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4.10 LAND USE AND PLANNING

Would the Proposed Project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
a) Physically divide an established community?				✓
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			✓	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓

4.10.0 Introduction

This section describes existing land uses in the vicinity of the proposed San Diego Gas & Electric Company (SDG&E) and Southern California Gas Company—hereinafter referred to as “the Applicants”—Pipeline Safety & Reliability Project (Proposed Project) and analyzes potential land use impacts that may result from construction, operation, and maintenance of the Proposed Project. The Proposed Project involves construction, operation, and maintenance of an approximately 47-mile-long, 36-inch-diameter natural gas transmission pipeline that will carry natural gas from SDG&E’s existing Rainbow Metering Station to the pipeline’s terminus on Marine Corps Air Station (MCAS) Miramar. The Proposed Project is located in San Diego County, California, and crosses the cities of Escondido, Poway, and San Diego; unincorporated communities; and federal land. Approximately 87 percent (approximately 41 miles) of the Proposed Project will be installed in urban areas within existing roadways and road shoulders, and the remaining approximately 13 percent (approximately six miles) of the Proposed Project will be installed cross-country. Construction of the Proposed Project will not result in any impacts to existing or proposed land uses, nor will the Proposed Project physically divide an established community. Based on a review of existing local plans and policies, the Proposed Project will be compatible with applicable land use plans and policies. Therefore, there will be a less-than-significant impact to land use and planning as a result of the Proposed Project.

4.10.1 Methodology

This land use analysis involves a review of various regional, county, and city land use plans, policies, and regulations that are applicable within the Proposed Project area. A review was conducted of applicable general plans and specific plans for the County of San Diego and the cities of San Diego, Escondido, and Poway. Plans that were developed and are currently implemented

by the Applicants (e.g., the Subregional Natural Community Conservation Plan [NCCP] and the Low-Effect Habitat Conservation Plan [HCP] for the Quino Checkerspot Butterfly [QCB]) were also reviewed, as were the County and City of San Diego's Multiple Species Conservation Programs (MSCPs) and the local plans that implement them. Other regional plans considered in the analysis include the San Diego Association of Governments' (SANDAG's) Regional Comprehensive Plan and the MCAS Miramar Integrated Natural Resources Management Plan (INRMP). Land use-related geographic information system (GIS) data was obtained from the County of San Diego, as well as the cities of San Diego, Escondido, and Poway.

The relevant policies from these local land use plans, policies, and regulations were analyzed for consistency with the Proposed Project, and that analysis is summarized in Attachment 4.10-A: Local Land Use Plans and Policies Consistency Analysis. The analysis includes only plans and regulations that contain policies applicable to the Proposed Project. Policies were chosen for inclusion based on their relative applicability to the design, siting, construction, and operation of the Proposed Project. Attachment 4.10-A: Local Land Use Plans and Policies Consistency Analysis was also referred to for the evaluation of potential impacts to land use.

4.10.2 Existing Conditions

Regulatory Background

The following subsections describe federal, state, and local regulations regarding land use and planning that are relevant to the Proposed Project. Pursuant to Article XII, Section 8 of the California Constitution, the California Public Utilities Commission (CPUC) has exclusive jurisdiction in relation to local government to regulate the design, siting, installation, operation, maintenance, and repair of natural gas pipeline transmission facilities. Other state agencies have concurrent jurisdiction with the CPUC. Although local governments do not have the power to regulate such activities, the CPUC encourages, and the Applicants participate in, cooperative discussions with affected local governments to address their concerns where feasible. As part of the environmental review process, the Applicants have considered relevant regional and county policies and issues, and have prepared this evaluation of the Proposed Project's potential impacts to land use and planning.

Federal

MCAS Miramar encompasses approximately 23,065 acres toward the southern end of the Proposed Project. Approximately four miles of the Proposed Project—between Milepost (MP) 44.1 and MP 46.7—cross MCAS Miramar. Land use planning and natural resources management at MCAS Miramar is guided by the INRMP, which informs project and action approvals, instructions, and operating procedures, and also helps ensure compliance with environmental laws and regulations. The INRMP actions help maintain quality training lands to accomplish MCAS Miramar's critical military mission on a sustained basis, and this plan also ensures that natural resources conservation measures and military mission activities are integrated and consistent with federal stewardship requirements.

The Proposed Project is located in lands that are designated as Level V Management Areas (MAs). Level V MAs are developed areas that support few natural landscapes or biological resources. These areas are often utilized for the placement of new facilities or other land uses

that would likely impact natural resources if such facilities were placed in other areas with more substantial natural landscapes or biological resources.

State

The Proposed Project does not cross state lands with applicable land use plans or policies.

Local

County of San Diego General Plan

The County of San Diego's General Plan provides a framework for land use planning in the unincorporated areas of the county. The Land Use Element of the General Plan designates land uses and contains policies that are relevant to the Proposed Project. The northern portion of the Proposed Project between the Rainbow Pressure-Limiting Station (i.e., MP 0.0) and MP 20.7 is located within unincorporated San Diego County. Table 4.10-1: General Plan Land Use Designations by Milepost lists the general plan-designated land uses crossed and the approximate Proposed Project location. The County of San Diego General Plan allows for the development of utility infrastructure, provided that it is compatible with the community's character and minimizes visual and environmental impacts. The relevant General Plan land use policies and an analysis of the Proposed Project's consistency with those policies is contained within Attachment 4.10-A: Local Land Use Plans and Policies Consistency Analysis.

Rainbow Community Plan

The Proposed Project crosses Rainbow—an unincorporated community within San Diego County—from the Rainbow Pressure-Limiting Station to approximately MP 3.2. The Rainbow Community Plan supplements the County of San Diego General Plan to achieve the community's land use and development visions. The Rainbow Community Plan does not include any goals or policies related to utilities transmission or natural gas facilities.

Fallbrook Community Plan

The Proposed Project falls within the boundaries of Fallbrook—an unincorporated community within San Diego County—from approximately MP 3.3 to MP 9.5. The Fallbrook Community Plan acts as a supplement to the County of San Diego General Plan to further direct the land uses and development for the community's vision. Though the Fallbrook Community Plan encourages the continual upgrade of utilities and services and cooperation with public utility companies, no goal or policy specific to natural gas transmission exists. Utilities standards include placing facilities underground where feasible and aligning utilities infrastructure with topography.

Table 4.10-1: General Plan Land Use Designations by Milepost

General Plan	Land Use Designation	Approximate Distance Crossed by Proposed Project (miles)	Approximate MP or Aboveground Structure
County of San Diego	Commercial	0.26	<ul style="list-style-type: none"> • Mainline Valve (MLV) 1 • MP 18.1 – MP 18.6
	Public/Quasi-Public	16.21	<ul style="list-style-type: none"> • Rainbow Pressure-Limiting Station • MP 0.0 – MP 10.3 • MP 11.1 – MP 11.8 • MP 12.6 – MP 13.6 • MP 14.0 – MP 14.3 • MP 15.9 – MP 18.1 • MP 18.3 • MP 18.6 – MP 20.7 • MLV 5
	Residential	3.43	<ul style="list-style-type: none"> • MP 10.3 – MP 11.1 • MLV 2 • MLV 3 • MP 11.8 – MP 12.6 • MP 13.6 – MP 14.0
	Mixed Use	1.26	<ul style="list-style-type: none"> • MP 9.3 • MP 14.3 – MP 15.9 • MLV 4
City of San Diego	Agriculture	0.19	<ul style="list-style-type: none"> • MP 30.2 – MP 30.5
	Public/Quasi-Public	1.02	<ul style="list-style-type: none"> • MP 43.2 – MP 44.1
	Military	5.62	<ul style="list-style-type: none"> • MP 44.1 – MP 46.9 • Line 2010 Cross-Tie
	Recreation/Open Space	0.97	<ul style="list-style-type: none"> • MP 29.3 – MP 30.2 • MLV 7 • MLV 10
	Infrastructure	7.56	<ul style="list-style-type: none"> • MP 30.5 – MP 34.3 • MP 39.4 – MP 43.2
City of Escondido	Recreation/Open Space	0.04	<ul style="list-style-type: none"> • MP 29.2 – MP 29.3
	Residential	<0.01	<ul style="list-style-type: none"> • Line 1601 Cross-Tie
	Infrastructure	8.12	<ul style="list-style-type: none"> • MP 20.7 – MP 29.2 • MLV 6

General Plan	Land Use Designation	Approximate Distance Crossed by Proposed Project (miles)	Approximate MP or Aboveground Structure
City of Poway	Recreation/Open Space	0.02	• MLV 9
	Infrastructure	5.15	• MP 34.3 – MP 39.4

Sources: County of San Diego 2011c; City of San Diego 2008; City of Escondido 2012; City of Poway 1991; SanGIS 2012

Attachment B of the Fallbrook Community Plan describes the Interstate (I-) 15/Highway 76/Interchange Master Specific Plan. The I-15/Highway 76/Interchange Master Specific Plan Area (MSPA) contains approximately 1,178 acres of land within the I-15/State Route (SR-) 76 interchange area. The Master Specific Plan states that additional studies are required before land use designations can be finalized in the MSPA. It is currently designated as Specific Plan Area by the county. The Campus Park Specific Planning Area, Campus Park West Specific Planning Area, and the Meadowood Specific Planning Area have all been approved and are located within the MSPA. Between MP 9.2 and MP 9.4, the Proposed Project crosses “Area E” of the 1996 Ranch Viejo Specific Plan, which contains 54 planned residential lots. The subdivision project at this area has not gone through public review and no additional documentation or plans regarding its construction were located. The County of San Diego Planning Department was contacted for clarification on the area, and the department did not recall any permits being processed for the subdivision.

Bonsall Community Plan

The Proposed Project is located within the boundaries of Bonsall—an unincorporated community within San Diego County—from approximately MP 9.5 to MP 15.9. The Bonsall Community Plan addresses the community’s key issues, goals, and policies, which should be implemented along with the County of San Diego’s General Plan. The Bonsall Community Plan defers to the County Zoning Ordinance for the placement of utility facilities.

Valley Center Community Plan

The Proposed Project travels adjacent, but outside of the boundaries of Valley Center—an unincorporated community within San Diego County—from approximately MP 12.0 to MP 14.9. One of the Proposed Project’s temporary staging areas is located within Valley Center’s boundaries near MP 14.9. The Valley Center Community Plan represents a specific guide for land use, mobility, conservation, open space, housing, safety, and noise in conjunction with the County of San Diego General Plan; however, it does not establish new legislation or rezone property. Utility standards included in the Valley Center Community Plan correspond with those of the County of San Diego General Plan.

North County Metropolitan Plan

The Proposed Project travels through the North County Metropolitan Subregion, which contains rapidly developing unincorporated areas within San Diego County, from approximately MP 15.9 to MP 20.7. The Proposed Project is located adjacent to, but does not cross, the subregion at MP 21.7 and from MP 27.2 to MP 28.0. The North County Metropolitan Plan is intended to promote orderly development, protect environmental and man-made resources, and implement the County of San Diego’s objectives for growth management. Basic specific zoning regulations of the unincorporated land within the subregion are provided in the North County Metropolitan Plan; however, it acts as a supplement to the County of San Diego General Plan and is consistent with the policies of the incorporated cities that fall within the subregion.

County of San Diego Zoning Ordinance

The County of San Diego's Zoning Ordinance implements the General Plan for parcels located in unincorporated areas. Zones crossed by the Proposed Project are listed in Table 4.10-2: Zoning Designations by Milepost, and include agricultural, residential, commercial, special purposes, and specific planning area zones. The majority of the Proposed Project that is within the County of San Diego's unincorporated areas is located within zone S94, Transportation and Utility Corridor, which specifically allows for future pipelines in each of the crossed zone categories. Zone S94 may be categorized as agriculture, residential, or commercial, depending on the surrounding zones. A Conditional Use Permit from the County of San Diego to construct major impact utilities¹ or minor impact utilities² is required within lands zoned for residential, commercial, or agriculture outside of an S94 zone. However, as previously discussed, Article XII, Section 8 of the California Constitution gives the CPUC exclusive jurisdiction over the Proposed Project and the Proposed Project is not subject to local land use permitting.

County of San Diego Multiple Species Conservation Program

The State of California's NCCP Act of 1991 is designed to conserve natural communities at the ecosystem scale while accommodating compatible land uses. The California Department of Fish and Wildlife (CDFW) is the principal state agency implementing the NCCP program. Under the NCCP Act of 1991, an MSCP has been developed for southwestern San Diego County to protect 85 species in the area. The MSCP was approved in 1997 and is the result of a joint planning effort between the County of San Diego and the cities in the southwestern part of the county. The County of San Diego MSCP Subarea Plan was also adopted in 1997 to implement the MSCP. More information on the MSCP and MSCP Subarea plans is provided in Section 4.04 Biological Resources.

North County Multiple Species Conservation Program

The North County MSCP will extend the County of San Diego MSCP network into the northwestern areas of San Diego County. The North County MSCP underwent public review in 2009 and the comments received are being used for revisions to the plan. The Proposed Project crosses various Pre-Approved Mitigation Areas (PAMAs) designated in the North County MSCP Subarea Plan. Though generally the Proposed Project is limited to within the roadway and road shoulder, some locations of the Proposed Project cross undeveloped land within a PAMA. PAMAs are areas with high biological value, and where development is not prohibited, but conservation is encouraged. Section 4.04 Biological Resources provides more information on PAMAs relative to the Proposed Project.

¹ Major impact services and utilities are defined by Section 1350 of the County of San Diego Zoning Ordinance as "public or private services and utilities which have substantial impact."

² Minor impact services and utilities are defined by Section 1355 of the County of San Diego Zoning Ordinance as "public utilities which have a local impact on surrounding properties and are necessary to provide essential services."

Table 4.10-2: Zoning Designations by Milepost

Jurisdiction	Zoning Designation	Approximate Distance Crossed by Proposed Project (miles)	Approximate MP or Aboveground Structure
County of San Diego	Agriculture (A70 and S94 ³)	10.95	<ul style="list-style-type: none"> • Rainbow Metering Station • MP 0.0 – MP 1.4 • MP 2.9 – 4.0 • MP 4.0 – MP 6.4 • MLV 2 • MP 8.7 – MP 9.3 • MP 9.8 – MP 11.8 • MLV 3 • MP 12.0 – 13.1 • MP 16.5 – MP 17.1 • MP 17.5 – MP 18.0 • MP 18.4 – MP 19.5
	Commercial (C35, C36, S94)	0.54	<ul style="list-style-type: none"> • MLV 1 • MP 7.9 – MP 8.0 • MP 18.0 – MP 18.4
	Residential (RMH4, RR, RV, S94)	6.62	<ul style="list-style-type: none"> • MP 1.4 – MP 2.9 • MP 6.5 – MP 7.7 • MP 9.3 – MP 9.8 • MP 11.8 – MP 12.0 • MP 13.1 – MP 14.3 • MP 15.5 – MP 15.9 • MP 17.1 – MP 17.4 • MP 19.7 – MP 20.7 • MLV 5 • MP 27.6 – MP 28.1
	Special Purpose (S90, S94)	1.64	<ul style="list-style-type: none"> • MP 7.9 – MP 8.6 • MP 14.7 – MP 15.0 • MP 15.9 – MP 16.5
	Specific Planning Area (S88)	1.12	<ul style="list-style-type: none"> • MP 6.4 – MP 6.5 • MP 7.7 – MP 7.9 • MP 14.3 – MP 14.7 • MP 15.0 – MP 15.5 • MLV 4

³ Zone S94, Transportation and Utility Corridor, is intended to create and protect existing or future transportation and utility corridors within areas zoned for other uses. In this case, zone S94 is designated as an agricultural zone.

Jurisdiction	Zoning Designation	Approximate Distance Crossed by Proposed Project (miles)	Approximate MP or Aboveground Structure
City of San Diego	Agriculture (AG-1-1)	1.08	<ul style="list-style-type: none"> • MP 29.3 – MP 30.4
	Agriculture Residential (AR-1-1 and AR-1-2)	2.89	<ul style="list-style-type: none"> • MP 30.4 – MP 30.6 • MP 31.4 – MP 31.5 • MP 40.1 – MP 40.2 • MP 44.3 – MP 46.8
	Commercial Community (CC-1-3)	0.08	<ul style="list-style-type: none"> • MP 32.8 – MP 32.9
	Commercial Neighborhood (CN-1-2)	0.10	<ul style="list-style-type: none"> • MP 33.1 – MP 33.2
	Residential Multiple Unit (RM-1-1 and RM-1-3)	0.61	<ul style="list-style-type: none"> • MP 31.8 – MP 32.1 • MP 32.2 – MP 32.3 • MP 40.0 – MP 40.1 • MP 40.2 • MP 40.4 – MP 40.5
	Residential Single Unit (RS-1-8, RS-1-9, RS-1-11, RS-1-13, RS-1-14, RS-1-8,)	7.60	<ul style="list-style-type: none"> • MP 30.6 – MP 31.8 • MP 32.1 – MP 32.2 • MP 32.3 – MP 32.8 • MP 32.9 – MP 34.1 • MLV 8 • MP 40.3 – MP 40.4 • MP 40.5 – MP 44.3 • MLV 10 • MP 46.8 – MP 46.9 • Line 2010 Cross-Tie
	Residential Small Lot (RX-1-2)	0.12	<ul style="list-style-type: none"> • MP 40.2 – MP 40.3
City of Escondido	Road Right-of-Way (ROW)	8.16	<ul style="list-style-type: none"> • MP 20.7 – MP 29.3 • MLV 6
City of Poway	Commercial General (CG)	0.12	<ul style="list-style-type: none"> • MP 37.2 – MP 37.3
	Commercial Neighborhood (CN)	0.02	<ul style="list-style-type: none"> • MP 37.1
	Commercial Office (CO)	0.50	<ul style="list-style-type: none"> • MP 34.3 – MP 34.5 • MP 34.7 – MP 34.8 • MP 37.6 – MP 37.7
	Community Business	0.28	<ul style="list-style-type: none"> • MP 37.7 – MP 38.0
	Hospital Campus	0.19	<ul style="list-style-type: none"> • MP 34.5 – MP 34.7

Jurisdiction	Zoning Designation	Approximate Distance Crossed by Proposed Project (miles)	Approximate MP or Aboveground Structure
City of Poway (cont.)	Planned Community 7 – South Poway Business Park	0.66	<ul style="list-style-type: none"> • MP 38.7 – MP 39.4 • MLV 9
	Public Facility (PC-7)	0.13	<ul style="list-style-type: none"> • MP 37.3 – MP 37.4
	Residential Apartment (RA)	0.11	<ul style="list-style-type: none"> • MP 37.0 – MP 37.2
	Residential Condo (RC)	0.28	<ul style="list-style-type: none"> • MP 36.2 – MP 36.3 • MP 38.5 – MP 38.7
	Residential Single Family (RS-3, RS-4, and RS-7)	1.63	<ul style="list-style-type: none"> • MP 34.8 – MP 34.9 • MP 35.6 – MP 35.9 • MP 36.3 – MP 37.0 • MP 36.4 – MP 36.6 • MP 37.4 – MP 37.6 • MP 38.0 – MP 38.5
	Rural Residential C (RR-C)	1.24	<ul style="list-style-type: none"> • MP 34.9 – MP 35.6 • MP 35.9 – MP 36.2 • MP 38.0 – MP 38.3

Sources: County of San Diego 2014; City of San Diego 2006; City of Escondido 2014b; City of Poway 2014

Multiple Habitat Conservation Program

The Multiple Habitat Conservation Program (MHCP) is a comprehensive multi-jurisdictional conservation planning process that addresses the needs of multiple plant and animal species in northwestern San Diego County. The MHCP was issued for public review in 2009 and is currently being revised, and it encompasses the cities of Carlsbad, Encinitas, Escondido, Oceanside, San Marcos, Solana Beach, and Vista. These jurisdictions implement their portions of the MHCP plan through citywide “subarea” plans, which describe the specific policies each city institutes for the MHCP. Its goal is to conserve approximately 19,000 acres of habitat, of which approximately 8,800 acres (approximately 46 percent) are already in public ownership and contribute toward the habitat preserve system for the protection of more than 80 rare, threatened, or endangered species. This program for the northwestern portion of San Diego County encompasses approximately 111,908 acres (approximately 29,962 acres of natural habitat) and provides for species conservation in a proposed 19,000-acre reserve system. NCCP permits will be issued to participating cities—of which the City of Escondido is one—upon completion and CDFW approval of their individual subarea plans.

City of San Diego General Plan

The Proposed Project crosses land within the City of San Diego, between MP 28.3 and MP 33.2 and between MP 38.4 and MP 46, where the Line 2010 Cross-tie will be installed. Land use within the city limits is guided by the city’s General Plan. The Land Use and Community Planning Element of the city’s General Plan provides policy guidance for the development of land uses in the City of San Diego. Utility facilities are not specifically called out within the Land Use and Community Planning Element. However, the Mobility Element of the City of San Diego General Plan includes the construction of underground utilities as a policy related to the design or improvement of facilities. These policies are presented in Attachment 4.10-A: Local Land Use Plans and Policies Consistency Analysis. New applicable policies from the City of San Diego’s 2015 General Plan Amendment Package have been included in the analysis.

Rancho Bernardo Community Plan

The Proposed Project crosses the boundaries of Rancho Bernardo—a residential community within the County of San Diego—from approximately MP 30.6 to MP 34.2. Though the Rancho Bernardo Community Plan provides proposals for implementation within the community’s boundaries, it does not establish new regulations and does not rezone property. The Rancho Bernardo Community Plan conforms to the goals and policies of the City of San Diego General Plan. Utilities within the Rancho Bernardo Community Plan area are considered community facilities, and the plan recognizes SDG&E’s present easements in the area.

San Pasqual Valley Community Plan

The Proposed Project crosses the boundaries of the San Pasqual Valley Plan Area, which lies within the City of San Diego, near MP 29.3 to MP 30.6. San Pasqual Valley was designated in 1964 as an agricultural and open space preserve, and relatively few people live and work within its boundaries. The San Pasqual Valley Community Plan, aims to preserve the area’s rural character and sensitive resources, and is intended to implement the policies of the City of San Diego General Plan.

Scripps Miramar Ranch Community Plan

The Proposed Project crosses the boundaries of Scripps Miramar Ranch—a planned residential community within the City of San Diego—from approximately MP 39.4 to MP 44.2. The Scripps Miramar Ranch Community Plan acts as a supplement to the City of San Diego General Plan to provide a guide for maintenance and future development within the Scripps Miramar Ranch community, and does not establish new regulations or zoning rules. The community plan does not include any policies that are specific to the regulation of utilities or natural gas transmission projects.

Rancho Encantada Community Precise Plan

The Proposed Project does not cross within the boundaries of Rancho Encantada—an area located within the City of San Diego’s Future Urbanizing Area—but travels directly adjacent the area from approximately MP 39.6 to MP 40.1. The area includes both developable residential parcels and a portion of the City of San Diego Multiple Habitat Planning Area (MHPA). The Rancho Encantada Precise Plan functions in conjunction with the City of San Diego’s General Plan to implement development within the Rancho Encantada area boundaries.

City of San Diego Land Development Code

The City of San Diego’s Land Development Code is included in the San Diego Municipal Code and regulates land use and development within the city limits. Zoning and re-zoning procedures are described in Chapter 12 of the Land Development Code. Table 4.10-2: Zoning Designations by Milepost lists the categories zoned in the City of San Diego’s Land Development Code that are crossed by the Proposed Project, which include agricultural, residential, and commercial zones. A public ROW permit is required for the private construction of facilities within a public ROW or in a public service easement. Section 112.0501 of the City of San Diego Municipal Code requires a Conditional Use Permit for new transmission facilities within zones other than those reserved for public ROWs through “Decision Process Three.”⁴ However, as previously discussed, Article XII, Section 8 of the California Constitution gives the CPUC exclusive jurisdiction over the Proposed Project, and the Proposed Project is not subject to local land use permitting.

City of San Diego Multiple Species Conservation Program Subarea Plan

The City of San Diego has adopted its own Subarea Plan to implement the regional MSCP. The land covered under the City of San Diego MSCP Subarea Plan is characterized by urban land uses comprised of areas that are either built out or retained as open space/park systems. New development must comply with the boundaries established within the plan, and guidelines for development include restoration of and/or mitigation for habitat of MSCP-covered species when disturbed. In addition, the MSCP Subarea Plan includes the policies and design guidelines regarding utilities, which are discussed in Attachment 4.10-A: Local Land Use Plans and Policies Consistency Analysis.

⁴ Decision Process Three refers to the process by the City of San Diego’s process to approve, conditionally approve, or deny an application for which the decision can be appealed.

The City of San Diego Subarea MSCP designates the MHPA, which is a planned habitat preserve. The Proposed Project crosses open space within the MHPA in two locations: between MP 29.3 and MP 30.2 (including the Lake Hodges horizontal directional drill area) for approximately 0.9 mile; and north of MCAS Miramar near MP 44.0 for approximately 0.39 mile. The Proposed Project also crosses several peripheral segments of the MHPA between MP 39.4 and MP 40.5 for approximately 0.3 mile collectively; however, the pipeline will be installed entirely within Pomerado Road at this location, and no MHPA habitat impacts are anticipated. Compatible land uses within the City of San Diego's MHPA include utility lines, in compliance with the policies and design guidelines provided in the MSCP Subarea Plan.

San Dieguito River Park Concept Plan

The Proposed Project crosses the San Dieguito River Valley Regional Open Space's Focused Planning Area (FPA) for approximately 0.5 mile between approximate MP 29.3 and MP 29.8. The San Dieguito River Park Joint Powers Authority's San Dieguito River Park Concept Plan establishes the vision and goals for the future use of the San Dieguito River Valley Regional Open Space's FPA. Applicable policies within Appendix D to the San Dieguito River Park Concept Plan are evaluated for consistency with the Proposed Project in Attachment 4.10-A: Local Land Use Plans and Policies Consistency Analysis.

City of Escondido General Plan

The Proposed Project crosses land within the City of Escondido between MP 20.7 and MP 29.2 and, therefore, is subject to the land use designations provided by the City of Escondido General Plan. From MP 20.5 to MP 28.3, the Proposed Project is generally located within urban and developed areas of the City of Escondido. Within the City of Escondido, the Proposed Project travels primarily within roadways, including Centre City Parkway, West Felicita Avenue, East 17th Avenue, Encino Drive, and Bear Valley Parkway, which do not have any land use designations. A small portion of the project (between MP 27.6 and MP 27.7) is located within an undeveloped area of Kit Carson Park. Utilities in these areas are not described in the Land Use and Community Form chapter of the General Plan. General Plan-designated land uses and their corresponding locations, with regard to the Proposed Project, are listed in Table 4.10-1: General Plan Land Use Designations by Milepost.

City of Escondido Downtown Specific Plan

The Proposed Project crosses the boundaries of the City of Escondido Downtown Specific Plan area along Centre City Parkway between 6th Avenue and Mission Avenue. No utility-specific standards are addressed in the Downtown Specific Plan.

City of Escondido Zoning Code

Zoning codes corresponding to the land uses described by the City of Escondido General Plan are provided to specify the permitted and conditional uses for each land use category. Based on the available mapping, the Proposed Project falls within the road ROW zoning designation in the City of Escondido. Public utilities and utility easements are allowed uses within both the Road ROW and Open Space zoning designations.

The City of Escondido is currently in the process of developing detailed zoning maps and GIS data, which will likely be available at the end of 2015. The scale of the zoning map currently available is not large enough to determine whether the Proposed Project falls outside of the road ROW boundaries. Other zones crossed may include the following:

- Rural II,
- Urban I,
- Urban II,
- Suburban,
- Estate II,
- Public Land/Open Space,
- Planned Commercial, and
- General Commercial.

City of Poway General Plan

The Proposed Project generally crosses the City of Poway from MP 33.2 to MP 38.4. The Proposed Project will connect with an existing pre-lay segment of pipeline within the City of Poway from near MP 37.9 to near 39.0; as a result, pipeline installation activities will not be required along the approximately 1.1 miles of Proposed Project ROW at this location. In this area, the Proposed Project is subject to the land use designations contained within the City of Poway General Plan. The purpose of the General Plan is to provide general guidelines for decision-making, as well as policy information related to long-range environmental, economic, and social goals. The Community Development section of the General Plan requires utilities to be located underground and the Public Facilities Element calls for the provision and extension of basic infrastructure to meet the needs of the City of Poway.

City of Poway Zoning Code

The portion of the Proposed Project in the City of Poway is located within Pomerado Road and entirely within public road ROWs. Zones crossed by the Proposed Project within the City of Poway include residential and commercial zones, and are listed in Table 4.10-2: Zoning Designations by Milepost. Construction of the Proposed Project in residential zoning designations are subject to a Conditional Use Permit, which is necessary for public utility and public service substations, reservoirs, pumping plants, and similar installations outside of areas zoned for public facilities. Commercial zoning designations do not specify whether a Conditional Use Permit is required for similar utility facilities.

City of Poway Multiple Species Conservation Program Subarea Plan

The City of Poway MSCP Subarea Plan functions as a guide to sustain the interconnected network of habitat preserves throughout the City of Poway. Limited utility projects are considered compatible land uses within the City of Poway's preserved open space, so long as the siting, construction, and maintenance of the utility are compatible with the conservation value and function of the surrounding habitat.⁵ The plan also denotes that utilities should be placed as

⁵ These limited utility projects are evaluated by the City of Poway on a case-by-case basis to ensure compatibility with biological resource goals.

close as possible to existing development within open space. The Proposed Project crosses the City of Poway, entirely within Pomerado Road, and therefore, will not cross any of the City of Poway's preserved open space.

San Diego Association of Governments' 2014 Regional Energy Strategy

The 2014 Regional Energy Strategy is an energy policy guide used to support decision-making by SANDAG and its member agencies through 2050 with the goal of assisting the San Diego region in meeting the energy needs of a growing population, housing stock, and workforce, while maintaining and enhancing regional quality of life and economic stability. To accomplish these objectives, the Regional Energy Strategy calls for increased use of natural gas for certain transportation applications and the continued efficient use of electricity generation. A more detailed discussion of the strategy can be found in Section 4.3 Air Quality.

Designated Land Uses

General Plan Land Use

For evaluation purposes, land use designations were compiled into general categories based on the general plans of the applicable jurisdictions. Table 4.10-3: Detailed General Plan Land Use Designations lists the generalized land uses crossed by the Proposed Project within each local jurisdiction. These generalized land uses are defined as follows:

- Commercial includes general commercial, office professional, and other general plan land uses that provide retail, service, and office uses.
- Infrastructure includes public roadways and utilities.
- Residential includes single- and multi-family housing, regardless of density.
- Public/Quasi-Public includes uses that are identified for public or quasi-public facilities, such as airports, schools, police and fire stations, and libraries.
- Industrial includes areas used for business parks, scientific research, manufacturing, and other industrial uses.
- Agriculture includes areas designated for agricultural use, such as orchards, crop fields, and grazing lands.
- Recreation/Open Space includes public, private, and commercial recreation uses, such as community parks and golf courses.
- Military includes areas reserved for military use and training.

Each generalized land use within 1,000 feet of the Proposed Project is depicted in Attachment 4.10-B: General Plan Land Uses. Table 4.10-3: Detailed General Plan Land Use Designations defines the generalized land use categories in terms of the designations used by each local general plan.⁶

⁶ Only the land uses specifically crossed by the Proposed Project are defined for each jurisdiction.

Table 4.10-3: Detailed General Plan Land Use Designations

General Plan	Generalized Land Use Category	General Plan Land Use Designation
County of San Diego	Commercial	General Commercial
		Neighborhood Commercial
		Rural Commercial
		Park-and-Ride Lot
	Public/Quasi-Public	Public/Semi-Public Facilities
	Residential	Rural Lands (RL-20)
		Semi-Rural Residential (SR-4 and SR-10)
		Village Residential (VR-2)
	Mixed Use	Specific Plan Area
	Infrastructure	Communications/Utilities, Freeway, and/or Road ROW
Agriculture	Agriculture	
Recreation	Open Space or Preserve	
City of San Diego	Agriculture	Agriculture
	Commercial	Commercial Employment, Retail, and Services
	Public/Quasi-Public	Institutional and Public and Semi-Public Facilities
	Military	Military Use/Weapons Facility
	Recreation	Park, Open Space, and Recreation
		Vacant/Undeveloped Land
Infrastructure	Roads/Freeways/Transportation	
City of Escondido	Recreation	Park – Active
	Commercial	Regional Shopping Center
	Infrastructure	Freeway
		Road ROW
City of Poway	Recreation	Landscape Open Space
	Infrastructure	Road ROW
		Roads/Freeways/Transportation
	Residential	Single-Family Detached
		Spaced Rural Residential

Sources: County of San Diego 2011c; City of San Diego 2008; City of Escondido 2012; City of Poway 1991; SanGIS 2012

Zoning

The local specific zoning classifications crossed within each jurisdiction, along with the corresponding MP or structure location, are provided in Table 4.10-2: Zoning Designations by Milepost.

Conservation Easements

One potential private agricultural conservation easement was identified along the Proposed Project ROW within San Diego County, using SANDAG's conserved lands map layer. The potential easement is located between MP 3.2 and MP 3.8 and covers an existing avocado orchard. No aboveground facilities are located within the potential easement. However, little information is publically available and a search for the title using both the landowner name and assessor's parcel number for the location did not yield any documentation of it. Therefore, it has been assumed that this easement no longer exists.

Existing Land Uses

For evaluation purposes, existing land uses have been compiled into general categories. These generalized existing land uses are provided—along with the mileage crossed by the Proposed Project and general MP location—in Table 4.10-4: Existing Land Uses by Milepost. The majority of the Proposed Project travels within paved roads and road shoulders; therefore, much of the land use specifically crossed by the Proposed Project is within land designated for infrastructure. Suburban residential land uses are located predominantly within the areas where the Proposed Project crosses the City of Escondido and the City of Poway. However, the southern portion of the Proposed Project crosses open space currently used for military training or recreation. Other land uses crossed by the Proposed Project include agricultural and commercial. Existing land uses within 1,000 feet of the Proposed Project are depicted in Attachment 4.10-C: Existing Land Uses. However, the majority of the Proposed Project alignment is routed along existing roadways and ROWs. Table 3-4: Locations of Coinciding ROWs in Chapter 3 – Project Description lists the locations where the pipeline is located within or adjacent to an existing ROW.

Future Land Uses

All anticipated future residential or commercial development crossed by the Proposed Project are listed Table 4.18-1: Planned and Proposed Projects within One Mile of the Proposed Project. Section 4.18 Cumulative Analysis provides an evaluation of the potential cumulative impacts to land use and planning that will result from the Proposed Project when combined with other past, present, and reasonably foreseeable future projects.

Table 4.10-4: Existing Land Uses by Milepost

General Plan	Generalized Land Use (Existing)	Approximate Distance Crossed by Proposed Project (miles)	Approximate MP or Aboveground Structure
County of San Diego	Infrastructure	20.36	<ul style="list-style-type: none"> • Rainbow Pressure-Limiting Station • MP 0.0 – MP 3.3 • MP 3.8 – MP 9.3 • MP 9.4 – MP 11.8 • MLV 3 • MP 12.0 – MP 20.7 • MLV 4 • MLV 5
	Agriculture	0.41	<ul style="list-style-type: none"> • MP 3.3 – MP 3.6 • MP 3.7 – MP 3.8 • MLV 1
	Recreation	0.38	<ul style="list-style-type: none"> • MP 3.6 – MP 3.7 • MLV 2 • MP 9.3 – MP 9.4 • MP 11.8 – MP 12.0
	Commercial	<0.01	<ul style="list-style-type: none"> • MP 8.4
City of San Diego	Infrastructure	9.92	<ul style="list-style-type: none"> • MP 30.4 – MP 34.2 • MLV 8 • MP 39.4 – MP 43.2 • MLV 10 • MP 44.2 – MP 46.6
	Agriculture	0.72	<ul style="list-style-type: none"> • MLV 7 • MP 29.3 – MP 29.8 • MP 30.2 – MP 30.4
	Military Use	0.01	<ul style="list-style-type: none"> • MP 44.2 • MP 45.6 – MP 46 • Line 2010 Cross-Tie
	Recreation	1.85	<ul style="list-style-type: none"> • MP 28.3 – MP 28.9 • MP 29.8 – MP 30.2 • MLV 10 • MP 43.2 – MP 44.2 • MP 46.6 – MP 46.9

General Plan	Generalized Land Use (Existing)	Approximate Distance Crossed by Proposed Project (miles)	Approximate MP or Aboveground Structure
City of Escondido	Infrastructure	8.12	<ul style="list-style-type: none"> • MP 20.7 – MP 29.2 • MLV 6
	Recreation	0.04	<ul style="list-style-type: none"> • Line 1601 Cross-Tie • MP 29.2 – MP 29.3
City of Poway	Infrastructure	5.14	<ul style="list-style-type: none"> • MP 34.2 – MP 39.4
	Recreation	0.02	<ul style="list-style-type: none"> • MLV 9

Source: SanGIS 2012

On September 17, 2015, the CPUC released the Draft Environmental Impact Report (EIR) for the Sycamore-Peñasquitos 230 Kilovolt Transmission Line Project (Proposed SX-PQ Project), which included an underground alternative along Pomerado Road that would overlap with the Proposed Project alignment for approximately 3.2 miles. This alternative—Alternative 5: Pomerado Road to Miramar Area North Combination Underground/Overhead—was not proposed by SDG&E but has been determined in the CPUC's Draft EIR to be the Environmentally Superior Alternative. The Applicants are in the process of assessing the potential co-location of the Proposed SX-PQ Project and Proposed Project facilities within Pomerado Road, and plan to submit written comments summarizing their findings to the CPUC. It is anticipated that the CPUC will analyze any potential modifications, engineering considerations and cumulative impacts associated with the potential co-location of the projects and that the EIR and route for the SX-PQ Project will be finalized in advance of the Draft EIR for the Proposed Project.

4.10.3 Impacts

Significance Criteria

Standards of significance were derived from Appendix G of the California Environmental Quality Act Guidelines. Impacts to land use and planning will be considered significant if the Proposed Project:

- Physically divides an established community
- Conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Proposed Project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect
- Conflicts with any applicable HCP or NCCP

Question 4.10a – Physical Division of an Established Community – *No Impact*

The Proposed Project is located in urbanized areas within San Diego County and the cities of San Diego, Escondido, and Poway, with the exception of the southern portion of the Proposed Project, that crosses MCAS Miramar and several small, isolated areas of open space along the northern and middle portions. The area surrounding the Proposed Project alignment supports a variety of uses, including commercial, industrial, residential, agriculture, and recreation/open space. The majority of the Proposed Project will be installed underground within existing paved roads. Because construction activities will generally occur within existing roads and road shoulders, and because the majority of the Proposed Project will be installed underground, no established communities will be physically divided as a result of the Proposed Project. Though several aboveground facilities will be installed (including 10 MLVs, two pressure-limiting stations, and two Cross-ties), the MLVs and Cross-tie facilities will have relatively small footprints. In addition, the Rainbow Pressure-Limiting Station will be installed directly adjacent to existing facilities, and MLV 7 will include equipment for the second pressure-limiting station. Therefore, the aboveground facilities will not physically divide any established community, and no impact will occur as a result of the Proposed Project.

Access to businesses and other uses in the area surrounding the Proposed Project site will generally be maintained during the construction phase. As discussed in Chapter 3 – Project Description, temporary fencing will be installed around construction sites when located within 50 feet of a residence or as appropriate to ensure public safety. Because the majority of construction will be conducted within roadways, road closures and temporary lane closures will be required; these roadways are listed in Table 4.16-2: Impacted Roadways of Section 4.16 Transportation and Traffic. However, such closures will be temporary and short-term, and flaggers and other traffic controls will be utilized. These lane and/or road closures are not anticipated to create a division between area land uses or within the larger community as alternative routes will be available. In addition, the Proposed Project will obtain and comply with the requirements of all local encroachment permits and any roadway restrictions will be coordinated with the city or jurisdiction. Therefore, no impact will occur.

Proposed Project operation and maintenance activities will be similar to those currently performed by the Applicants on existing pipelines in the area to maintain existing facilities, and the majority of the Proposed Project will occur within public road ROWs. No new maintenance access roads will be constructed for the Proposed Project. Where the alignment travels cross-country (e.g., within MCAS Miramar), existing unpaved access roads will be utilized as available. Operation and maintenance activities will be temporary and short-term; for example, valve and equipment inspections will occur on an annual basis. A complete description of maintenance activities and the anticipated frequency of each activity is listed in Table 3-6: Maintenance Activities in Chapter 3 – Project Description. Therefore, operation and maintenance activities are not anticipated to divide an established community, and no impact will occur.

Question 4.10b – Plans and Policy Conflicts – *Less-than-Significant Impact*

A summary of the Proposed Project’s consistency with applicable goals and policies is provided in Attachment 4.10-A: Local Land Use Plans and Policies Consistency Analysis. Attachment 4.10-A: Local Land Use Plans and Policies Consistency Analysis specifically discusses consistency with the general plans and other applicable plans for the County of San Diego and the cities of San Diego, Escondido, and Poway.

The Proposed Project alignment will be located largely within areas designated by general plans and zoning ordinances for public facilities or infrastructure, but also will cross residential, commercial, industrial, agriculture, recreation/open space, and military land uses. The majority of the Proposed Project will be underground and within existing public ROWs, and underground utilities are typically considered an allowed use (or are allowed with a public ROW permit and/or a Conditional Use Permit) within these areas. The Proposed Project crosses some zoning designations within the County of San Diego and cities of San Diego and Poway that require local discretionary permitting for utility projects (e.g., the Proposed Project); however, the Proposed Project is not subject to local government land use regulations pursuant to Article XII, Section 8 of the California Constitution. In addition, the Proposed Project generally follows roadways and impacts only the periphery of inconsistent land use zones crossed.

The Proposed Project also crosses through the MSPA, but land uses and policies in the Master Specific Plan have not been finalized. Three specific plans—the Campus Park Specific Planning

Area, Campus Park West Specific Planning Area, and the Meadowood Specific Planning Area—have been approved within the MSPA. The Proposed Project alignment travels within permanent and temporary easements through undeveloped land in the MSPA for approximately 0.95 mile, south of SR-76 to Old Highway 395. Should further specific plans be developed and should development be permitted through the County of San Diego in the future, it will need to be designed and developed to accommodate for the Proposed Project, which is anticipated to precede it.

The Proposed Project will therefore not conflict with applicable local land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect. As a result, there will be a less-than-significant impact.

Question 4.10c – Habitat Conservation Plan or Natural Community Conservation Plan Conflicts – *No Impact*

Applicable policies from each of the following conservation plans are relevant to the Proposed Project area and are discussed in Attachment 4.10-A: Local Land Use Plans and Policies Consistency Analysis:

- SDG&E’s existing Subregional NCCP,
- the County of San Diego’s MSCP,
- the County of San Diego’s MHCP,
- the City of San Diego’s MSCP Subarea Plan, and
- the City of Poway Subarea HCP/NCCP.

The SDG&E Subregional NCCP addresses potential impacts to sensitive resources associated with SDG&E’s ongoing installation, use, maintenance, and repair of its gas and electric systems, as well as typical expansions of those systems throughout SDG&E’s existing service area. The SDG&E Subregional NCCP was developed in coordination with the United States Fish and Wildlife Service and the CDFW, and was designed to be consistent with local HCPs and the overall preserve planning effort. The SDG&E Subregional NCCP operational protocols and any requirements included in the identified regional and local conservation plans will be applied to the Proposed Project to avoid and/or minimize potential impacts resulting from construction of the Proposed Project, as further described in Section 4.4 Biological Resources. Therefore, the Proposed Project will not conflict with any applicable conservation plan, and no impacts will occur.

The California High-Speed Train Project from Los Angeles to San Diego via the Inland Empire is planned in the vicinity of the Proposed Project. While a final alignment is pending engineering and environmental evaluation, the high-speed train may cross the Proposed Project alignment. An exact construction timeline is unknown; however, construction of the Los Angeles-to-San Diego phase of the high-speed train is not anticipated until the first phase from Los Angeles to San Francisco is completed. The Los Angeles-to-San Francisco phase of the high-speed train is anticipated to be completed by 2029. Therefore, construction of the high-speed train will not begin until after the Proposed Project is completed. Because the high-speed train will cross numerous utilities along its route, it will be designed to avoid conflicts with

existing infrastructure. As a result, a future land use conflict between the high-speed train and the Proposed Project is not anticipated.

As described in Section 4.18 Cumulative Analysis, the following projects are adjacent to or intersect with the Proposed Project:

- Sewer Line Reidy Creek,
- Trunk Main Expansion,
- Centre City Parkway Expansion,
- Centre City Parkway/Highway 78 – Mission Avenue,
- SR-76 East – South Mission Road to I-15,
- SDG&E Sycamore-Peñasquitos 230 Kilovolt Transmission Line Project, and
- Felicita and Juniper/Escondido Boulevard to Chestnut.

These are all infrastructure projects that involve new facilities or upgrades to existing facilities, some of which are the roadways in which the Proposed Project will be located. As the facilities are existing and the Proposed Project will be designed to be compatible with the existing infrastructure, no impacts will occur.

Operation and maintenance activities for the Proposed Project will be similar to those currently performed by the Applicants for existing pipelines in San Diego County. As further discussed in Section 4.4 Biological Resources, regardless of whether the Applicants rely on the SDG&E Subregional NCCP for operations and maintenance of the Proposed Project, the Applicants will follow the operational protocols outlined in Section 7.1, Operational Protocols, and Section 7.2, Habitat Enhancement Measures, of the SDG&E Subregional NCCP. Therefore, there will be no conflict with the plan, and no impact will occur.

4.10.4 Applicants-Proposed Measures

No conflicts with applicable land use plans or policies will occur as a result of construction of the Proposed Project. In addition, the Proposed Project will not divide an established community. As such, no Applicants-Proposed Measures are required.

4.10.5 References

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**ATTACHMENT 4.10-A: LOCAL LAND USE PLANS AND POLICIES CONSISTENCY
ANALYSIS**

ATTACHMENT 4.10-B: GENERAL PLAN LAND USES

ATTACHMENT 4.10-C: EXISTING LAND USES