone and groundwater dependent areas.	The Tule Wind Project would include the establishment of new ROW for a 138 kV transmission line and therefore would not be consistent with this policy. The Tule Wind Project would be consistent with Policy CM 8.6.2. <u>The Tule Wind Project is consistent because the project will not create a new corridor for transmission lines but rather parallel existing ROWs to the extent possible, including tracing the Sunrise Powerlink ROW.</u>

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	<u>Furthermore, the term “discouraging” is not prohibitory. Accordingly, while establishing the new ROW for a 138kV transmission line for the Tule Wind Project may be discouraged by the County (for example, in favor of utilizing existing ROWs), it is not prohibited by the policy.</u>
Policy COS 1.5.1: Discourage any project that has the propensity to release pollutants into the air, such as landfills, aggregate mining, the grading and maintenance of new access and easement roads for industrial scale renewable energy and utility transmission projects, clear grading pads for industrial scale wind turbines and related infrastructure, improperly sited and managed OHV activity areas and uses.	Because development of proposed wind turbines and the overhead transmission line would require grading at proposed turbine locations and along turbine access roads, the Tule Wind Project would not be consistent with this policy.
Goal S 1.1 Adequate law enforcement and emergency services and staffing to ensure timely response times and safe and secure environment for residents and visitors alike.	See Section D.15, Fire and Fuel Management. While the Tule Wind Project would add multiple ignition sources to the project area and would increase the probability of wildfire in the area, Pacific Wind Development would implement mitigation that would provide funding for the training and acquisition of necessary firefighting equipment and services to the local fire authority. In addition, Pacific Wind Development would prepare a customized fire protection plan for the project) for the Tule Wind Project which would include (at minimum) San Diego County FPP content requirements and Rural Fire Protection District content requirements (see Section D.15 for additional information). Therefore, with implementation of mitigation discussed in Section D.15, the Tule Wind Project would be consistent with this policy.
Goal N 2.2 The quiet enjoyment of the rural atmosphere, for man and nature, free from the intrusion of harmful and obnoxious noise levels.	Because construction noise impacts would be short-term and because operation of project components under County jurisdiction would not result in noise levels in excess of the levels permitted by the County Noise Ordinance, the Tule Wind Project would be consistent with this policy.
County of San Diego Existing General Plan–Mountain Empire Subregional Plan	
Community Character (Overall Goal): Encourage the development of land in a manner that reinforces the unique identity of the Mountain Empire subregion and its communities. Community Character (Industrial Goal): Provide a land use pattern that will permit those kinds of industrial uses which will not detract from the rural charm and lifestyle of the subregion.	The predominant land use character of the Mountain Empire subregion is overwhelmingly rural residential. The Tule Wind Project would introduce 13 wind turbines and a segment of the 138 kV transmission line to the Mountain Empire Subregion. Turbines in the R turbine string would be located approximately 4.5 miles northeast of the community of Boulevard and would be surrounded by turbines of similar size and color. The segment of the 138 kV transmission line under County land use jurisdiction would travel south from the collector substation along McCain Valley Road and east along Old Highway 80 prior to interconnecting with the Boulevard Substation. Existing distribution lines are located along McCain Valley Road and Old Highway 80 and the introduction of a 138 kV transmission line and support structures would not significantly alter the rural character of the lands on which these components would be located. Therefore, project components under the County’s jurisdiction would be consistent with these policies.

**East County Substation/Tule Wind/Energia Sierra Juarez Gen-Tie Projects
APPENDIX 7– LAND USE CONSISTENCY TABLES**

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<p>Land Use (General Goal, Policy and Recommendation 1): The landforms of the subregion are an important environmental resource that should be respected in new development. Hillside grading shall be minimized and designed to blend in with the existing natural contours.</p>	<p>Wind turbines and the 2.0-mile segment of the 138 kV transmission line under County land use jurisdiction would not be located on ridgelines or on hillsides. Therefore, the Tule Wind Project would be consistent with this policy.</p>
<p>Land Use (General Goal, Policy and Recommendation 2): Create a buffer area of 150 feet in width along the international boundary line inclusive of the existing 60-foot Public Reserve owned by the federal government.</p>	<p>Wind turbines and the segment of the 138 kV transmission line under County of San Diego jurisdiction would not be located within 90 feet of the international border and would not be required to incorporate the buffers identified in the policies. Therefore, the Tule Wind Project would be consistent with the requirements of these policies.</p>
<p>Land Use (General Goal, Policy and Recommendation 3): Apply a 90-foot setback within which no new permanent building may be built northerly of the existing 60-foot Public Reserve line. Where such 90-foot setback can be shown to adversely impact a property, the owner may apply for a waiver from complying with the setback as provided for in Section 7060 of the Zoning Ordinance.</p>	
<p>Land Use (Industrial Goal, Policy and Recommendation 2): New industrial development should be clean, nonpolluting, and complementary to a rural area.</p>	<p>The Tule Wind Project would generate renewable wind energy and deliver this energy to San Diego and other markets. Therefore, since turbines would generate renewable energy and the 138 kV transmission line would deliver energy to the Boulevard Substation, the Tule Wind Project would be considered clean and nonpolluting. , With implementation of mitigation measures identified in Section D.3, Visual Resources, wind turbines and the 2.0-mile segment of the transmission line under the County’s jurisdiction would not significantly impact the rural character –of the Boulevard area. Therefore, the Tule Wind Project would be consistent with this policy.</p>
<p><u>Land Use (Industrial Policy and Recommendation 11): Deny future industrial or commercial development which adversely impacts the Mountain Empire Subregional area, such as wind turbine generators, for any of the following reasons: a) safety of the general public; b) unmitigated visual impacts to the rural environment; c) noise pollution emanating from the site exceeding 65 (decibels) dBs at the property line, as it creates great human discomfort and adversely affects the tranquility of the rural environment; and d) such development may lead to the economic devaluation of contiguous properties.</u></p>	<p>a) Development of the Tule Wind Project would increase the probability of wildfires occurring in the project area, however, Tule Wind LLC. will implement APMs TULE-PDF-1 through TULE-PDF-26, and mitigation measures that will reduce this risk below a level of significance. On November 3, 2010, the San Diego Rural Fire Protection District approved Tule Wind, LLC’s Fire Protection Plan for the project, which concluded that the project had reduced fire risk to a less than significant level. Tule Wind, LLC will implement mitigation to provide funding and training for the local fire authority to aid in response and firefighting capabilities (see Section D.15 Fire and Fuel Management). In addition, a primary safety hazard that may occur during operation of a wind turbine project is breaking of a rotor blade, which is typically referred to as a “blade throw.” Breaking of a rotor blade or other similar damage may occur as a result of rotor over speed. The project would implement the latest in modern wind turbine technology, which includes a safety system ensuring that the wind turbine shuts down immediately at the onset of mechanical disorders, such as nacelle vibration, over speed, grid electrical disorders, or loss of grid power. Moreover, the project would ensure that a sufficient safety zone or setback exists from wind turbine generators to</p>

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	<p><u>residents and occupied buildings, any structures, roads, transmission lines, and other public access areas as provided for in APM TULE-PHS-3 and superseded by Mitigation Measure HAZ-6. In addition there is risk of tower collapse. With the proposed design and setback features that are part of the project and described previously, impacts associated with the potential collapse of a wind turbine would not be adverse. Therefore, with implementation of mitigation, public safety impacts would be minimized to the extent feasible and project components of the Tule Wind Project under County land use jurisdiction would be consistent with this policy.</u></p> <p>b) <u>Although visual impacts from the Tule Wind Project will be significant, mitigation measures have been applied to reduce the visual impacts of the Project to the extent feasible. Therefore, with mitigation applied, the Project would be consistent with this policy.</u></p> <p>c) <u>Although construction noise would be a significant impact, this impact would be temporary. In addition, construction noise mitigation measures will also be implemented to reduce noise and therefore, the Tule Wind Project would be consistent with this policy.</u></p> <p>d) <u>There is no evidence that the construction of wind turbines devalues adjacent property. Property valuation is highly speculative. Please see Section D.16, Social and Economic Conditions. Therefore, the Project is consistent with this policy.</u></p>
<p>Land Use (Industrial Goal, Policy and Recommendation 4): Ensure that all development be planned in a manner that provides adequate public facilities prior to or concurrent with need.</p>	<p><u>The Tule Wind Project would add up to 12 families to the project area. The addition of 12 families is not anticipated to trigger the need for new or expanded public facilities including schools, libraries, or parks. Therefore, project components under the County's jurisdiction would be consistent with this policy. The Tule Wind Project would add up to 12 families to the project area. The addition of 12 families is not anticipated to trigger the need for new or expanded public facilities including schools, libraries, or parks. Therefore, project components under the County's jurisdiction would be consistent with this policy.</u></p>
<p>Conservation (Policy_1): All development shall demonstrate a diligent effort to retain as many native oak trees as possible.</p>	<p>Construction of <u>7</u> wind turbines and <u>23</u>-mile segment of transmission line under County of San Diego jurisdiction is not anticipated to result in the removal of native oak trees. If trees are removed during construction activities then a tree replacement plan would be implemented and would assess the feasibility of transplanting trees upon completion of construction or, if transplanted is determined to be infeasible, would replace removed trees (see Section D.3 Visual Resources for full text of Mitigation Measure VIS-3m). Therefore, with implementation of mitigation, project components under the County's jurisdiction would be consistent with this policy.</p>

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<u>Conservation (Policy and Recommendation 7): Development shall not affect the habitat of sensitive plant and wildlife species or those areas of significant scenic value.</u>	Tule Wind LLC would be required to implement measures to minimize the effect of the project on the habitat of sensitive plant and wildlife species (see Section D.2 Biological Resources) and affects to areas of significant scenic value (see Section D.3, Visual Resources). Therefore, the Tule Wind Project would be consistent with this policy.
Conservation (Policy 4): The dark night sky is a significant resource for the Subregion and appropriate steps shall be taken to preserve it.	A consistency analysis between project components under County jurisdiction and Dark Sky policies is included in Appendix 6 Visual Resources Consistency Tables.
Public Facilities and Services (Policy and Recommendation 2): Any proposed grading, improvements or other encroachments to the substation or transmission rights-of-way must be reviewed by SDG&E.	The proposed interconnection of the Tule Wind Project 138 kV transmission line to the Boulevard Substation would be subject to review by SDG&E. Once SDG&E has reviewed and approved the proposed interconnection, the Tule Wind Project would be consistent with this policy.
<u>Public Facilities and Services (Policy and Recommendation 3): Any alteration of drainage patterns affecting the substation or transmission line rights-of-way should be reviewed and approved by SDG&E.</u>	
<u>Public Facilities and Services (Policy and Recommendation 4). Uses proposed for property adjacent to substations or transmission line rights-of-way should be reviewed for possible impacts to the power facilities and vice versa.</u>	
Environmental Resources Goal: Ensure that there is careful management of environmental resources in the area in order to prevent wasteful exploitation or degradation of those resources and to maintain them for future needs.	This EIR/EIS analyzes the Tule Wind Project and identifies potential impacts that could result from implementation of the Project on County of San Diego jurisdictional land. Mitigation Measures have been proposed and would minimize environmental impacts to the extent practicable. While significant and unmitigable impacts would occur, the Tule Wind Project would generate and transmit renewable energy for use by markets in need and would further local, state, and federal goals associated with increased generation of renewable energy resources. Therefore, the Project would not be a wasteful exploitation of impacted environmental resources and would be consistent with this goal.
Future Development <u>Recreation (Policy and Recommendation 6) Future Development</u> - Local Facilities: The Mountain Empire Subregion meets the County General Plan goal for local park land provided per 1,000 population. Consequently, County Parks and local Sponsor Group's review of park and recreation needs has concentrated on facility development rather than acquisition. Review of possible future acquisition needs should occur along with large scale development proposals. Facility development is recognized and prioritized as follows and is to occur as staffing, funding and maintenance and operation capabilities become available. [DPR]	The addition of up to 12 families to the Mountain Empire Subregion is not anticipated to substantially affect existing park and recreation service ratios such that additional local parkland would be required in order to adequately serve the subregion. Therefore, the Tule Wind Project would be consistent with this policy.

**East County Substation/Tule Wind/Energia Sierra Juarez Gen-Tie Projects
APPENDIX 7– LAND USE CONSISTENCY TABLES**

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<i>County of San Diego Draft General Plan Update –Draft Mountain Empire Subregional Plan</i>	
<p>Land Use Element (Industrial Policy and Recommendation 4): Ensure that all development be planned in a manner that provides adequate public facilities prior to or concurrent with need.</p>	<p>The Tule Wind Project would add up to 12 families to the project area. The addition of 12 families is not anticipated to trigger the need for new or expanded public facilities including schools, libraries, or parks. Therefore, project components under the County's jurisdiction would be consistent with this policy.</p>
<i>County of San Diego Zoning Ordinance</i>	
<p>Section 6951: Wind Turbine Systems, Large: Large wind turbine systems shall be permitted on a parcel of at least five acres and considered a Major Impact Services and Utilities use type requiring a major use permit approved in accordance with the Use Permit Procedure, commencing at Section 7350 and requirements set forth in Section 6951.</p>	<p>The County of San Diego would have land use jurisdiction over 43-7 proposed <u>Tule Wind turbines located in the R string</u>. For these turbines, the Tule Wind Project would apply <u>is seeking for a Major Use Permit from the County of San Diego. Upon obtaining the Major Use Permit and through compliance with the requirements set forth in County of San Diego Zoning Ordinance Section 6951</u> Although obtainment of the Major Use Permit would render the Tule Wind Project consistent with one aspect of the Zoning Ordinance the Tule Wind Project would also be required to comply with the setback and height regulations governing large wind turbine systems. As proposed the Tule Wind Project (turbines located on County jurisdictional land) would not comply with the existing setback regulations or the existing height regulations as the turbines (as proposed) would exceed a height of 80 feet. However, to ensure consistency with the Zoning Ordinance, Tule Wind LLC is processing a Zoning Ordinance Amendment to specifically address the identified setback and height inconsistencies proposed by the Tule Wind Project. Therefore, upon approval of the Zoning Ordinance Amendment, the Tule Wind Project would be consistent with this policy. be consistent with this policy.</p>
<p>S80 Open Space Use Regulations: All development within areas subject to the S80 Open Space Regulations shall require site plan review (Section 2801).</p>	<p>Project components under the jurisdiction of the County of San Diego (13 wind turbines in the R turbine string and a 2-mile segment of the 138 kV transmission line) would not be located on County jurisdictional lands designated S80 (Open Space). Therefore, the S80 Open Space Use Regulations are not applicable to County jurisdictional project components. Several wind turbines and the collector substation and O&M facility would be located on BLM jurisdictional lands designated S80 by the County of San Diego. Because these project components would be under the land use jurisdiction of the BLM, the BLM would have sole land use jurisdiction over these project components and the County of San Diego S80 zoning regulations would not be applicable.</p>
<p>A72 General Agriculture Use Regulations: Major Impact Utilities within the A72 zoning designation are subject to a Major Use Permit (Section 2725(b)).</p>	<p>See response to Section 6951: Wind Turbines Systems, Large. The 13 wind turbines in the R turbine string under County of San Diego jurisdiction would be located on land zoned A72 General Agriculture. Upon obtaining a Major Use Permit for these turbines, the Tule Wind Project would be consistent with the use regulations of the A72 zone and would be consistent with this policy.</p>
<p>S92 General Rural Use Regulations: Major Impact Utilities within the S92 zoning designation are subject to a Major Use Permit (Section 2925).</p>	<p>The Tule Wind Project would apply for a Major Use Permit for the 2-mile segment of 138 kV transmission line occurring on and traversing County of San Diego jurisdictional lands. Upon</p>

Table 7-2 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	obtaining the Major Use Permit, the Tule Wind Project would be consistent with the use regulations of the S92 zone and would be consistent with this policy.

Table 7-3
Consistency Analysis with Applicable Land Use Plans, Policies, and Regulations for the
Proposed ESJ Gen-Tie Project

Local Land Use Plans, Policies, and Regulations

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
County of San Diego Existing General Plan–Land Use Element	
Land Use Element (Overall Goal): Accommodate population growth and influence its distribution to protect and use scarce resources wisely; preserve the natural environment; provide adequate public facilities and services efficient and equitable; assist the private sector in the provision of adequate, affordable housing; and promote the economic and social welfare of the region.	Construction and operation of the ESJ Gen-Tie would not result in a long-term increase to the local project area population, which would require new or expanded public facilities and services (potential impacts and mitigation measures associated with fire protection services are discussed in Section D.15, Fire and Fuels Management). Although the project would not result in long-term increase to the local population, construction would result in permanent impacts to the natural environment at or adjacent to the gen-tie site. The project would, however; transfer renewable wind energy generated in Mexico to the U.S. market and would indirectly work toward preserving the natural environment by promoting renewable energy production. The ESJ Gen-Tie Project, therefore, would be consistent with this policy.
Land Use Element Goal 2.1: Promote wise uses of the County's land resources, preserving options for future use.	The ESJ Gen-Tie Project would provide a generation tie to transmit approximately 1,200 megawatts (MWs) of renewable energy from a wind farm in northern Baja California, Mexico, to the proposed SDG&E ECO Substation, and then would be delivered to San Diego or other markets. Given that the ESJ Gen-Tie Project would only traverse 1 mile of undeveloped rural County land, the project would be a wise use of the County's land resources and would be consistent with this policy.
Land Use Element Goal 2.3: Retain the rural character of non-urban lands.	The ESJ Gen-Tie Project would traverse 1 mile of County of San Diego jurisdictional lands and would be supported by up to five steel lattice towers or monopoles with heights of up to 150 feet. The project site would be located approximately 4 miles from the nearest community (Jacumba) and views of the gen-tie line would be screened from rural residential areas in Jacumba by existing topography. In addition, the introduction of the gen-tie to a land use setting including the 500 kV SWPL transmission line would be consistent with the existing character of the area. Therefore, the ESJ Gen-Tie Project would be consistent with this goal.
Land Use Element Goal 3.1: Protect lands needed for preservation of natural and cultural resources; managed production of resources; and recreation, education, and	The ESJ Gen-Tie Project would avoid open space preserves and would prevent/avoid impacts to cultural resources through avoidance, when possible (Section D.7, Cultural Resources,

Table 7-3 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
scientific activities.	discusses impacts to cultural resources). Construction and operation of the project would not substantially affect recreation, education, and scientific activities. Therefore, the ESJ Gen-Tie Project would be consistent with this goal.
<p>Land Use Environmental Goal 3.2: Promote the conservation of water and energy resources</p> <p>Regional Categories Policy 1.4 (Rural Development Area): Proof of long-term groundwater supply is provided.</p>	Construction of the ESJ Gen-Tie would require the use of approximately 780,000 gallons of water over a 6 month time frame. Minimal amounts of water would be used during operation of the project. The project is an infrastructure project and does not include features (e.g., landscaping) that would require long-term use of water throughout the operational life of the project or features to which conservation measures could be applied to reduce water usage. Occasional use of a pressure washer on insulators to remove dirt and minimize arcing on the gen-tie line would be required and required volumes of water are anticipated to be minimal. Water used during operations is expected to be supplied by the Jacumba Community Services District. The ESJ Gen-Tie Project would transmit renewable energy generated in Mexico to markets in need in the United States. Therefore, the ESJ Gen-Tie Project would be consistent with this these policies.
<p>The Multiple Rural Use <u>Policy</u> (18) Land Use Designation is consistent with the use regulations of the following zones: RR, A70, A72, S80,S88 RRO, RC, C36, S90, S92, S94</p> <p><u>Within the Multiple Rural Use Policy (18) Land Use Designation (other than a single-family home on an existing lot) it is not intended that any development occur unless the proposed development has been carefully examined to assure that there will be no significant adverse environmental impacts, erosion and fire problems will be minimal, and no urban levels of service will be required.</u></p>	<p>Major Impact Utilities are conditionally permitted uses in the S92 zoning designation (the ESJ Gen-Tie Project would traverse lands designated as such by the County of San Diego Department of Planning and Land Use). Upon obtainment of the necessary Major Use Permit (Major Impact Utilities require a Major Use Permit for construction and operation in the S92 zone); the ESJ Gen-Tie Project would be consistent with the use regulations of the Multiple Rural Use (18) designation.</p> <p><u>Because the construction and operation of the ESJ Gen-Tie Project would result in significant adverse environmental impacts (see Section D.12 Air Quality) the project would not be consistent with Multiple Rural Use Policy (18) however, the applicant has indicated that they would apply for a Plan Amendment Authorization in accordance with County Board of Supervisors Policy I-63. The Plan Amendment Authorization would authorize a General Plan Amendment to specifically address the project's inconsistency with regards to Multiple Rural Use Policy (18). Therefore, upon authorization of the General Plan Amendment, the ESJ Gen-Tie Project would be consistent with this policy.</u></p>
County of San Diego Existing General Plan–Conservation Element	
<p>POLICY 4 (X-22) Reduce local reliance on imported water. POLICY 6 (X-22) Conserve groundwater resources in areas where imported water is not available.</p>	Water for construction and operation of the ESJ Gen-Tie Project would be provided by the Jacumba Community Services District (the District has agreed to provide the necessary water). Therefore, the ESJ Gen-Tie Project would be consistent with these policies.
<p>POLICY 6 (X-47) If a project is determined to have significant adverse impacts on plants or wildlife, an acceptable mitigating measure may be voluntary donation of land or monies for acquisition of land of comparable</p>	A total of 2 vegetation communities were mapped within the ESJ Project area and Section D.2, Biological Resources, determined that with implementation of Mitigation Measures Mitigation Measures BIO-1a through BIO-1e, impacts would be

Table 7-3 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
value to wildlife.	less than significant. Mitigation Measure BIO-1e includes provisions for habitat compensation and, therefore, the ESJ Gen-Tie Project would be consistent with this policy.
POLICY 9 (X-52) When significant adverse habitat modification is unavoidable, San Diego County will encourage project designers to provide mitigating measures in their design to protect existing habitat.	See Section D.2, Biological Resources, As discussed in Section D.2, the ESJ Gen-Tie Project would be designed to minimize impacts to habitat but where unavoidable, mitigation would be implemented to reduce the resulting impact. Therefore, with the implementation of mitigation, the ESJ Gen-Tie Project would be consistent with this policy.
POLICY 17 (X-54) No use subject to the San Diego environmental impact review process shall be permitted which in the determination of the Board of Supervisors (or other body which has been delegated decision-making authority by the Board would have significant adverse impacts on: 1) any species of plant or animal identified as rare, endangered, or threatened by the State of California or the United States Department of the Interior, or 2) any valuable and unique natural resource or habitat, unless there are significant overriding social and economic concerns.	Since the ESJ Gen-Tie Project would require a Major Use Permit from the County of San Diego, the Project would be subject to the County's environmental review process and the County would have every opportunity to provide comment and determine whether or not statements of overriding consideration would be necessary. Therefore, the ESJ Gen-Tie Project would be consistent with this policy.
County of San Diego Existing General Plan–Energy Element	
Goal 1: Define and ensure adequate energy supplies for San Diego County.	Depending on need, energy delivered to the ECO Substation by the ESJ Gen-Tie Project could be delivered to San Diego County. Therefore, the ESJ Gen-Tie Project would be consistent with this policy.
Goal 2: Encourage the use of alternative passive and renewable energy resources.	The ESJ Gen-Tie Project would be the first generator tie line to interconnect to the ECO Substation. It is assumed that due to governmental incentives, other generators would follow suit and plan renewable energy projects that would interconnect with the ECO Substation. Adoption of the project by the County of San Diego would further encourage the use of renewable energy resources. Therefore, the ESJ Gen-Tie Project would be consistent with this policy.
Goal 4: Minimize environmental impact of energy sources.	APMs and mitigation measures would be implemented by Energia Sierra Juarez U.S. Transmission, LLC, to minimize environmental impacts associated with the construction and operation of the ESJ Gen-Tie Project. Therefore, the ESJ Gen-Tie Project would be consistent with this policy.
Goal 6: Minimize possibility of energy shortages and resulting hardships.	See response to County of San Diego General Plan, Energy Element, Goal 1. The ESJ Gen-Tie Project would be consistent with this policy.
Goal 8: Encourage compatibility with National and State Energy Goals and City and Community General Plan/Regional Comprehensive Plans.	The ESJ Gen-Tie Project would provide a generation tie line to transmit approximately 1,200 MW of renewable energy from a wind farm project proposed in northern Baja California, Mexico, to the proposed SDG&E ECO Substation. Therefore, the ESJ Gen-Tie Project would assist the County of San Diego to accomplish its renewable energy goals as identified in the Energy Element of the General Plan. Because the ESJ Gen-Tie Project was determined to be consistent with the goals and

Table 7-3 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	policies of adopted local land use plans, the ESJ Gen-Tie Project would be consistent with this goal.
Policy S (Supply)-1: Support the timely use of wind power, geothermal power, nuclear fusion power, solar electric and solar thermal power, and other potentially viable and cost-effective energy sources as the public issues that may surround the use of these energy sources become involved.	The ESJ Gen-Tie Project would be the first generator tie-line to interconnect to the ECO Substation. It is assumed that due to <u>governmental incentives, other generators would follow suit and plan renewable energy projects that would interconnect with the ECO Substation.</u> Adoption of the project by the County of San Diego would further encourage the use of renewable energy resources. Therefore, the ESJ Gen-Tie Project would be consistent with this policy. See response to County of San Diego General Plan, Energy Element, Goal 2. The ESJ Gen-Tie Project would be consistent with this policy.
County of San Diego Existing General Plan–Public Facility Element	
Sufficient Public Facilities of all types available concurrent with need to serve County residents.	See Section D.15, Fire and Fuels Management. As a result of the increased fire probability resulting from implementation of the ESJ Gen-Tie Project, mitigation has been proposed which would fund improvements to the local fire districts. Therefore, the ESJ Gen-Tie Project would be consistent with this policy.
Policy 2.2: Development projects will be required to provide or fund their fair share of all public facilities needed by the development.	
Policy 2.3: Large Scale Projects will be required to plan for the siting of necessary public facilities and to provide or fund their fair share of all public facility needs created by the development	
Parks and Recreation Goal: Fifteen Acres of regional parkland per 1,000 residents in the region, exclusive of regional environmental reserves, regional open spaces and reserve parks.	The ESJ Gen-Tie Project would not add permanent residents to the local population and, therefore, would not affect existing park and recreation service ratios. Therefore, the ESJ Gen-Tie Project would be consistent with this goal.
Solid Waste Goal: Minimize residential, commercial, and industrial solid waste generated in the County at its source.	Waste generated during construction activities would include packaging, excess building materials that would be returned to vendors or recycled, excess soil that would be used in grading other parts of the site, and small amounts of incidental waste that could not be recycled. To minimize the volume of solid waste, the ESJ Gen-Tie Project applicant would segregate recyclable wastes in compliance with the County of San Diego construction and demolition debris ordinance (the ordinance requires that a minimum of 90% of inert material and 70% of other materials be recycled). Because operation of the ESJ Gen-Tie Project would not add new permanent population to the project area, waste is not anticipated to be generated during operations. Therefore, the ESJ Gen-Tie Project would be consistent with this goal.
Solid Waste Goal: The safe, sanitary, and environmentally acceptable collection, storage, transport, recycling and disposal of the solid waste that is generated.	All waste material generated during project construction would be deposited in dumpsters or covered bins that would be removed from the construction right-of-way by a licensed waste hauler for proper disposal. Therefore, the ESJ Gen-Tie Project would be consistent with this goal.
Policy 1.2: Landfills shall be used primarily for wastes that cannot be recycled or processed and for the residual	See response to Solid Waste Goal, above. Waste would be recycled to the extent feasible, however, small amounts of

Table 7-3 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
waste from processing facilities.	waste would be generated that could not be recycled. The waste exported off site during construction of the ESJ gen-Tie Project would account for a relative small percentage of the permitted throughput for the closest landfills, which according to Section D.14, Public Services and Facilities have sufficient capacity to accommodate the solid waste generated by the project. Therefore, the ESJ Gen-Tie Project would be consistent with this policy.
Law Enforcement Goal: Facilities to support a service level of four patrol shifts per 10,000 population or service area equivalent for commercial/industrial land uses. Policy 3.2: New development in the unincorporated area will be required to contribute its fair share toward financing sheriff facilities toward achieving the short term objective.	Because the ESJ Gen-Tie Project would be unmanned during operations additional law enforcement would not be required to serve the Project. Therefore, the ESJ Gen-Tie Project would not affect existing law enforcement service ratios and would be consistent with this goal.
Fire Protection and Emergency Services Goal: Emergency travel time in Rural Areas is 20 minutes.	The ESJ Gen-Tie Project would be located within 4 miles of the nearest fire department (San Diego Rural Fire Protection District, Station 43). Assuming a standard response speed of 35 mph (National Fire Prevention Association standard) from the San Diego Rural Fire Protection District, fire and emergency services could be provided to the ESJ Gen-Tie Project site with the established General Plan response time goal for Rural Areas. Therefore, the ESJ Gen-Tie Project would be consistent with this goal.
Policy 2.1: New development shall be required to finance its full and fair share of the facility and equipment needs that it generates.	See Section D.15, Fire and Fuel Management. Because the ESJ Gen-Tie Project would increase the probability of wildfire in the area the project applicant would implement Mitigation Measure FF-3 (Development Agreement with Rural Fire Protection District and San Diego County Fire Authority) which would provide funding for the training and acquisition of necessary firefighting equipment and services to the local fire authority to improve the response and firefighting effectiveness near the gen-tie line. Therefore, with the implementation of Mitigation Measure FF-3, the ESJ Gen-Tie Project would be consistent with this policy.
Policy 1.3: All land development projects requiring the use of imported water shall obtain a commitment of service by the appropriate district prior to land preparation and construction.	The project applicant has received a commitment of service from the Jacumba Community Services District to provide water to the project during construction. Therefore, the ESJ Gen-Tie Project would be consistent with this policy.
County Diego Existing General Plan–Seismic Element	
Risk Policy 1: Control uses of land to avoid exposing people and property to unacceptable levels of risk. Risk Policy 3. Discourage expansion of existing development and construction of new development, especially essential facilities, in localities exposed to hazards unless the hazards can be mitigated to the satisfaction of responsible agencies. Risk Policy 4. Scale the type of development to the	As identified in Section D.13, Geology, Minerals, and Soils, all seismic –related impacts associated with the ESJ Gen-Tie Project were determined to be less than significant with the implementation of mitigation (see Section D.13, Geology, Minerals, and Soils). Therefore, with implementation of applicable mitigation, the ESJ Gen-tie Project would be consistent with this policy.

Table 7-3 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
amount of hazard present and to the level of risk which is acceptable for that development.	
Fault Rupture Policy 2. Require a geologic report for other development proposed in special studies zones as defined under the Alquist-Priolo Act (Sec. 5406, Zoning Ordinance) or in special studies zones defined by the County of San Diego.	The proposed ESJ Gen-Tie Project site does not cross any mapped Alquist-Priolo Earthquake Hazard Zones, or County-level fault special study zones. Therefore, based on the thresholds established by the policy, the ESJ gen-Tie Project would not be required to prepare a geologic report and development of the Project would be consistent with this policy.
<p>Landslides Policy 2: Require a geologic report prepared by a certified engineering geologist on any development site where landslides or similar geologic hazards are known or suspected to exist.</p> <p>Landslides Policy 3: Require, where evaluation indicates that a slope can be stabilized, that stabilization be a condition for development and that the foundation and earth work be supervised by a certified engineering geologist.</p> <p>Landslides Policy 4. Prohibit alteration of the land in areas where there is a high potential for activation of landslides. Such alterations include excavation, filling, removal of vegetative cover; and concentrations of water from drainage, irrigation, or septic systems.</p> <p>Landslides Policy 5. Prohibit development in areas of extensive landsliding where stabilization cannot reasonably be done.</p> <p>Landslides Policy 6. Require provision of rock nets, fences, berms, or other features designed to prevent road blockage from rockfalls for single access routes to new developments.</p>	The ESJ Gen-Tie Project site is not located within a "Landslide Susceptibility Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. The Project would, however, be located within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. Implementation of Mitigation Measures GEO-2 (conduct geotechnical studies for soils to assess characteristics and aid in appropriate foundation design), GEO-3 (conduct geotechnical investigations), and GEO-4 (facilities inspections conducted following major seismic event) would reduce potential impacts to less than significant levels. With implementation of applicable mitigation measures, the ESJ Gen-Tie Project would be consistent these policies.
New Development Policy 7. Require submission of soils and geologic reports prepared by a certified engineering geologist on all projects where geologic hazards are known or suspected to be present.	The ESJ Gen-Tie Project site is underlain by a sandy soil that has a low shrink-swell potential and is considered to have moderate risk of corrosion for steel and concrete. Corrosive soils may cause steel and concrete structures to deteriorate and compromise their integrity. Impacts as a result of corrosive soils would be adverse, however, with implementation of Mitigation Measure GEO-2 (conduct geotechnical studies for soils to assess characteristics and aid in appropriate foundation design) potential impacts would be reduced to less than significant levels. Therefore, with implementation of Mitigation Measure GEO-2, the ESJ Gen-Tie Project would be consistent with this policy.
County of San Diego Draft General Plan Update–Land Use Element	
Goal LU-2: Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.	See Response to County of San Diego Existing General Plan, Land Use Element, Goal 2.3. The ESJ Gen-Tie Project would be consistent with this policy.

Table 7-3 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
Policy LU-2-7: Mitigation of Development Impacts. Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, dust, odor, aesthetic impairment, and/or are detrimental to human health and safety.	APMs and mitigation measures would be implemented by Energia Sierra Juarez U.S. Transmission, LLC, to minimize environmental impacts associated with the construction and operation of the ESJ Gen-Tie Project. With the implementation of APMs and mitigation measures, impacts (including fires-related impacts) would be minimized to the extent feasible. Therefore, the ESJ Gen-Tie Project would be consistent with this policy.
Policy LU-4-6: Planning for Adequate Energy Facilities. Participate in the planning of regional energy infrastructure with applicable utility providers to ensure plans are consistent with the County's General Plan and Community Plans and minimize adverse impacts to the unincorporated County.	See response to Policy LU.2-7. Although wildfire impacts resulting from operation of the ESJ Gen-Tie would remain significant and unmitigable, ESJ U.S. Transmission LLC, would implement mitigation that would minimize fire impacts to the extent possible. Therefore, since impacts would be minimized to the extent possible, the ESJ Gen-Tie Project would be consistent with this policy.
Policy LU-5-3: Rural Land Preservation. Ensure the preservation of existing open space and rural areas (e.g., forested areas, agricultural lands, wildlife habitat and corridors, wetlands, watersheds, and groundwater recharge areas) when permitting development under the Rural and Semirural Land Use Designations.	The ESJ Gen-Tie Project is linear in nature and implementation of the project would not jeopardize the preservation of existing open space and rural areas. The ESJ Gen-Tie would traverse a short segment of County jurisdictional land and would not substantially conflict with the County's goal-policy of preserving open space and rural lands. Therefore, the project would be consistent with this policy.
Policy LU-5.5: Projects that Impede Non-Motorized Travel. Ensure that development projects and road improvements do not impede bicycle and pedestrian access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative routes are implemented.	Construction and operation of the ESJ Gen-Tie Project would not impede non-motorized travel along Old Highway 80. The gen-tie line and improvements to the property legal access road to the gen-tie sight would not impede the existing bicycle lanes on Old Highway 80 and, therefore, the ESJ Gen-Tie Project would be consistent with this policy.
Policy LU-6.1 Environmental Sustainability. Require the protection of intact or sensitive natural resources in support of the long-term sustainability of the natural environment.	This EIR/EIS analyzes potential impacts of the Proposed PROJECT which includes the ESJ Gen-Tie Project. Mitigation measures and APMs have been proposed and would minimize environmental impacts to the extent possible. Therefore, the ESJ Gen-Tie Project would be consistent with this policy.
Policy LU-6.5 Sustainable Stormwater Management. Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and stormwater best management practices, where applicable and consistent with the County's LID Handbook.	Mitigation Measure HYD-6 (Preparation of a Stormwater Management Plan) would require the project applicant to incorporate Low-Impact Design Features into the project design. Therefore, with implementation of Mitigation Measure HYD-6, the ESJ Gen-Tie Project would be consistent with this policy.
Policy LU-6.6: Integration of Natural Features into Project Design. Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.	The ESJ Gen-Tie Project is an infrastructure project. The incorporation of trees into project design would not be appropriate for a gen-tie project and the incorporation of rock formations would not reduce the visibility of the overhead gen-tie. In addition, sensitive environmental resources would be avoided to the extent feasible. Therefore, the ESJ Gen-Tie Project would be consistent with this policy.

Table 7-3 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
Policy LU-6.8: Development Conformance with Topography. Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.	During construction grading activities would be limited to the extent practicable. According to Section D.12, Water Resources, the ESJ Gen-Tie Project would add approximately 7.3 acres of new impervious areas to the project site and, according to the Hydrology Study conducted for the Project, the addition of 7.3 acres of impervious surface area is not large enough to cause an increase in stormwater runoff that would result in adverse impacts. In addition, Mitigation Measure HYD-6 (Preparation of a Stormwater Management Plan) would be implemented to ensure that the Project does not significantly alter drainage patterns or increase erosion or siltation. Therefore, the ESJ Gen-Tie Project would be consistent with this policy.
Policy LU-6.9: Protection from Hazards. Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.	Although the ESJ Gen-Tie Project would be located in an undeveloped area located 4 miles east of the nearest community, the presence of the ESJ gen-tie in rural southeastern San Diego County would increase the probability of wildfire in the area. To minimize (to the extent feasible) potential impacts occurring as a result of project-generated wildland fires, the project applicant would implement mitigation measures (Mitigation Measures FF-1, FF-2, FF-3, FF-6, and FF-7-see Section D.15, Fire and Fuel Management for discussion of mitigation measures applicable to the ESJ Gen-Tie Project). Therefore, with implementation of applicable mitigation measures, the ESJ Gen-Tie Project would be consistent with this policy.
Policy LU.6.10: Protection from Wildfires and Unmitigable Hazards. Assign land uses and densities in a manner that minimizes development in very high and high hazard fire areas or other unmitigable hazardous areas.	This specific measure provides direction to the County regarding the assignment of land uses and densities and is, therefore, not applicable to the ESJ Gen-Tie Project.
Policy LU.8.2: Groundwater Resources. Require development to identify adequate groundwater resources in groundwater-dependent areas, as follows: <ul style="list-style-type: none"> • In areas dependent on currently identified groundwater overdrafted basins, prohibit new development from exacerbating overdraft conditions. Encourage programs to alleviate overdraft conditions in Borrego Valley. • In areas without current overdraft groundwater conditions, prohibit new groundwater-dependent development where overdraft conditions are foreseeable. 	The Mountain Empire subregion is nearly entirely dependent on groundwater resources. The ESJ Gen-Tie Project has reached an agreement to receive water from construction activities (approximately 780,000 gallons would be required) from the Jacumba Community Service District. Therefore, the ESJ Gen-Tie Project would be consistent with this policy.
Policy LU.8.3: Groundwater Dependent Habitat. Discourage development that would significantly draw down the groundwater table to the detriment of groundwater-dependent habitat, except in the Borrego Valley.	See response to Policy LU.8.2. The ESJ Gen-Tie Project would be consistent with this policy.

Table 7-3 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<p>Policy LU.10-2: Development—Environmental Resource Relationship. Require development in semirural and rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.</p>	<p>Although the ESJ Gen-Tie Project would be located in an area of the County identified by CAL FIRE as a high fire hazard area, <u>the Project will pose a less than significant fire risk after mitigation (Class II impact). Accordingly, the project will be consistent with this policy because it would not exacerbate an already existing hazard in the high and very high fire hazard zones around the project area. The focus of the policy is on minimizing impacts to the environment, which the Gen-Tie Project will do by implementing a variety of measures to reduce fire risk below a level of significance. Therefore, the Project would be consistent with this policy.</u></p> <p>and implementation of the Project would introduce an additional ignition source (an overhead 230 or 500 kV gen-tie line) to the existing land use setting. Therefore, the ESJ Gen-Tie Project would not be consistent with this policy.</p>
<p>Policy LU.10-4: Commercial and Industrial Development. Limit the establishment of commercial and industrial uses in semirural and rural areas that are outside of villages (including rural villages) to minimize vehicle trips and environmental impacts.</p>	<p>The ESJ Gen-Tie Project would be located approximately 4 miles outside of the community of Jacumba. Other than routine maintenance inspection by existing Sempra employees the ESJ Gen-Tie Project would not substantially increase the amount of vehicle trips in the area. Although operation of the gen-tie line would increase the probability of fires in the project area, the project applicant would implement APMs and mitigation (see Section D.15, Fire and Fuel Management) to minimize (to the extent feasible) impacts associated with wildland fires. Therefore, with the implementation of APMs and mitigation, the ESJ Gen-Tie Project would minimize anticipated environmental impacts and would be consistent with this policy.</p>
<p>Policy LU-11.2: Compatibility with Community Character. Require that commercial, office, and industrial development be located, scaled, and designed to be compatible with respect and enhance the unique character of the community.</p>	<p>The location, scale and design of the gen-tie would be compatible with respect with the immediate surrounding environment which includes the 500 kV SWPL. Therefore, the ESJ Gen-Tie Project would be consistent with this policy.</p>
<p>Policy LU-12.1: Concurrency of Infrastructure and Services with Development. Require the provision of infrastructure, facilities, and services needed by new development prior to that development, either directly or through fees. Where appropriate, the construction of infrastructure and facilities may be phased to coincide with project phasing.</p> <p>Policy LU-12.2: Maintenance of Adequate Services. Require development to mitigate significant impacts to existing service levels of public facilities or services for existing residents and businesses. Provide improvements for Mobility Element roads in accordance with the Mobility Element Network Appendix matrices, which may result in ultimate build-out conditions that achieve a higher improved LOS but do not achieve a LOS of D or better.</p> <p>Policy LU-12.3 Infrastructure and Services Compatibility. Provide public facilities and services that are sensitive to</p>	<p>As discussed in Section D.15, Fire and Fuels Management, mitigation (Mitigation Measure FF-3) would be implemented by Energia Sierra Juarez U.S. Transmission to address project-level impacts to fire services. Mitigation Measure FF-3 would provide funding for the training and acquisition of necessary firefighting equipment and services to Rural Fire Protection District to improve the response and firefighting effectiveness near the proposed gen-tie line. In addition, ESJ U.S. Transmission LLC would construct a 28-foot wide decomposed granite access road from Old Highway 80 to the gen-tie line (the access road would terminate at a 36-foot radius turnaround) and a new 12-foot wide graded gen-tie line access road would be constructed parallel along the entire length of the gen-tie. These new roadways would provide adequate site access to local fire and medical services. Therefore, the ESJ Gen-Tie Project would be consistent with these policies.</p>

Table 7-3 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
the environment with characteristics of the unincorporated communities. Encourage the collocation of infrastructure facilities, where appropriate.	
Policy LU.13-2: Commitment of Water Supply. Require new development to identify adequate water resources, in accordance with state law, to support the development prior to approval.	The ESJ Gen-Tie Project has reached an agreement to receive water from construction activities (approximately 780,000 gallons would be required) from the Jacumba Community Service District. It is expected that the limited water required during operation of the gen-tie (for insulator washing) would also be provided by Jacumba Community Services District. Therefore, the ESJ Gen-Tie Project would be consistent with this policy.
County of San Diego Draft General Plan Update–Mobility Element	
Policy M-4.4 Accommodate Emergency Vehicles. Design and construct public and private roads to allow for necessary access for appropriately sized fire apparatus and emergency vehicles while accommodating outgoing vehicles from evacuating residents.	The property legal access road to the ESJ Gen-Tie Project site would be constructed to accommodate emergency vehicles (the 28-foot wide road would terminate at a 36-foot radius turnaround). Therefore, the ESJ Gen-Tie Project would be consistent with this policy.
Policy M-4.5 Context Sensitive Road Design. Design and construct roads that are compatible with the local terrain and the uses, scale and pattern of the surrounding development. Provide wildlife crossings in road design and construction where it would minimize impacts in wildlife corridors.	The access driveway to the ESJ Gen-Tie Site would be located on relatively flat terrain and the scale and pattern of the roadway would be able to accommodate emergency vehicles. Therefore, the development of Project’s main access driveway would be consistent with this policy.
County of San Diego Draft General Plan Update–Conservation and Open Space Element	
<u>Policy COS-2.1: Protection, Restoration and Enhancement. Protect and enhance natural wildlife habitat outside of preserves as development occurs according to the underlying land use designation. Limit the degradation of regionally important natural habitats within the Semi-Rural and Rural Lands regional categories, as well as within Village lands where appropriate.</u>	<u>As discussed in Section D.2 Biological Resources, construction of the ESJ Gen-Tie Project would result in permanent impacts to native vegetation communities and indirect impacts to surrounding native vegetation communities from erosion, sedimentation, and increased risk of fire. To minimize impacts, mitigation measures including revegetation and habitat compensation are proposed. The compensatory mitigation identified in the EIR/EIS (see Mitigation Measure BIO-1e) is designed to provide for long-term suitable habitat use by the impacted species that may be subject to potential impacts resulting from the ESJ Gen-Tie Project. Therefore, with implementation of mitigation, the ESJ Gen-Tie Project would be consistent with this policy.</u>
Policy COS-2.2 Habitat Protection Through Site Design. Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.	As identified in Section D.2, Biological Resources, all impacts resulting from construction and operation of the ESJ Gen-Tie Project were determined to be less than significant with the implementation of mitigation. In addition, the ESJ Gen-Tie is a relative short (1-mile) gen-tie and impacts to habitat would only occur along the proposed access road and at gen-tie tower foundation locations. Because only two vegetation communities were mapped on the ESJ Gen-Tie Project site, the site is not considered to be a substantially sensitive biological area. Therefore, the ESJ Gen-Tie Project would be consistent with this policy.

Table 7-3 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
Policy COS-3.1: Wetland Protection. Require development to preserve existing natural wetland areas and associated transitional riparian and upland buffers and retain opportunities for enhancement.	As discussed in Section D.2, Biological Resources, construction of the off-site well access road would result in 0.01 acre of impact to southern riparian forest, which is considered to be subject to the jurisdiction of the CDFG and County. Implementation of mitigation (see Section D.2) would reduce impacts to a less than significant level. Therefore, with implementation of mitigation, the Project would be consistent with this policy.
Policy COS-3.2: Minimize Impacts of Development. Require development projects to: <ul style="list-style-type: none"> • Mitigate any unavoidable losses of wetlands, including its habitat functions and values; and Protect wetlands, including vernal pools, from a variety of discharges and activities, such as dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing, and the introduction of invasive species.	See response to Policy COS-3.1 above. The Project would be consistent with this policy.
Policy COS-4.1 Water Conservation. Require development to reduce the waste of potable water through use of efficient technologies and conservation efforts that minimize the County's dependence on imported water and conserve groundwater resources	Water utilized during construction activities would be provided by the Jacumba Community Services Department. Minimal amounts of water would be required during operations and would primarily consist of occasional applications of water on conductors to minimize arcing. Water used during operations could be obtained from the same source used during construction. Therefore, the ESJ Gen-Tie Project would be consistent with this policy.
Policy COS-4.4 Groundwater Contamination. Require land uses with a high potential to contaminate groundwater to take appropriate measures to protect water supply sources.	Water for construction and operation of the ESJ Gen-Tie Project would be provided by the Jacumba Community Service District (the ESJ Gen-Tie Project has a service commitment from the District to provide water during construction). Therefore, the ESJ Gen-Tie Project would be consistent with this policy.
Policy COS-5.2 Impervious Surfaces. Require development to minimize the use of directly connected impervious surfaces and to retain stormwater run-off caused from the development footprint at or near the site of generation.	As discussed in Section D.12, Water Resources, the total area occupied by impervious foundations and semi-pervious access roads associated with the ESJ Gen-tie Project would be approximately 7.3 acres, which is not large enough to cause an increase in stormwater runoff that would result in adverse impacts. Therefore, the ESJ Gen-tie Project would be consistent with this policy.
Policy COS-5.3 Downslope Protection. Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources.	Mitigation Measure HYD-6 (Preparation of a Stormwater Management Plan) would ensure measures are taken to prevent the significant alteration of existing drainage patterns and increased occurrences of erosion and siltation. Therefore, with implementation of Mitigation Measures HYD-6, the ESJ Gen-Tie Project would be consistent with this policy.
Policy COS-5.5 Impacts of Development to Water Quality. Require development projects to avoid impacts to the water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources.	See response to policy COS-4.4, above. The ESJ Gen-Tie Project would be consistent with this policy.

Table 7-3 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<p>Policy COS-7.1 Archaeological Protection. Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources.</p> <p>Policy COS-7.3 Archaeological Collections. Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner</p>	<p>As indicated in Section D.7, Cultural Resources, implementation of Mitigation Measures CUL-3A (Construction Monitoring) and CUL-3B (Discovery of Unknown Resources) would ensure that impacts to cultural resources including unknown resources would be avoided and would, therefore, be less than significant. Therefore, the ESJ Gen-Tie Project would be consistent with these policies.</p>
<p>Policy COS-7.4 Consultation with Affected Communities. Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources.</p>	<p>Mitigation Measures CUL-4 (Complete Consultation with Native American and other Traditional Groups) would ensure that the ESJ Gen-Tie Project would be consistent with this policy.</p>
<p>Policy COS-9.1 Preservation. Require the salvage and preservation of unique paleontological resources when exposed to the elements during excavation or grading activities or other development processes.</p> <p>Policy COS-9.2 Impacts of Development. Require development to minimize impacts to unique geological features from human related destruction, damage, or loss.</p>	<p>The ESJ Gen-Tie Project site is underlain by geologic rock consisting of Holocene alluvium and fanglomerate (Qya) and Peninsular Ranges Batholith (Klp). Holocene fanglomerates are known to occur west of the Jacumba Mountains in the vicinity of the proposed ESJ Gen-Tie Project site (at this location they overlie older alluvium and fanglomerate deposits). Due to the relatively young geologic age of these deposits, they have low paleontological resources sensitivity. While low resource potential formations rarely produce fossil remains of scientific significance when fossils are found in these formations, they are often very significant additions to our geologic understanding of the area. Implementation of Mitigation Measure PALEO-1 would ensure that potential impacts to unique geological features and paleontological resources are reduced to a level less than significant. Therefore, with implementation of Mitigation Measures PALEO-1, the ESJ Gen-Tie Project would be consistent with these policies.</p>
<p>Policy COS-10.1 Siting of Development. Encourage the conservation (i.e., protection from incompatible land uses) of areas designated as having substantial potential for mineral extraction. Discourage development that would substantially preclude the future development of mining facilities in these areas. Design development or uses to minimize the potential conflict with existing or potential future mining facilities. For purposes of this policy, incompatible land uses are defined by SMARA Section 3675.</p>	<p>The ESJ Gen-Tie Project site is in an area that has not been classified for mineral resources by the California Geological Survey, and, therefore, has not been assigned a mineral resource zone (MRZ) classification. The project site is, however, underlain by Quaternary alluvium, which is identified in the County Guidelines for Determining Significance for Mineral Resources as an important mineral resource that is both mined and used in the County for construction materials. Once built the ESJ Gen-Tie Project would limit access to approximately 29 acres of mapped Quaternary alluvium, which represents 0.006% of the total mapped Quaternary alluvium in San Diego County. Because the ESJ Gen-Tie Project would limit access to a fraction of the mapped Quaternary alluvium in the County, impacts to mineral resources would be less than significant and the Project would be consistent with this policy.</p>
<p><u>COS-11.3: Development Siting and Design. Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following:</u></p> <ul style="list-style-type: none"> • Creative site planning 	<p><u>The visual impacts resulting from construction and operation of the ESJ Gen-Tie Project through site design integration of natural features into the project, and through minimal disturbance of topography. The ESJ Gen-Tie Project has been proactively designed in consideration of the existing natural</u></p>

Table 7-3 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<ul style="list-style-type: none"> • <u>Integration of natural features into the project</u> • <u>Appropriate scale, materials, and design to complement the surrounding natural landscape</u> • <u>Minimal disturbance of topography</u> • <u>Clustering of development so as to preserve a balance of open space vistas, natural features, and community character.</u> • <u>Creation of contiguous open space networks</u> 	<p><u>resources throughout the project area. For example, the gen-tie line and associated structures would be located west of the Sierra de Juarez Mountains and the backscreening provided by the mountains would minimize the anticipated visual contrast between the built and natural environment. Impacts to natural resources are minimized by virtue of the project design and minimal disturbance of topography, and no unmitigated impacts to natural resources would occur.</u></p> <p><u>As part of the project design, an access roadway will be constructed to facilitate the construction portion of the project. This roadway has been designed to conform with the topography to the greatest extent possible and grading required to construct this roadway will be minimized. Although construction and operation of the gen-tie line would result in impacts to the natural environment, the ESJ Gen-Tie Project would indirectly work toward preserving the natural environment by transmitting renewable energy and would help the County of San Diego accomplish its Sustainable Energy Goal COS-18 as established in this Conservation and Open Space Element. Therefore, the project is consistent with this policy.</u></p>
<p><u>COS-11.4: Collaboration with Agencies and Jurisdictions. Coordinate with adjacent federal and State agencies, local jurisdictions, and tribal governments to protect scenic resources and corridors that extend beyond the County's land use authority, but are important to the welfare of County residents.</u></p>	<p><u>Energia Sierra Juarez U.S. Transmission LLC. is working with the County of San Diego over the project to comply with applicable regulations (the project is under the sole land use jurisdiction of the County). Impacts to visual resources resulting from construction and operation of the project are discussed in Section D.3, Visual Resources, of this EIR/EIS. In addition, a detailed visual resources technical report (prepared pursuant to County standards) was prepared by the project applicant and submitted to the County for review. Therefore, the project is consistent with this policy.</u></p>
<p><u>COS-11.5: Collaboration with Private and Public Agencies. Coordinate with the California Public Utilities Commission, power companies, and other public agencies to avoid siting energy generation, transmission facilities, and other public improvements in locations that impact visually sensitive areas, whenever feasible. Require the design of public improvements within visually sensitive areas to blend into the landscape.</u></p>	<p><u>Energia Sierra Juarez U.S. Transmission LLC. has coordinated with SDG&E on the interconnection of the gen-tie line to the ECO Substation. The CPUC is the lead agency for the East County Substation, Tule Wind, and Energia Sierra Juarez Gen-Tie Projects EIR/EIS. Energia Sierra Juarez U.S. Transmission LLC. has worked (and continues to work) with all affected interests and parties to develop the project with the least amount of environmental impacts. Therefore, the project is consistent with this policy.</u></p>
<p><u>Policy COS-14.10 Low-Emission Construction Vehicles and Equipment. Require County contractors and encourage other developers to use low-emission construction vehicles and equipment to improve air quality and reduce GHG emissions.</u></p>	<p><u>Mitigation Measures AQ-1 would require the incorporation of measures to reduce fugitive dust and other criteria pollutant emissions during construction activities. These measures would include the use of low-emission construction vehicles and equipment such as road graders equipped with a CARB-verified Level 2 diesel emission control strategy or a comparable diesel-control technology. Therefore, with implementation of Mitigation Measures AQ-1 the ESJ Gen-Tie project would be consistent with this policy.</u></p>
<p><u>Policy COS-14.11 Native Vegetation. Require development to minimize the vegetation management of</u></p>	<p><u>During construction the removal of native vegetation would be minimized to the extent practicable. As stated in Section D.15,</u></p>

Table 7-3 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<u>native vegetation while ensuring sufficient clearing is provided for fire control.</u>	<u>Fire and Fuels Management scheduled, routine operation and maintenance conducted by Energia Sierra Juarez U.S. Transmission, LLC, would include monitoring and maintenance of facilities and equipment and regular vegetation clearing to minimize the potential for fire around facilities. Therefore, the ESJ Gen-Tie project would be consistent with this policy.</u>
Policy COS-15.6 Design and Construction Methods. Require development design and construction methods to minimize impacts to air quality.	Impacts to air quality would be minimized to the extent feasible, however, as indicated in Section D.11, Air Quality, construction of the ESJ Gen-Tie Project would generate dust and exhaust emissions of criteria pollutants and toxic air contaminants and the identified impact would be considered significant and unmitigable. However, because mitigation has been provided to reduce air quality impacts, the ESJ Gen-Tie Project would be consistent with this policy.
Policy COS-17.1 Reduction of Solid Waste Materials. Reduce greenhouse gas emissions and future landfill capacity needs through reduction, reuse, or recycling of all types of solid waste that is generated. Divert solid waste from landfills in compliance with State law. Policy COS-17.2 Construction and Demolition Waste. Require recycling, reduction and reuse of construction and demolition debris.	Waste generated during construction activities would include packaging, excess building materials that would be returned to vendors or recycled, excess soil that would be used in grading other parts of the site, and small amounts of incidental waste that could not be recycled. To minimize the volume of solid waste, the ESJ Gen-Tie Project applicant would segregate recyclable wastes in compliance with the County of San Diego construction and demolition debris ordinance (the ordinance requires that a minimum of 90% of inert material and 70% of other materials be recycled). Therefore, the ESJ Gen-Tie Project would be consistent with this goal.
GOAL COS-19 Sustainable Water Supply. Conservation of limited water supply supporting all uses including urban, rural, commercial, industrial, and agricultural uses.	Water used during construction of the ESJ Gen-Tie Project would be supplied by the Jacumba Community Services District. The minimal amounts of water required to prevent arcing on gen-tie line conductors could also be supplied by the District. Because the project applicant has obtained a service commitment from the District and because operational water use would be considered minimal, the ESJ Gen-Tie Project would be consistent with this goal.
Policy COS-19.2 Recycled Water in New Development. Require the use of recycled water in development wherever feasible. Restrict the use of recycled water when it increases salt loading in reservoirs.	See response to GOAL COS-19, above. Recycled water is not proposed for use during construction of the ESJ Gen-Tie Project. Water would be provided by the Jacumba Community Services District which is the nearest water source (other than private groundwater wells) to the project site. While recycled water could be used by the project during construction, the project applicant has obtained a service commitment from the District to provide water. Because recycled water infrastructure is not located near the ESJ Gen-Tie project site, the use of recycled water would not be feasible during construction of operations. Therefore, the ESJ Gen-Tie Project would be consistent with this policy.
GOAL COS-21 Park and Recreational Facilities. Park and recreation facilities that enhance the quality of life and meet the diverse active and passive recreational needs of County residents and visitors, protect natural resources,	The ESJ Gen-Tie Project would not add new permanent residents to the area and would not affect existing parks and recreation service ratios. Therefore, the ESJ Gen-Tie Project would be consistent with this policy.

Table 7-3 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
and foster an awareness of local history, with approximately ten acres of local parks and 15 acres of regional parks provided for every 1,000 persons in the unincorporated County.	
County of San Diego Draft General Plan Update–Safety Element	
GOAL S-3 Minimized Fire Hazards. Minimize injury, loss of life, and damage to property resulting from structural or wildland fire hazards.	The ESJ Gen-Tie Project would increase the probability of wildfires in the area and the presence of the overhead gen-tie line would reduce aerial and ground firefighter effectiveness. However, as discussed in Section D.15, Fire and Fuel Management, the project applicant would implement mitigation in order to minimize (to the extent feasible) impacts associated with wildland fires. Therefore, with implementation of mitigation, the ESJ Gen-Tie Project would be consistent with this goal.
Policy S-3.1 Defensible Development. Require development to be located, designed, and constructed to provide adequate defensibility and minimize the risk of structural loss and life safety resulting from wildland fires	As proposed, 30 feet of fuel clearance would be provided on all sides of the gen-tie line structures. In addition, 10 vertical feet of clearance would be provided between vegetation and transmission wires and a prescribed defensible space would be maintained along the ESJ Gen-Tie Project. Therefore, as designed, the ESJ Gen-Tie Project would be constructed to minimize impacts resulting from wildland fires and would be consistent with this policy.
Policy S-3.3 Minimize Flammable Vegetation. Site and design development to minimize the likelihood of a wildfire spreading to structures by minimizing pockets or peninsulas, or islands of flammable vegetation within a development.	Vegetation would be cleared and grubbed along proposed gen-tie access routes. Vegetation maintenance would decrease the probability of ignition due to the separation that would result between native fuels and the project facilities. Vegetation management would reduce the likelihood that a component failure results in vegetation ignition and possible spread. Therefore, with implementation vegetation management, the ESJ Gen-Tie Project would minimize flammable vegetation around the project site and the Project would be consistent with this policy.
Policy S-3.4 Service Availability. Plan for development where fire and emergency services are available or planned.	Fire and emergency services are available in the project area and could respond to a fire occurring at the ESJ Gen-Tie Project site within the General Plan established time (in Rural Areas) of 20 minutes (assuming a National Fire Prevention Association response time speed of 35 mph). Therefore, the ESJ Gen-Tie Project would be consistent with this policy.
Policy S-3.5 Access Roads. Require development to provide additional access roads when necessary to provide for safe access of emergency equipment and civilian evacuation concurrently.	The project access driveway would be constructed to accommodate emergency vehicles (the 28-foot wide road would terminate a 36-foot wide radius turnaround) The turnaround would provide adequate space for fire department vehicles to depart from the project site. Therefore, the ESJ Gen-Tie Project would be consistent with this policy.
Policy S-3.6 Fire Protection Measures. Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire.	The project applicant for the ESJ Gen-Tie Project would implement mitigation measures to reduce the probability of wildfires results from the project see (Section D.15, Fire and Fuel Management). Therefore, with the implementation of mitigation that would minimize wildfire impacts, the ESJ Gen-Tie Project would be consistent with this policy.

Table 7-3 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
GOAL S-4 Managed Fuel Loads. Managed fuel loads, including ornamental and combustible vegetation.	See response to Policy S-3.6, above. Construction activities adjacent to native Southern California fuels or other combustible materials at the project site, regardless of the density and fuel load, have the capacity to ignite and carry wildfire, especially during weather events that include low humidity, high temperatures, and high wind speeds. The area's fire history indicates that fires have burned through the area and will likely burn again and, therefore, the ESJ Gen-Tie Project would not be consistent with this goal.
<u>Policy S-4.1 Fuel Management Programs. Support programs consistent with state law that require fuel management/modification within established defensible space boundaries and when strategic fuel modification is necessary outside of defensible space, balance fuel management needs to protect structures with the preservation of native vegetation and sensitive habitats.</u>	Refer to response to Policy S-3.2. Energia Sierra Juarez U.S. Transmission LLC will implement measures to minimize potential ignition sources such as vegetation clearing and the establishment of fuel modification zones (see Section D.15, Mitigation Measure FF-1). In addition, the customized Fire Protection Plan (Section D.15, Mitigation Measure FF-4) will include Rural Fire Protection District Content Requirements including a fuel modification plan. Therefore, with implementation of the mitigation measures proposed in Section D.15, the ESJ Gen-Tie Project would be consistent with this policy.
Policy S-4.2 Coordination to Minimize Fuel Management Impacts. Consider comments from CAL FIRE, U.S. Forest Service, local fire districts, and wildlife agencies for recommendations regarding mitigation for impacts to habitat and species into fuel management projects.	The specified agencies would have the opportunity to provide comment and suggest mitigation measures to be implemented by the ESJ Gen-Tie Project in order to minimize impacts resulting from wildfires. Therefore, the ESJ Gen-Tie Project would be consistent with this policy.
GOAL S-6 Adequate Fire and Medical Services. Adequate levels of fire and emergency medical services (EMS) in the unincorporated County.	See Section D.15 Fire and Fuels Management. As discussed in Section D.15, the ESJ Gen-Tie Project would add an ignition source to the area. To minimize wildfire impacts, mitigation would be implemented and would provide funding and training to the local fire authority to improve the response and firefighting effectiveness near the electrical substation. In addition, ESJ U.S. Transmission LLC would prepare a customized Fire Protection Plan (FPP) for the ESJ Gen-Tie Project which would include (at minimum) San Diego County FPP content requirements and Rural Fire Protection District content requirements (see Section D.15 for additional information). Therefore, with implementation of mitigation measures identified in Section D.15, Fire and Fuels Management, the ESJ Gen-Tie Project would be consistent with this goal.
Policy S-6.1 Water Supply. Ensure that water supply systems for development are adequate to combat structural and wildland fires.	According to the Fire Protection Plan for the ESJ Gen-Tie Project prepared by Hunt Research Corporation, because there are no building involved in the project there are no water requirements. Therefore, the ESJ Gen-Tie Project would be consistent with this policy.
Policy S-6.3 Funding Fire Protection Services. Require development to contribute its fair share towards funding the provision of appropriate fire and emergency medical services as determined necessary to adequately serve the project.	See Section D.15, Fire and Fuel Management. Mitigation has been proposed which would provide funding to the local fire authority to improve local response and local firefighting effectiveness. Therefore, with implementation of mitigation identified in Section D.15 Fire and Fuels Management, the ESJ Gen-Tie Project would be consistent with this policy.

Table 7-3 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
Policy S-6.4 Fire Protection Services for Development. Require that development demonstrate that fire services can be provided that meet the minimum travel times identified in Table S-1 (Travel Time Standards). 20 minutes in the RL-40, 80, and 160 land use designations	Because ESJ Gen-Tie Project site is located within approximately 4 miles of the nearest fire department facility (San Diego Rural Fire Protection District Station 43), fire services to the project site could meet the minimum travel times (20 minutes) established for the Rural Lands General Plan land use designations assuming an NFPA standard of 35 mph response time speed for fire services. Therefore, the ESJ Gen-Tie Project would be consistent with this policy.
GOAL S-7 Reduced Seismic Hazards. Minimized personal injury and property damage resulting from seismic hazards.	See Section D.13, Geology, Minerals, and Soils. As discussed in Section D.13, mitigation has been proposed that would minimize impacts resulting from seismic hazards to a level less than significant. With implementation of applicable mitigation measures, the ESJ Gen-Tie Project would be consistent with this goal.
Policy S-7.1 Development Location. Locate development in areas where the risk to people or resources is minimized. In accordance with the California Department of Conservation Special Publication 42, require development be located a minimum of 50 feet from active or potentially active faults, unless an alternative setback distance is approved based on geologic analysis and feasible engineering design measures adequate to demonstrate that the fault rupture hazard would be avoided.	As identified in Section D.13, Geology, Minerals and Soils, the proposed ESJ Gen-Tie Project site does not cross any mapped Alquist-Priolo Earthquake Hazard Zones, or County-level fault special study zones. Therefore, development of the ESJ Gen-Tie Project would be consistent with this policy.
Policy S-7.2 Engineering Measures to Reduce Risk. Require all development to include engineering measures to reduce risk in accordance with the California Building Code, Uniform Building Code, and other seismic and geologic hazard safety standards, including design and construction standards that regulate land use in areas known to have or potentially have significant seismic and/or other geologic hazards.	The ESJ Gen-Tie Project site is located within a "Potential Liquefaction Area" as identified in the County Guidelines for Determining Significance for Geologic Hazards. Additionally, the entire ESJ Gen-Tie Project site is underlain by Quaternary alluvium, which is prone to liquefaction in areas of shallow groundwater. Depth to groundwater in the Project vicinity is 90 feet. Therefore, earthquake-generated ground failure due to liquefaction is unlikely but remains possible and would be adverse. Therefore, implementation of Mitigation Measures GEO-2 (conduct geotechnical studies for soils to assess characteristics and aid in appropriate foundation design), GEO-3 (conduct geotechnical investigations), and GEO-4 (facilities inspections conducted following major seismic event) would mitigate impacts associated with ground shaking and liquefaction because they would ensure that site specific conditions that would contribute to risk of impacts from ground shaking and liquefaction are identified and that the Project adhere to all applicable engineering design and construction codes that would reduce adverse effects resulting from ground shaking and liquefaction during construction and operational phases. With implementation of applicable mitigation measures, the ESJ Gen-Tie Project would be consistent with this policy.
Policy S-10.4 Stormwater Management. Require development to incorporate low impact design, hydromodification management, and other measures to minimize stormwater impacts on drainage and flood	Mitigation Measure HYD-6 (Prepare a Stormwater Management Plan) includes provisions requiring the project applicant to incorporate Low-Impact Design Features in to the project design in order to ensure that existing drainage patterns are not

Table 7-3 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
<p>control facilities.</p> <p><u>Policy S-10.5 Development Site Improvements. Require development to provide necessary on- and off-site improvements to stormwater runoff and drainage facilities.</u></p> <p>Policy S-10.6 Stormwater Hydrology. Ensure development avoids diverting drainages, increasing velocities, and altering flow rates to off-site areas to minimize adverse impacts to the area’s existing hydrology.</p>	<p>significantly altered and that increased occurrences of erosion and siltation are not experienced. Therefore, with implementation of Mitigation Measure HYD-6, the ESJ Gen-Tie Project would be consistent with this policy.</p>
<p>GOAL S-11 Controlled Hazardous Material Exposure. Limited human and environmental exposure to hazardous materials that pose a threat to human lives or environmental resources.</p>	<p>As indicated in Section D.10, Public Health and Safety, all impacts regarding human and environmental exposure to hazardous materials were determined to be less than significant with implementation of mitigation (see Section D.10). Therefore, with implementation of applicable mitigation, the ESJ Gen-Tie Project would be consistent with this policy.</p>
County of San Diego Draft General Plan Update–Noise Element	
<p>Policy N-1.2 Noise Management Strategies. Require the following strategies as higher priorities than construction of conventional noise barriers where noise abatement is necessary:</p> <ul style="list-style-type: none"> • Avoid placement of noise sensitive uses within noisy areas • Increase setbacks between noise generators and noise sensitive uses • Orient buildings such that the noise sensitive portions of a project are shielded from noise sources • Use sound-attenuating architectural design and building features • Employ technologies when appropriate that reduce noise generation (i.e., alternative pavement materials on roadways). <p>GOAL N-2 Protection of Noise Sensitive Uses. A noise environment that minimizes exposure of noise sensitive land uses to excessive, unsafe, or otherwise disruptive noise levels.</p> <p>Policy N-2.1 Development Impacts to Noise Sensitive Land Uses. Require an acoustical study to identify inappropriate noise level where development may directly result in any existing or future noise sensitive land uses being subject to noise levels equal to or greater than 60 CNEL and require mitigation for sensitive uses in compliance with the noise standards listed in Table N-2.</p>	<p>Construction of the ESJ Gen-Tie Project would result in less than significant noise impacts (see Section D.8, Noise). While the operation of the gen-tie line could generate corona noise in excess of permitted County of San Diego noise ordinance thresholds, implementation of Mitigation Measure NOI-3 (proper conductor configuration) would ensure that corona noise does not exceed the County’s noise ordinance limits along the transmission line corridor measured at or beyond 6 feet from the boundary of the easement upon which the transmission line is located. Therefore, with implementation of Mitigation Measure NOI-3, the ESJ Gen-Tie Project would be consistent with these policies.</p>
<p>GOAL N-3 Groundborne Vibration. An environment that minimizes exposure of sensitive land uses to the harmful</p>	<p>As indicated in Section D.8, Noise, there are no residential properties in close proximity to the proposed ESJ Gen-Tie</p>

Table 7-3 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
effects of excessive groundborne vibration.	transmission lines and, therefore, construction activities would result in an adverse but less than significant vibration impact. The ESJ Gen-Tie Project would be consistent with this policy.
Policy N-4.2 Traffic Calming. Include traffic calming design, traffic control measures, and low-noise pavement surfaces that minimize motor vehicle traffic noise in development that may impact noise sensitive land uses.	The project applicant would be required to prepare and implement a traffic control plan (Mitigation Measure TRA-1) which would encourage carpooling to the project site. The traffic control plan would help to minimize motor vehicle traffic associated with construction of the ESJ Gen-Tie Project and, therefore, development of the Project would be consistent with this policy.
Non-transportation Related Noise Sources Goal. A noise environment that provides minimal noise spillovers from industrial, commercial, agricultural, extractive, and similar facilities to adjacent residential neighborhoods. Policy N-5.2 Noise-Generating Industrial Facilities. Locate noise-generating industrial facilities at the maximum practical distance from residential zones. Use setbacks between noise generating equipment and noise sensitive uses and limit the operation of noise generating activities to daytime hours as appropriate where such activities may affect residential uses.	As indicated in Section D.8, Noise, construction and operation of the ESJ Gen-Tie Project would result in less than significant noise impacts. Because the property line of the closest residence would be located approximately 1,500 feet from the ESJ Gen-Tie, constructing and operation of the Project would not significantly impact residential uses. Therefore, the ESJ Gen-Tie Project would be consistent with these policies.
GOAL N-6 Temporary and/or Nuisance Noise. Minimal effects of intermittent, short-term, or other nuisance noise sources to noise sensitive land uses.	A temporary or periodic increase in noise would result from maintenance crews inspecting the ESJ Gen-Tie Lines, however; these activities would not generate substantial noise and would result in an adverse but less-than-significant noise impact. Therefore, the ESJ Gen-Tie Project would be consistent with this goal and policy.
Policy N-6.2 Recurring Intermittent Noise. Minimize impacts from noise in areas where recurring intermittent noise may not exceed the noise standards listed in Table N-2.	
Policy N-6.4 Hours of Construction. Require development to limit the hours of operation as appropriate for non-emergency construction and maintenance	Construction of the ESJ Gen-Tie Project would occur during the hours of the day allowed by the County of San Diego noise ordinance and, therefore, the ESJ Gen-Tie Project would be consistent with the County's requirements and this policy.
County of San Diego Existing General Plan–Mountain Empire Subregional Plan	
Community Character (Overall Goal): Encourage the development of land in a manner that reinforces the unique identity of the Mountain Empire subregion and its communities.	Although the ESJ Gen-Tie Project would introduce industrial elements to the overwhelmingly rural Mountain Empire subregion, the project area would be located nearly 4 miles from the nearest community and views of the gen-tie from rural residential viewing locations would be largely screened by existing topography. In addition, the ESJ Gen-Tie would be compatible with industrial elements in the project area including the SWPL transmission line. Therefore, the ESJ Gen-Tie Project would be consistent with this goal.
Community Character (Industrial Goal): Provide a land use pattern that will permit those kinds of industrial uses which will not detract from the rural charm and lifestyle of the subregion.	See response to Community Character (Overall Goal), above. The ESJ Gen-Tie Project would be consistent with this goal.
Land Use (General Goal, Policy and Recommendation 1): The landforms of the subregion are an important environmental resource that should be respected in new	The ESJ Gen-Tie Project site is relatively flat and construction would not require hillside grading. Therefore, the ESJ Gen-Tie Project would be consistent with this policy.

Table 7-3 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
development. Hillside grading shall be minimized and designed to blend in with the existing natural contours.	
Land Use (General Goal, Policy and Recommendation 2): Create a buffer area of 150 feet in width along the international boundary line inclusive of the existing 60-foot Public Reserve owned by the federal government.	The ESJ Gen-Tie would cross the international border to deliver electricity generated in Mexico by the ESJ Wind Phase 1 Project to the proposed ECO Substation. In compliance with Executive Order 11423, the project has applied for a Presidential Permit (with the Department of Energy), which is required for a full range of facilities at the border including land crossings. Although the gen-tie would traverse the 150 foot buffer area identified in Land Use (General Goal, Policy 2), according to the final plot plans proposed steel lattice (or monopole) structures would not be located within the 150-foot buffer area. Therefore, the ESJ Gen-Tie Project would be consistent with this policy.
Land Use (General Goal, Policy and Recommendation 3): Apply a 90-foot setback within which no new permanent building may be built northerly of the existing 60-foot Public Reserve line. Where such a 90-foot setback can be shown to adversely impact a property, the owner may apply for a waiver from complying with the setback as provided for in Section 7060 of The Zoning Ordinance.	According to the final plot plans, the ESJ Gen-Tie Project would not locate structures within 150-feet of the internal border. . Therefore, the ESJ Gen-Tie would be consistent with this policy.
Land Use (Industrial Goal, General Policy and Recommendation 2): New industrial development should be clean, nonpolluting, and complimentary to a rural area.	The ESJ Gen-Tie Project would deliver renewable wind energy to the proposed ECO Substation and would be compatible with existing industrial features in the area such as the SWPL transmission line. Therefore, the ESJ Gen-Tie Project would be consistent with this policy.
Land Use (Industrial Policy and Recommendation 11): <u>Deny future industrial or commercial development which adversely impacts the Mountain Empire Subregional area, such as wind turbine generators, for any of the following reasons; a) safety of the general public; b) unmitigated visual impacts to the rural environment; c) noise pollution emanating from the site exceeding 65 (decibels) dBs at the property line, as it creates great human discomfort and adversely affects the tranquility of the rural environment; and d) such development may lead to the economic devaluation of contiguous properties.</u>	<u>Section D.10 Public Health and Safety analyzes the potential safety impacts of the ESJ Gen-Tie Project and determined all impacts to be less than significant with implementation of mitigation. The visual impacts of the proposed gen-tie line were assessed as less than significant in Section D.3 Visual Resources. Due to the relative remote location of the project site, the 8-hour average noise level associated with construction would be less than 60 dB (see Section D.8, Noise). Potential property value impacts associated with operation of the gen-tie line were assessed in Section D.16 and concluded that the impacts on property values resulting from the visual impacts associated with transmission lines would not cause considerable property value change, and any changes in property values would not be a substantial decrease. Therefore, because the ESJ Gen-Tie Project would not generate significant safety, visual, noise, or property value impacts the project would be consistent with this policy.</u>
Land Use (Industrial Goal, Policy 4): Ensure that all development be planned in a manner that provides adequate public facilities prior to or concurrent with need.	See Section D.15, Fire and Fuel Management. While the ESJ Gen-Tie Project would add an additional ignition sources and would increase the probability of wildfire in the area, the project applicant would implement mitigation that would provide funding for the training and acquisition of necessary firefighting equipment and services to the local fire authority. While the implementation of mitigation discussed in Section D.15, Fire

Table 7-3 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	and Fuel Management would assist local firefighting by providing necessary funding, the introduction of the ECO Substation Project would reduce the effectiveness of local firefighting capabilities. While the effectiveness local fire services would be reduced as a result of operations of the ESJ Gen-Tie Project, the Project would be unmanned and would not add new permanent population to the area. Therefore, additional public facilities such as libraries, parks, and schools would not be required and the ESJ Gen-Tie Project would be consistent with this policy.
Conservation (Policy and Recommendation 1): All development shall demonstrate a diligent effort to retain as many native oak trees as possible.	Construction of the ESJ Gen-Tie Project would not result in the removal of native oak trees and, therefore, the Project would be consistent with this policy.
<u>Conservation (Policy and Recommendation 7): Development shall not affect the habitat of sensitive plant and wildlife species or those areas of significant scenic value.</u>	<u>Energia Sierra Juarez U.S. Transmission LLC would implement mitigation (see Section D.2 Biological Resources) to reduce impacts to sensitive plant and wildlife habitat to the extent feasible however; construction and operation of the ESJ Gen-Tie Project (and any other project for that matter) would affect biological resources. Impacts were determined to be less than significant with implementation and as identified in Section D.3 Visual Resources the ESJ Gen-Tie line would not significantly impact areas of scenic value. Therefore, the ESJ Gen-Tie Project would be consistent with this policy.</u>
Conservation (Policy 4): The dark night sky is a significant resource for the Subregion and appropriate steps shall be taken to preserve it.	A consistency analysis between project components under County jurisdiction and Dark Sky policies is included in Appendix 6 Visual Resources Consistency Tables.
Environmental Resources Goal: Ensure that there is careful management of environmental resources in the area in order to prevent wasteful exploitation or degradation of those resources and to maintain them for future needs.	This EIR/EIS analyzes the ESJ gen-Tie Project and identifies potential impacts that could result from implementation of the Project. Mitigation Measures have been proposed and would minimize environmental impacts to the extent practicable. While significant and unmitigable impacts would occur, the ESJ Gen-Tie Project would accommodate delivery of renewable energy to meet state and federal renewable energy goals from wind and solar sources in Mexico. Because the Project would further local, state, and federal goals associated with increased generation and utilization of renewable energy resources, the Project would not be a wasteful exploitation of impacted environmental resources. Therefore, the ESJ Gen-Tie Project would be consistent with this goal.
<u>County of San Diego Draft General Plan Update –Draft Mountain Empire Subregional Plan</u>	
<u>Land Use Element (Industrial Policy and Recommendation 4): Ensure that all development be planned in a manner that provides adequate public facilities prior to or concurrent with need.</u>	<u>See Section D.15, Fire and Fuel Management. While the ESJ Gen-Tie Project would add an additional ignition sources and would increase the probability of wildfire in the area, the project applicant would implement mitigation that would provide funding for the training and acquisition of necessary firefighting equipment and services to the local fire authority. While the implementation of mitigation discussed in Section D.15, Fire and Fuel Management would assist local firefighting by providing necessary funding, the introduction of the ECO Substation Project would reduce the effectiveness of local</u>

Table 7-3 (Continued)

Applicable Land Use Plan, Policy, or Regulation	Consistency Determination
	<p><u>firefighting capabilities. While the effectiveness local fire services would be reduced as a result of operations of the ESJ Gen-Tie Project, the Project would be unmanned and would not add new permanent population to the area. Therefore, additional public facilities such as libraries, parks, and schools would not be required and the ESJ Gen-Tie Project would be consistent with this policy.</u></p>
County of San Diego Zoning Ordinance	
<p>S92 General Rural Use Regulations: Major Impact Utilities within the S92 zoning designation are subject to a Major Use Permit (Section 2925).</p>	<p>The ESJ Gen-Tie Project would apply for a Major Use Permit. Upon obtaining the Major Use Permit, the ESJ Gen-Tie Project would be consistent with the use regulations of the S92 zone and would be consistent with this policy.</p>
Board of Supervisors Policy I-111 (US Border Setback Policy)	
<p>Upon the receipt of a discretionary application for properties located within 150 feet from the International Border, the Department of Planning and Land Use shall notify the local Office of Immigration and Naturalization/U.S. Citizenship and Immigration Services) of such pending application and of the provisions of this policy.</p> <p>Such application shall not be deemed complete until one of the following occurs:</p> <p>A letter submitted from the INS/ U.S. Citizenship and Immigration Services indicating they do not plan on entering into negotiations toward purchasing rights to the open space corridor located on the property subject to the application.</p> <p>Ninety days has elapsed from the date of original submittal and the INS/ U.S. Citizenship and Immigration Services has not indicated to the Department that they are interested in opening negotiations regarding an open space corridor.</p> <p>A letter is submitted from INS/ U.S. Citizenship and Immigration Services indicating that negotiations have been completed, or attempts to purchase have been abandoned.</p> <p>One hundred eighty days have elapsed from the date upon which the letter from the INS/ U.S. Citizenship and Immigration Services indicating intent to negotiate was received by the Department of Planning and Land Use.</p>	<p>A Major Use Permit application (and supporting documentation) was submitted to the County of San Diego DPLU on November 20, 2008 and an Environmental Initial Study was submitted in May 2010. Per Policy I-111 coordination with the U.S. Citizenship and Immigration Services is the responsibility of the DPLU. The ESJ Gen-Tie Project would be consistent with this policy.</p>