

4.9 LAND USE AND PLANNING

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This section presents the environmental setting and impact analysis for land use and planning for the Proposed Project and its alternatives. This section addresses the existing land use designations in the Proposed Project area and alternatives areas, applicable regulations and policies, environmental impacts related to land use conflicts or policy inconsistencies, and mitigation measures to reduce or avoid significant effects.

4.9.1 Approach to Data Collection

Local general plans and community plans, and zoning were reviewed for consistency with designated land uses. Geographic Information System data was used to determine land uses along the Proposed Project alignment. Land uses analyzed in this EIR are focused on those within 1,000 feet of the Proposed Project or its alternatives; those within one mile of the Proposed Project or its alternatives and are nationally, regionally, or locally important; and those that would be affected by the Proposed Project or its alternatives. Sensitive land uses addressed in this section include:

- Residences
- Educational institutions
- Day care centers
- Religious facilities
- Health care facilities

4.9.2 Environmental Setting

4.9.2.1 Existing Land Use Designations

The jurisdictions in which various parts of the project are located are listed in Table 4.9-1.

The City of San Diego General Plan includes policies and programs to guide future growth and development within San Diego. These policies become the basis for decisions related to land use and future expansion of the community. The City of San Diego municipal code includes zoning ordinances that guide the implementation of the General Plan policies, and land use and development codes.

Land use designations in the Proposed Project area include Residential; Commercial, Employment, Retail and Services; Parks, Open Space, and Recreation; Industrial Employment; Institutional and Public and Semi-Public Facilities; and Military Use land uses. The City of San Diego General Plan (City of San Diego 2008) land use designations for the Proposed Project area are shown on Figures 4.9-1 and 4.9-2. These land uses are defined in Table 4.9-2. Current land uses and zoning in the City of San Diego closely align with the General Plan land use designations and are not discussed separately.

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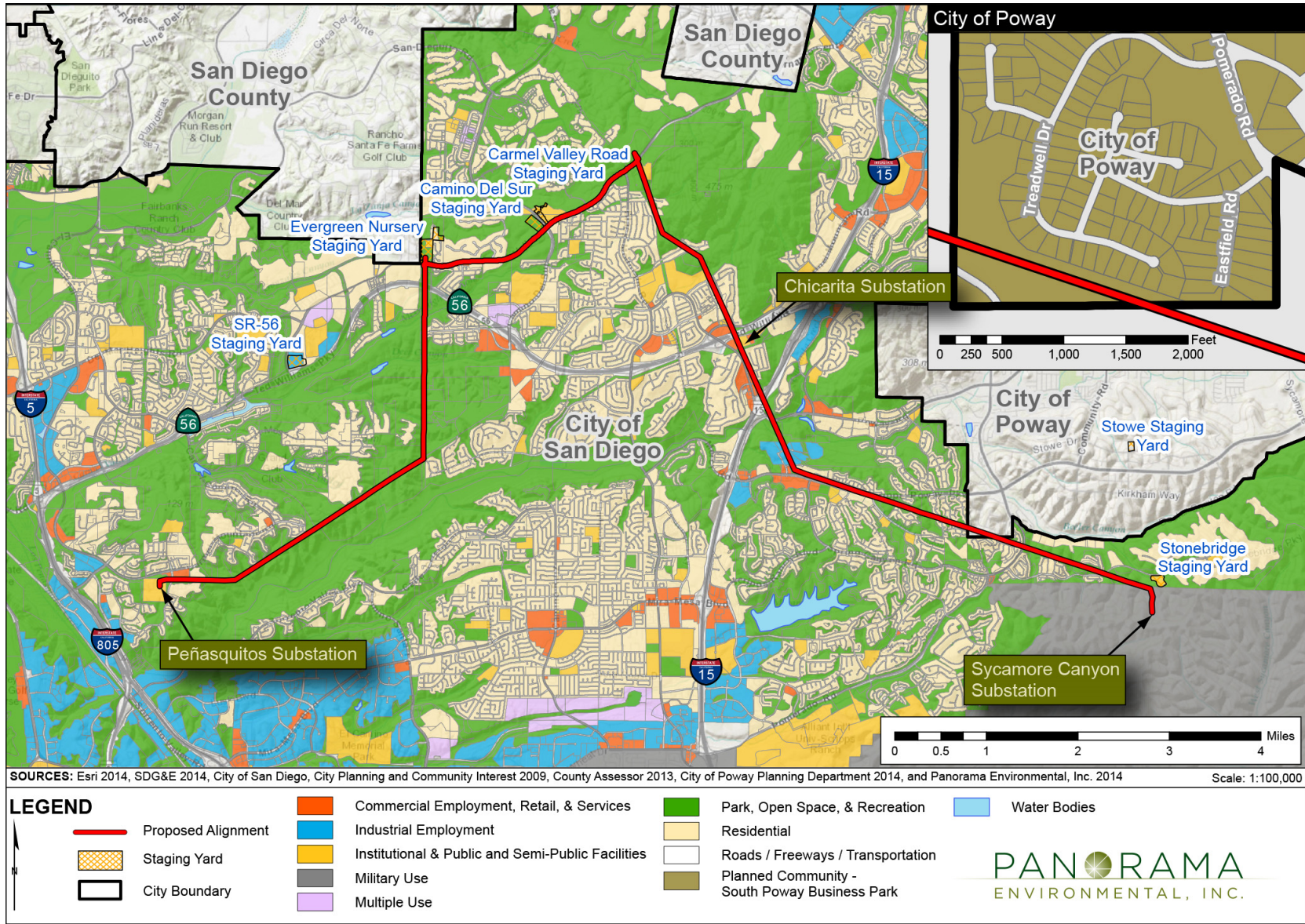
Table 4.9-1 Project Components by Jurisdiction

Jurisdiction	Project Components
City of San Diego	Transmission Line Segment A
	Transmission Line Segment B
	Transmission Line Segment C
	Transmission Line Segment D
	Sycamore Substation
	Peñasquitos Substation
	Mission Substation
	Mission—San Luis Rey Phase Transposition Work Areas
	All staging yards except Stowe
City of Poway	2,000 linear feet of Transmission Line Segment A
	Stowe staging yard
City of Carlsbad	Encina Hub
City of Oceanside	San Luis Rey Substation

The small portion of area crossed by Segment A of the Proposed Project lies within the City of Poway. This portion of Segment A is shown in Figure 4.9-1 and is discussed in the overview of that component of the Proposed Project. Similarly, the San Luis Rey Substation and Encina Hub modifications are located in the cities of Oceanside and Carlsbad, respectively, and the relevant land use designations are discussed with each component below.

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Figure 4.9-1 Land Use Designations in the Proposed Project Transmission Alignment Vicinity



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Figure 4.9-2 Land Use Designations in Other Proposed Project Areas



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Table 4.9-2 General Plan Designation Definitions

Designation	Recommended Community Plan Designation	Definition
City of San Diego		
Commercial, Employment, Retail, and Services	Neighborhood Commercial	Provides local convenience shopping, civic uses, and services serving an approximate three-mile radius. Housing may be allowed only within a mixed-use setting.
	Community Commercial	Provides for shopping areas with retail, service, civic and office uses for the community at large within 3 to 6 miles. It can also be applied to Transit Corridors where multifamily residential uses could be added to enhance the viability of existing commercial uses.
	Regional Commercial	Serves the region, within 5 to 25+ miles, with a wide variety of uses, including commercial service, civic, retail, office and limited industrial uses. Residential uses may occur only as part of a mixed-use (commercial-residential) project.
	Office Commercial	Provides for office employment uses with limited, complementary retail uses. Residential uses may occur only as part of a mixed use (residential-commercial) project.
	Visitor Commercial	Provides for the accommodation, dining and recreational uses for both tourists and the local population. This designation is intended for land located near employment centers and areas with recreational resources or other visitor attractions. Residential uses may occur only as part of a mixed use (commercial-residential) project.
	Heavy Commercial	Provides for retail sales, commercial services, office uses, and heavier commercial sales such as wholesale, distribution, storage, and vehicular sales and service. This designation is appropriate for transportation corridors where the previous community plan may have allowed for both industrial and commercial uses.
Industrial Employment	Scientific Research	Provides for activities limited to scientific research, product development and testing, engineering, and any other basic research functions leading to new product development with limited light manufacturing.
	Technology Park	Allows high technology related to applied sciences, including: light manufacturing, research and development, corporate headquarters, and storage and distribution uses.
	Business Park	Allows office, research and development, and light manufacturing uses. It is appropriate to apply in portions of communities primarily characterized by single- and multi-tenant office development with some light industrial uses.

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Designation	Recommended Community Plan Designation	Definition
	Business Park – Residential	Applies in areas where employment and residential uses are located on the same premises or in close proximity. Permitted employment uses include those listed in the Business Park designation. Multifamily residential uses are optional with the density to be specified in the community plan.
	International Business and Trade	Combines the uses permitted in both the Business Park and Light Industrial designations. Allows single- and multi-tenant office, research and development, light manufacturing, and storage and distribution uses.
	Light Industrial	Allows a wider variety of industrial uses by permitting a full range of light manufacturing and research and development uses, and adding other industrial uses such as storage and distribution and transportation terminals.
	Heavy Industrial	Provides for industrial uses emphasizing base sector manufacturing, wholesale and distribution, extractive, and primary processing uses with nuisance or hazardous characteristics. For reasons of health and safety, environmental effects, or welfare these uses should be segregated from other uses.
Institutional and Public and Semi-Public Facilities	Institutional	Provides a designation for uses that are identified as public or semi-public facilities in the community plan and which offer public and semi-public services to the community. Uses may include but are not limited to: airports, military facilities, community colleges, university campuses, landfills, communication and utilities, transit centers, water sanitation plants, schools, libraries, police and fire facilities, cemeteries, post offices, hospitals, park-and-ride lots, government offices and civic centers.
Military Use	N/A	No definition; federal regulatory authority.
Park, Open Space, and Recreation	Open Space	Provides for the preservation of land that has distinctive scenic, natural or cultural features; that contributes to community character or form; or that contains environmentally sensitive resources.
	Population-Based Parks	Provides for areas designated for passive and/or active recreational uses, such as community parks and neighborhood parks. It will allow for facilities to meet the recreational needs of the community as defined by the community plan.
	Resource-Based Parks	Provides for recreational parks to be located at, or centered on, notable natural or man-made features (beaches, canyons, habitat systems, lakes, historic sites, and cultural activities) and are intended to serve the citywide population as well as visitors.

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Designation	Recommended Community Plan Designation	Definition
	Private/Commercial Recreation	Provides for private recreational areas or commercial recreation areas that do not meet the definition of population-based or resource-based parks, but that still provide recreational opportunities.
Residential	Residential – Very Low	Provides for single-family housing within the lowest density range (0-4 du/ac)
	Residential – Low	Provides for both single-family and multifamily housing within a low-density range (5-9 du/ac)
	Residential – Low Medium	Provides for both single-family and multifamily housing within a low-medium density range (10-14 du/ac)
	Residential – Medium	Provides for both single-family and multifamily housing within a medium-density range (15-29 du/ac)
	Residential – Medium High	Provides for multifamily housing within a medium-high density range (30-44 du/ac)
	Residential – High	Provides for multifamily housing within a high-density range (45-74 du/ac)
	Residential – Very High	Provides for multifamily housing in the highest density range (75+ du/ac)
Roads/ Freeways/ Transportation	N/A	Not defined.
City of Poway		
Planned Community—South Poway	Residential and Business Park	Not defined in general plan.
Note: du/ac = dwelling units per acre		

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4.9.2.2 Current Land Uses

Current land uses closely align with the General Plan land use designations and zoning designations. All of Segments A, C, and D would be built in existing SDG&E ROW except for approximately 0.25 acres along 100 feet of the Segment C alignment where underground rights would need to be acquired and amended to the existing overhead ROW. All of Segment B would be built in existing SDG&E ROW or in franchise agreement within the public roadway ROW. Current land uses are summarized in Table 4.9-3, with sensitive land uses shown in **bold**.

Transmission Line Segment A

The proposed construction of 8.31 miles of new 230-kV transmission line on new TSPs replacing existing wood H-frame structures would occur between the Sycamore Canyon Substation and Carmel Valley Road. This alignment occupies existing SDG&E easements that are not subject to the City of San Diego or City of Poway regulations. Existing adjacent land uses and land use designations vary widely along Segment A. The Sycamore Canyon Substation lies within the MCAS Miramar “Military Use” designation. The northwest portion of the transmission line segment is located primarily within open space (canyon/hillside) land between planned residential communities to and then within Scripps Poway Parkway to the west.

Table 4.9-3 Summary of Current Land Uses by Project Component

Project Component	Current Land Uses
Transmission Line Segment A	Spring Canyon Neighborhood Park, Residential , Commercial, Dingeman Elementary School , Butterfly Mini Park, Ellen Browning Scripps Elementary School , Cypress Canyon Neighborhood Park, Marine Corps Air Station (MCAS) Miramar, Innovations Academy , La Petite Academy , Mount Carmel High School – Mt. Carmel Center (Palomar College) Complex , U.S. Arts Education Center , Rancho Peñasquitos KinderCare , U.S. Art Education Center , Black Mountain Open Space Park, Black Mountain Ranch Community Park, Hilltop Community Park, Sycamore Canyon Park, Rancho Peñasquitos Skate Park, Los Peñasquitos Canyon Preserve
Transmission Line Segment B	Commercial, Residential , St. Timothy’s Episcopal Church , Kids Bay Learning Center , Black Mountain Open Space Park, Black Mountain Ranch Community Park, Torrey Del Mar Neighborhood Park
Transmission Line Segment C	Residential , Hilltop Residential, Commercial, Kids Bay Learning Center , Church of Jesus Christ of Latter Day Saints , Del Mar Mesa Preserve, Los Peñasquitos Canyon Preserve
Transmission Line Segment D	Residential , Commercial, Del Mar Mesa Preserve, Los Peñasquitos Canyon Preserve, Torrey Hills Neighborhood Park, Torrey Hills Dog Park
Encina Hub	Open space, The Crossings at Carlsbad Golf Course
Mission—San Luis Rey Phase Transposition	Industrial, Commercial, Open Space, Bridgepoint Education
Substations	Portofino Apartment Homes Clubhouse, Emerald Isle Golf Course
Staging Yards	Black Mountain Ranch Community Park, Black Mountain Open Space Park, Del Mar Mesa Preserve, Residential , MCAS Miramar, Canyon Crest Academy , Commercial, Poway Sportsplex, Sun Ridge Vista Mini-Park, Discovery Isle Child Development Center , Kids Bay Learning Center , Sycamore Ridge School

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Approximately 2,000 feet of the existing and proposed transmission line traverses residential and commercial/industrial land in the City of Poway, designated as “Residential” and “Business Park” within the “South Poway Planned Community” on that City’s General Plan (City of Poway 1991). The transmission alignment continues within the SDG&E easement to the north across commercial/industrial lands to cross Interstate 15. The transmission line extends north through a mix of residential and commercial land uses, including connection with the Chicarita Substation site (designated “Institutional & Public & Semi-Public Facilities”) to cross State Route 56 (Ted Williams Parkway; SR-56). The transmission line is then located within residential land, skirting just east of Mount Carmel High School, and through open space lands (Black Mountain Open Space), to its terminus at Black Mountain Ranch Community Park near Carmel Valley Road.

Transmission Line Segment B

The proposed construction of 2.84 miles of new 230-kV transmission line would be located underground within Carmel Valley Road (per franchise agreement) from Black Mountain Ranch Community Park, approximately at the intersection of Carmel Valley Road and Black Mountain Park Way, to about 250 feet east of the intersection of Carmel Valley Road and Via Abertura. Land uses along Carmel Valley Road in this segment are primarily open space to the north and west and a mix of residential and commercial uses to the south and east.

Transmission Line Segment C

The proposed installation of 2.19 miles of new 230-kV conductor on existing transmission structures would begin 250 feet east of the intersection of Carmel Valley Road and Via Abertura and extend south to Peñasquitos Junction. The route within SDG&E ROW crosses SR-56 and then virtually the entire transmission alignment is located within lands designated as “Park, Open Space, and Recreation,” most specifically the Del Mar Mesa Preserve. Scattered residential development is not immediately adjacent, but is proximate to the transmission alignment at some locations.

Transmission Line Segment D

The proposed installation of 3.34 miles of new 230-kV conductor on existing double-circuit steel lattice towers is proposed within existing SDG&E ROW beginning from Peñasquitos Junction and extending southwest to the Peñasquitos Substation, just south of Carmel Mountain Road. Approximately 90 percent of this alignment is within lands designated “Park, Open Space, and Recreation,” primarily the Los Peñasquitos Canyon Preserve. The western half of the route is adjacent to residential and commercial uses. The substation site is designated for “Institutional and Public and Semi-Public Facilities” use and is surrounded by open space buffers, residential and commercial land use.

Substations

Minor modifications are proposed to the Sycamore Canyon, Peñasquitos, Chicarita, San Luis Rey, and Mission Substations. The Sycamore Canyon Substation is designated as “Military Uses” since it is within the MCAS Miramar site. The Peñasquitos, Chicarita, and Mission Substations are all designated for “Institutional and Public and Semi-Public Facilities” use in the

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City of San Diego General Plan. The San Luis Rey Substation is located in the City of Oceanside, and is designated “Private Institutional” in the City of Oceanside General Plan (City of Oceanside General Plan 1986).

Encina Hub Modifications

The location of the Encina Hub modifications is in the City of Carlsbad, and is designated “Open Space” in the City of Carlsbad General Plan (City of Carlsbad General Plan 2013).

Mission—San Luis Rey Phase Transposition

The Mission—San Luis Rey phase transposition work areas are located in the City of San Diego, and are partially within both “Industrial Employment” and “Open Space” land use designations in the City of San Diego General Plan.

Staging Yards

The land uses adjacent to individual staging yards are described here.

- **Camino Del Sur:** This site is currently vacant and is near the intersection of SR-56 and Rancho Peñasquitos Boulevard and adjacent to medium-density residential development.
- **Carmel Valley Road:** The site is owned by the Poway Unified School District and is currently vacant. The surrounding area is characterized by open space and residential uses.
- **Evergreen Nursery:** SDG&E owns approximately 3.5 acres of land that is leased to the Evergreen Nursery on a 28-acre site near the intersection of Carmel Valley Road with El Camino Real. Staging would require approximately 3 acres within the site for that purpose. The surrounding area is characterized by high density commercial and residential uses.
- **State Route 56:** The proposed site is at the northeast corner of SR-56 and Carmel Valley Road. The site is disturbed and has previously been used by SDG&E for a staging yard. Surrounding land uses are generally designated for residential use.
- **Stonebridge:** Owned by the San Diego County Water Authority, this site is currently being used for SDG&E staging for the Fanita Junction project. The area is immediately adjacent to the MCAS and is designated for Institutional, Public and Semi-Public use. Surrounding land use is primarily open space.
- **Stowe:** The site is located within the City of Poway and is privately owned and currently vacant. The site is part of a business park in the South Poway Planned Community.

4.9.3 Regulatory Setting

4.9.3.1 Federal

A portion of the Proposed Project in Segment A is located within MCAS Miramar and within the influence area of the MCAS Miramar Airport, which is regulated and under the jurisdiction of the Department of Defense.

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MCAS Miramar Airport Land Use Compatibility Plan

The MCAS Miramar airport land use compatibility plan (ALUCP) provides policies for the compatibility of land uses within the vicinity of the MCAS Miramar airport. The ALUCP addresses four types of land use compatibility concerns: noise, safety, airspace protection, and overflight. The ALUCP establishes policies to address compatibility with these four concerns. Noise concerns for the ALUCP are addressed in Section 4.8: Noise, and safety and airspace protection concerns are addressed in Section 4.11: Hazards and Hazardous Materials.

To address overflight concerns (e.g., noise, vibration, or odors associated with airplanes flying over a residence), the ALUCP requires overflight notification for projects located within the overflight notification area zone and overflight-related real estate disclosure area zone.

4.9.3.2 State

California Coastal Act of 1976

The Coastal Act includes specific policies (see Division 20 of the Public Resources Code) that address issues such as shoreline public access and recreation, lower cost visitor accommodations, terrestrial and marine habitat protection, visual resources, landform alteration, agricultural lands, commercial fisheries, industrial uses, water quality, offshore oil and gas development, transportation, development design, power plants, ports, and public works. The policies of the Coastal Act constitute the statutory standards applied to planning and regulatory decisions made by the Coastal Commission and by local governments, pursuant to the Coastal Act.

The Coastal Commission is an independent, quasi-judicial state agency that plans and regulates the use of land and water in the coastal zone. Development activities, which are broadly defined by the Coastal Act to include (among others) construction of buildings, divisions of land, and activities that change the intensity of use of land or public access to coastal waters, generally require a coastal permit from either the Coastal Commission or the local government.

Local Coastal Program. Local governments use Local Coastal Programs (LCPs), in partnership with the Coastal Commission, as basic planning tools to guide development in the coastal zone consistent with the Coastal Act. LCPs provide the requirements for future development and protection of coastal resources in the coastal zone. For the Proposed Project, the Encina Hub is located within the boundaries of and subject to the City of Carlsbad LCP, and the western extent of the Segment D transmission line in Carmel Valley is within the boundaries of and subject to the City of San Diego LCP.

California Public Utilities Commission General Order 131-D

The CPUC has sole and exclusive jurisdiction over the siting and design of the Proposed Project and alternatives. Although such projects are exempt from local land use and zoning regulations and discretionary permitting (i.e., they would not require any land use approval that would involve a discretionary decision to be made by a local agency body such as a planning commission, city council, or county board of supervisors), GO No. 131-D, Section XIV.B, requires that in locating a project, “the public utility shall consult with local agencies regarding

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land use matters.” It is common practice for the public utility to obtain any required non-discretionary local permit associated with building, encroachment, trenching, etc.

4.9.3.3 Local

City of San Diego General Plan

The City of San Diego General Plan (2008) includes policies that guide how to meet needs of the city as it grows while improving quality of life for San Diego residents. Its elements lay out a “blueprint” for the 20 years following its adoption. The nine General Plan elements are:

1. Land Use and Community Planning
2. Mobility
3. Urban Design
4. Economic Prosperity
5. Public Facilities, Services & Safety
6. Recreation
7. Conservation
8. Noise
9. Historic Preservation

San Diego Community Plans

Community plans provide location-based policies and recommendations within community planning areas in addition to the policies and recommendations in the General Plan.

Community plans include content that refines General Plan policies, designates land uses and housing densities, and includes additional site-specific recommendations as needed. The plans include goals, implementing principles, and policies that address recreational development and preservation guidelines for parks, nature preserves, designated open spaces, community recreational facilities, and an interconnected network of mixed-use trails and paths. The plans also address utility easements and access roads, and expectations for recreational uses within these easements and access roads, when feasible.

There are no policies in the community plans specifically relevant to the Proposed Project and land use. Other policies, such as those related to traffic, biological resources, and noise, are addressed in the relevant sections of this EIR. Several community plans recognize or map the presence of the SDG&E transmission easement traversing the plan areas, including the:

- Black Mountain Ranch Subarea Plan
- Carmel Valley Community Plan
- Del Mar Mesa Specific Plan
- Rancho Encantada Precise Plan
- Rancho Peñasquitos Community Plan
- Sabre Springs Community Plan
- Miramar Ranch North Community Plan
- Torrey Highlands Subarea Plan
- Torrey Hills Community Plan (substation and transmission easements)

City of Poway General Plan

The City of Poway’s General Plan (1991) provides a description of what the community should look like moving into the future. As such, the General Plan outlines general goals for the City’s

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future, sets the goals out in more specific policy statements, and outlines strategies to meet those goals. The six master elements and their sub-elements are:

- Community Development
 - Land Use
 - Community Design
- Public Facilities
- Transportation
 - Roadways
 - Public Transit
 - Bikeways
 - Pedestrian Facilities
- Resources
 - Natural Resources
 - Prehistoric and Historic Resources
- Public Safety
 - Emergency Services
 - Hazard Management
- Housing

SDG&E Subregional Natural Community Conservation Plan

The current SDG&E NCCP was approved in December 1995, authorizing take of 110 covered species resulting from SDG&E's ongoing activity impacts including installation, use, maintenance, and repair operations and expansion of its systems (SDG&E 1995). The current NCCP prescribes as "operational protocols" various protection, mitigation, and conservation measures that SDG&E must implement as part of its covered activities to ensure the survivability and conservation of protected species and their habitat. The 61 operational protocols provided in the current SDG&E NCCP include provisions for personnel training; pre-activity studies; and maintenance, repair, and construction of facilities, including access roads, survey work, and emergency repairs.

The Proposed Project is located within the area where SDG&E's utility operations are currently covered by the current NCCP; however, take¹ of listed special status wildlife species projected to occur as a result of SDG&E's covered activities within the current NCCP area is nearing the

¹ Under the NCCP, both the federal and state definition of take are used. Federal take is defined as "to harass, harm, pursue, hunt, shoot, wound, kill, capture, collect, or attempt to engage in any such conduct" (16 United States Code Sections 1532(19), 1538) and state take is defined as "hunt, pursue, catch, capture, or kill, or attempt to hunt, pursue, catch, capture, or kill" (California Fish and Game Code §86).

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level initially authorized under the NCCP (refer to Species Take Authorization discussion in subsection 4.1.7.1 of Section 4.1: Biological Resources). Take authorization for all of SDG&E's activities associated with this Proposed Project, including maintenance activities, may not be available through the current NCCP. SDG&E could apply to amend the current NCCP to add new area; cover additional species, subspecies, or populations; or increase the take authorization levels. The process to amend the current NCCP would be conducted over a minimum of one year. The amended NCCP could be in place by as early as late summer 2016, or later (Hollenbeck 2015).

SDG&E Low-Effect Habitat Conservation Plan for the Quino Checkerspot Butterfly

QCB has the potential to occur within the Proposed Project area. The SDG&E HCP for QCB was approved in May 2007 and authorized incidental take of federally endangered QCB. The HCP authorizes the loss of 33 acres of QCB habitat (SDG&E 2007). The HCP requires SDG&E to implement general and QCB-specific operational protocols to avoid or minimize take of QCB. To mitigate impacts to QCB, SDG&E must implement one of the following measures included in the HCP: (1) pay into a QCB habitat fund that will be used to benefit QCB through acquisition, restoration, or enhancement of QCB habitat; (2) enhance an unallocated portion of the SDG&E existing mitigation parcel for the benefit of QCB; (3) purchase credits from a to-be-established QCB bank, should one be approved by USFWS in the future; or (4) acquire a mitigation parcel that supports or could support QCB (SDG&E 2007).

City of San Diego and City of Poway Multiple Species Conservation Program Subarea Plans

The City of San Diego and the City of Poway are two of several jurisdictions participating in the County of San Diego MSCP, which was developed to protect biodiversity and enhance the quality of life in the region through the preservation of a network of habitats and open space areas. The City of San Diego and the City of Poway each have a Subarea Plan that was developed in conjunction with the wildlife agencies (e.g., USFWS and CDFW) and identifies core biological resource areas that are targeted for conservation. The City of San Diego Subarea Plan also includes the City of San Diego MHPA, which delineates core biological resource areas and habitat corridors that are targeted for conservation and within which limited development may occur. The City of Poway equivalent is defined as Mitigation Area within which land development zones and requirements are defined. Portions of the Proposed Project are located within the City of San Diego MHPA. The portion of the Proposed Project located within the City of Poway is within South Poway Planned Community land use category which includes habitat areas protected for sensitive species.

North County Multiple Habitat Conservation Program

The MHCP is a comprehensive conservation planning process that addresses the needs of multiple plant and animal species in North Western San Diego County. The MHCP encompasses the cities of Carlsbad, Encinitas, Escondido, Oceanside, San Marcos, Solana Beach, and Vista. Its goal is to conserve approximately 19,000 acres of habitat, of which roughly 8,800 acres (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. The Encina Hub modifications would be located within the North County MHCP.

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4.9.4 Applicant Proposed Measures

No measures were identified by SDG&E in its Proponents Environmental Assessment for potential land use impacts.

4.9.5 CEQA Significance Criteria

Appendix G of CEQA Guidelines (14 CCR 15000 *et seq.*) provides guidance on assessing whether a project would have significant impacts on the environment. Consistent with Appendix G, the Proposed Project would have significant impacts on land use and planning if it would:

- 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.

4.9.6 Approach to Impact Analysis

This impact analysis considers whether implementation of the Proposed Project or alternatives would result in significant land use impacts. The analysis focuses on reasonably foreseeable effects of the Proposed Project and alternatives as compared with baseline conditions. The analysis uses significance criteria based on the CEQA Appendix G Guidelines. The potential direct and indirect effects of the Proposed Project and alternatives are addressed; cumulative effects are addressed in Chapter 5: Cumulative Impacts. Effects that would result from operation and maintenance of the Proposed Project and alternatives are also addressed. Applicable APMs are identified and mitigation is defined to avoid or reduce significant land use impacts.

4.9.7 Proposed Project Impacts and Mitigation Measures

Table 4.9-4 provides a summary of the significance of potential land use impacts before and after implementation of mitigation measures only, since there are no applicable APMs.

Table 4.9-4 Summary of Proposed Project Impacts to Land Use and Planning

Significance Criteria	Project Phase	Significance Prior to APMs	Significance after APMs and before Mitigation ¹	Significance after Mitigation
Impact Land-1: Physically divide an established community	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---

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Significance Criteria	Project Phase	Significance Prior to APMs	Significance after APMs and before Mitigation ¹	Significance after Mitigation
Impact Land-2: Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---
Impact Land-3: Conflict with any applicable HCP or NCCP	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---

¹ No APMs are applicable for impacts on land use.

Impact Land-1: Would the Proposed Project have the potential to physically divide an established community? (No impact)

Transmission Line

The construction and operation of the proposed overhead 230-kV transmission lines on Segments A, C, and D would not divide an established community because they would be located in existing utility corridors adjacent to existing transmission and power lines. The SDG&E ROW would not be expanded, and there would be no development outside of the ROW. Operation and maintenance activities would be performed concurrently with operation and maintenance activities currently being performed on existing SDG&E infrastructure in the area. There would be no impacts from the construction and operation of transmission line Segments A, C, and D.

The construction and operation of the undergrounded transmission line Segment B would not divide an established community because it would be located under Carmel Valley Road, an existing road. There would be no development outside of the ROW or franchise agreement rights. Operation and maintenance activities would be performed concurrently with operation and maintenance activities currently being performed on existing SDG&E infrastructure in the area. There would be no impacts from the construction and operation of transmission line Segment B.

Substations, Encina Hub Modifications, and Mission—San Luis Rey Phase Transposition

Substation work would be performed entirely within existing SDG&E property and no expansion of facilities would occur. The work proposed to occur at the Encina Hub and Mission—San Luis Rey phase transposition work areas would not divide an established community because the proposed work areas would be located in an existing utility corridor adjacent to existing transmission and power lines. The SDG&E ROW would not be expanded, and there would be no development outside of the ROW. Operation and maintenance activities would be performed concurrently with operation and maintenance activities currently being

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performed on existing SDG&E infrastructure in the area. No impacts would occur from the construction and operation of these Proposed Project components.

Staging Yards

Staging yards are temporary work spaces that would be used only for construction and would not divide existing communities. Most of the staging yards (Stonebridge, Stowe, Camino Del Sur, Carmel Valley, and SR-56) are located in areas away from residences with no residences located directly adjacent to the staging yards. The Evergreen Nursery staging yard is located near some residences; however, the area where this staging yard is located has already been developed as a nursery. There would be no potential to divide an established community from the use of the Evergreen Nursery staging yard because it would be located in an area that is already being used. Staging yards would be restored to their approximate pre-construction condition following Proposed Project completion. No impacts would occur.

Mitigation Measures: None required.

Impact Land-2: Would the Proposed Project have the potential to conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect? (No impact)

No local land use plans, policies, or regulations requiring discretionary approval would apply to the Proposed Project because, pursuant to GO No. 131-D, the CPUC has sole and exclusive jurisdiction over the siting and design of such facilities. Consequently, the Proposed Project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Proposed Project area. There would be no impact.

The CPUC has consulted with local agencies regarding land use matters potentially affected by the Proposed Project. A land use consistency analysis focused on those City of San Diego, City of Poway, and City of Carlsbad General Plan policies most relevant to the Proposed Project is provided in Table 4.9-5 below for informational purposes only. The proposed facilities would all be located within areas previously identified and designated for utility substation and/or transmission line use and would be consistent with local plans and land uses.

Mitigation Measures: None required.

Impact Land-3: Would the Proposed Project have the potential to conflict with any applicable HCP or NCCP? (No impact)

Transmission Line, Staging Yards, and Mission—San Luis Rey Phase Transposition

Proposed Project transmission line Segments A, B, C, and D, temporary staging yards, and the Mission—San Luis Rey phase transposition work areas would be located either on SDG&E property, within SDG&E ROW or within roadway ROW (franchise agreement) within the City of San Diego and City of Poway MSCP Planning Areas. The Encina Hub modifications would be located within the North County MHCP. All of these Proposed Project locations would also be within the boundaries of the SDG&E NCCP, which was approved in 1995. The County and

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City MSCPs address the applicability of the SDG&E NCCP within SDG&E owned parcels and ROW easements, and it is acknowledged that the SDG&E NCCP supersedes any other MSCPs or HCPs for work conducted by SDG&E within its land ownership or ROW as conditioned in the SDG&E NCCP.

Currently, SDG&E's habitat take is nearing the level initially authorized under SDG&E's NCCP. Take authorization for all of SDG&E's activities associated with the Proposed Project, including maintenance activities, may not be available through the current NCCP. SDG&E could amend its NCCP to increase the take authorization levels. SDG&E must maintain valid take authorization throughout the duration of construction for all state and/or federally listed threatened or endangered species documented in the Proposed Project area (e.g., Coastal California gnatcatcher and least bell's vireo). Another potentially available option to SDG&E would be to seek take coverage under the City of San Diego MSCP coverage in lieu of waiting on their own NCCP amendment process to be completed. This would require a separate development permit by the City of Diego supported by a determination that the Proposed Project is consistent with the policies and guidelines of the MSCP Subarea Plan. A Subarea Plan consistency analysis has been drafted and is included in Appendix K of this EIR. Based on that analysis, the Proposed Project would be consistent with the City of San Diego MSCP, and no impact would occur under this regulatory permitting option.

Additional details regarding compliance with the SDG&E's NCCP for species take coverage can be found in Section 4.1: Biological Resources. The Proposed Project would comply with the terms of the SDG&E NCCP or would obtain project-specific take permits from state and federal regulatory agencies or would obtain take species take coverage through the City of San Diego MSCP. No impact would occur.

Mitigation Measures: None required.

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Table 4.9-5 Consistency Analysis of Land Use Plans, Policies, and Regulations

Land Use Plan, Policy, or Regulation	Consistency Determination
City of San Diego General Plan—Land Use and Community Planning Element	
Policy LU-E.2: Ensure consistency of all coastal planning policies with the regional, citywide, and other community-specific planning policies included in each General Plan Element.	The Proposed Project would be generally located outside of the Coastal Zone. The sites within the Coastal Zone (portion of transmission line Segment D and Encina Hub) are proposed for only minor modifications to existing facilities within the boundaries of the existing sites. The Proposed Project is consistent with the policy.
Policy LU.F.2: Review public and private projects to ensure that they do not adversely affect the General Plan and community plans. Evaluate whether proposed projects implement specified land use, density/intensity, design guidelines, and other General Plan and community plan policies including open space preservation, community identity, mobility, and the timing, phasing, and provision of public facilities.	The Proposed Project would not alter or significantly impact land uses as designated in the General Plan. The Proposed Project would not a) divide a community, b) conflict with land use policy, or c) conflict with habitat or other conservation plans. Each section of the EIR addresses relevant specific impacts (biological resources, aesthetics, noise, etc.) with regard to potential impacts and mitigation measures. The Proposed Project is consistent with the policy.
Policy LU-G.6: Require that all proposed development projects (ministerial and discretionary actions) notify the FAA in areas where the proposed development meets the notification criteria as defined by Code of Federal Regulations Title 14, Part 77.	SDG&E would comply with all requirements for notification and review by FAA of new utility transmission towers. The Proposed Project is consistent with the policy.
Policy LU-I.4: Prioritize and allocate citywide resources to provide public facilities and services to communities in need. Greater resources should be provided to communities where greater need exists.	The Proposed Project would provide greater reliability for electric utility service in the San Diego region. The Proposed Project is consistent with the policy.
Policy LU-I.6: Provide equal access to public facilities and infrastructure for all community residents.	The Proposed Project would provide equal access and increased reliability of public infrastructure for all community residents. The Proposed Project is consistent with the policy.
Policy LU-I.15: Plan for the equal distribution of potentially hazardous and/or undesirable, yet necessary, land uses, public facilities and services, and business to avoid over concentration in any one geographic area, community, or neighborhood.	The Proposed Project would generally use existing facilities to enhance electric utility service over a broad area. No new facilities (generating plants, substations, etc.) are proposed. The Proposed Project is consistent with the policy.

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Land Use Plan, Policy, or Regulation	Consistency Determination
City of San Diego General Plan—Mobility Element	
<p>Policy ME-E.6: Require new development to have site designs and on-site amenities that support alternative modes of transportation. Emphasize pedestrian and bicycle-friendly design, accessibility to transit, and provision of amenities that are supportive and conducive to implementing TDM strategies such as car sharing vehicles and parking spaces, bike lockers, preferred rideshare parking, showers and lockers, on-site food service, and child care, where appropriate.</p>	<p>The Proposed Project would not, under standard operations, involve the generation of vehicle trips, other than a negligible amount of maintenance trips. Existing trails, bicycle routes, etc., would be maintained to the greatest extent possible during construction (see Section 4.7: Transportation and Traffic). The Proposed Project is consistent with the policy.</p>
City of San Diego General Plan—Urban Design Element	
<p>Policy UD-A.3: Design development adjacent to natural features in a sensitive manner to highlight and complement the natural environment in areas designated for development.</p>	<p>The Proposed Project would primarily focus construction within utility rights-of-way with existing transmission facilities and within road rights-of-way. Aesthetic considerations adjacent to construction are addressed in Section 4.2: Aesthetics. Additionally, SDG&E would be required to mitigate for any impacts to plants and wildlife in sensitive areas (see Section 4.1: Biological Resources). The Proposed Project is consistent with the policy.</p>
<p>Policy UD-A.8: Landscape materials and design should enhance structures, create and define public and private spaces, and provide shade, aesthetic appeal, and environmental benefits.</p>	<p>The Proposed Project would primarily involve construction within transmission and roadway rights-of-way, where disturbance already exists. Landscaping and other mitigation measures are addressed in Section 4.2: Aesthetics. The Proposed Project is consistent with the policy.</p>
<p>Policy UD-A.16. Minimize the visual and functional impact of utility systems and equipment on streets, sidewalks, and the public realm.</p>	<p>The Proposed Project would primarily involve construction within transmission and roadway rights-of-way, where disturbance already exists and further impact is minimized. Landscaping and other mitigation measures are addressed in Section 4.2: Aesthetics. One of the segments would include a new line underground in Carmel Valley Road, avoiding further above ground impacts. The Proposed Project is consistent with the policy.</p>
City of San Diego General Plan—Public Facilities, Services, and Safety	
<p>Policy PF-A.1: Reduce existing deficiencies by investing in needed public facilities and infrastructure to serve existing and future development.</p>	<p>The Proposed Project would address existing deficiencies and would increase reliability of electric utility service in the San Diego region. The Proposed Project is consistent with the policy.</p>

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Policy PF-D.6 Provide public safety related facilities and services to assure that adequate levels of service are provided to existing and future development.	Electric utility service reliability would be enhanced by the Proposed Project. The Proposed Project is consistent with the policy.
Policy PF-E.2: Maintain average response time goals as development and population growth occurs.	Response time would not be adversely affected by the Proposed Project. The Proposed Project is consistent with the policy.
Policy PF-E.7: Maintain service levels to meet demands of continued growth and development, tourism, and other events that require services.	Service levels would not be affected by the Proposed Project. Utility reliability will be enhanced. The Proposed Project is consistent with the policy.
Policy PF-I.5: Plan for sufficient waste handling and disposal capacity to meet existing and future needs. Evaluate existing waste disposal facilities for potentiation expansion sites for new disposal facilities.	Waste from construction would be disposed of according to required protocols and regulations. No new waste disposal facilities are proposed. The Proposed Project is consistent with the policy.
Policy PF-M.1: Ensure that public utilities are provided, maintained, and operated in a cost-effective manner that protects residents and enhances the environment.	The purpose of the Proposed Project is to provide enhanced reliability of electrical utility services in the San Diego region. This EIR is required to assure that environmental impacts are appropriately addressed. Additional specifics are found in Section 4.17: Utilities and Public Service Systems. The Proposed Project is consistent with the policy.
Policy PF-M.3: Integrate the design and siting of safe and efficient public utilities and associated facilities into the early stages of the long range planning and development process, especially in redevelopment/urban areas where land constraints exist.	The Proposed Project would involve construction of transmission lines within existing SDG&E utility and roadway ROWs. The use of existing easements and ROWs would efficiently use existing resources without disturbing new land areas. The Proposed Project is consistent with the policy.
Policy PF-M.4: Cooperatively plan for and design new or expanded public utilities and associated facilities (e.g., telecommunication infrastructure, planned energy generation facilities).	The Proposed Project would utilize existing transmission corridors so that intrusion into existing urban areas or open space is minimized. Further details and mitigation measures are outlined in Sections 4.1: Biological Resources, 4.2: Aesthetics, 4.10: Recreation, and 4.17: Utilities and Public Service Systems. The Proposed Project is consistent with the policy.
City of San Diego General Plan—Conservation Element	
Policy CE-B.4: Limit and control runoff, sedimentation, and erosion both during and after construction activity.	The Proposed Project would be subject to state and local regulations regarding the control of stormwater. These issues are addressed in Section 4.6: Hydrology and Water Resources. The Proposed Project is consistent with the policy.

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Policy CE-E.2: Apply water quality protection measures to land development projects early in the process - during project design, permitting, construction, and operations – in order to minimize the quantity of runoff generated on-site, the disruption of natural water flows and the contamination of storm water runoff.	The Proposed Project would be subject to state and local regulations regarding the control of stormwater. These issues are addressed in Section 4.6: Hydrology and Water Resources. The Proposed Project is consistent with the policy.
Policy CE-E.3: Require contractors to comply with accepted storm water pollution prevention planning practices for all projects.	The Proposed Project would be subject to state and local regulations regarding the control of stormwater. These issues are addressed in Section 4.6: Hydrology and Water Resources. The Proposed Project is consistent with the policy.
Goal CE-G: Preservation of healthy, biologically diverse regional ecosystems and conservation of endangered, threatened, and key sensitive species and their habitats.	The Proposed Project would be required to mitigate for impacts to sensitive habitat and special—status species. Existing transmission corridors would be used so that intrusion into existing open space is minimized. Further details and mitigation measures are outlined in Section 4.1: Biological Resources. The Proposed Project is consistent with the policy.
Policy CE-G.1: Preserve natural habitats pursuant to the MSCP, preserve rare plants and animals to the maximum extent practicable, and manage all City-owned native habitats to ensure their long-term biological viability.	The Proposed Project would be required to mitigate for impacts to sensitive habitat and special—status species. Existing transmission corridors would be used so that intrusion into existing open space is minimized. Further details and mitigation measures are outlined in Section 4.1: Biological Resources. The Proposed Project is consistent with the policy.
Policy CE-G.3: Implement conservation goals/policies of the City's MSCP Subarea Plan, such as providing connectivity between habitats and limiting recreational access and use to appropriate areas.	The Proposed Project would adhere to mitigation that is line with other regional habitat conservation plans developed by San Diego County, the City of San Diego, and the City of Poway. Existing transmission corridors would be used so that intrusion into existing open space is minimized. Further details and mitigation measures are outlined in Sections 4.1: Biological Resources and 4.10: Recreation. The Proposed Project is consistent with the policy.
City of San Diego General Plan—Recreation Element	
Policy RE-C.1: Protect existing parklands and open space from unauthorized encroachment by adjacent development through appropriate enforcement measures.	The Proposed Project would be coordinated with the City of San Diego Parks and Recreation Department Open Space Division and park rangers. Existing transmission corridors would be used so that intrusion into open space areas is minimized. Further details and mitigation measures are outlined in Sections 4.1: Biological Resources and 4.10: Recreation. The Proposed Project is consistent with the policy.

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Policy RE-D.7 Provide public access to open space for recreational purposes.	The Proposed Project would be coordinated with the City of San Diego Parks and Recreation Department Open Space Division and park rangers. Existing transmission corridors would be used so that intrusion into existing open space is minimized. No public access to open space or parks would be permanently affected. Further details and mitigation measures are outlined in Section 4.10: Recreation. The Proposed Project is consistent with the policy.
Policy RE-E.1: Engage in multi-purpose planning and inter-agency coordination to provide a variety of compatible recreational activities within a given location, especially where they cross jurisdictional boundaries.	The Proposed Project is an electrical transmission project and does not include a recreational component. The Proposed Project is consistent with the policy.
Policy RE-F.1: Protect and enhance park lands from adjacent incompatible uses and encroachments.	The Proposed Project would be coordinated with the City of San Diego Parks and Recreation Department Open Space Division and park rangers. Existing transmission corridors would be used so that intrusion into existing open space is minimized. Further details and mitigation measures are outlined in Sections 4.1: Biological Resources and 4.10: Recreation. The Proposed Project is consistent with the policy.
City of San Diego General Plan—Noise Element	
Policy NE-A.1: Separate excessive noise-generating uses from residential and other noise-sensitive land uses with a sufficient spatial buffer of less sensitive uses.	Noise-generating activities during construction of the Proposed Project would be minimized and subject to mitigation measures outlined in Section 4.8: Noise. No significant noise would be generated during operation of the project. The Proposed Project is consistent with the policy.
Policy NE-A.2: Assure the appropriateness of proposed developments relative to existing and future noise levels by consulting the guidelines for noise-compatible land uses (shown on Table NE-3) to minimize the effects of noise-sensitive land uses.	Noise-generating activities during construction of the Proposed Project would be minimized and subject to mitigation measures outlined in Section 4.8: Noise. No significant noise would be generated during operation of the project. The Proposed Project is consistent with the policy.

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<p>Policy NE-A.4: Require an acoustical study consistent with Acoustical Study Guidelines (Table NE-4) for proposed developments in areas where the existing or future noise levels exceeds or would exceed the “compatible” noise level thresholds as indicated on the Land Use Noise Compatibility Guidelines (Table NE-3), so that noise mitigation measures can be included in the project design to meet the noise guidelines.</p>	<p>From October to November 2014, SDG&E conducted a community noise survey for the Proposed Project. In addition, further analysis was conducted within with Section 4.8: Noise of this EIR. The analysis in the community noise survey and in Section 4: Noise of this EIR covered the guidelines in Table NE-4. The noise community survey provides existing noise levels and Section 4.8: Noise of this EIR provides equivalent sound level (L_{eq}) measurements within the Proposed Project and airport influence areas, recommends appropriate mitigation measures, and estimates noise exposure levels with mitigation measures. The final guideline requiring a post-project assessment for acoustical studies does not apply for the Proposed Project. Other than corona noise, for which there is not mitigation, the Proposed Project will not increase noise from operations. The Proposed Project is consistent with the policy.</p>
<p>NE-I.3. Consider noise attenuation measures and techniques addressed by the Noise Element, as well as other feasible attenuation measures not addressed as potential mitigation measures, to reduce the effect of noise on future residential and other noise-sensitive land uses to an acceptable noise level.</p>	<p>Noise-generating activities during construction of the Proposed Project would be minimized and subject to mitigation measures outlined in Section 4.8: Noise. No significant noise would be generated during operation of the project. The Proposed Project is consistent with the policy.</p>
City of San Diego General Plan—Historic Preservation Element	
<p>Policy HP-A.2: Fully integrate the consideration of historical and cultural resources in the larger land use planning process.</p>	<p>Construction of the Proposed Project would be confined to existing utility corridors (above ground) and road ROWs so that potential disturbance of cultural and archaeological resources would be minimized. Further details and mitigation measures are outlined in Section 4.3: Cultural Resources. The Proposed Project is consistent with the policy.</p>
MCAS Miramar Airport Land Use Compatibility Plan	
<p>Overflight Notification: In addition to the Real Estate Disclosure documents required by State law (see Policy 3.7.2), an Overflight Notification document shall be recorded for any local agency approval of residential land use development within the area indicated on Map MIR-4, Compatibility Policy</p> <p>Map: Overflight.</p> <ol style="list-style-type: none"> a. The Overflight Notification document shall contain the language indicated in Appendix F. b. Recordation of an Overflight Notification 	<p>While the Proposed Project is located within the overflight notification zone and the overflight-related real estate disclosure zone, it would not require any notification. Policy 3.6.2 (b) states that “recordation of an <i>Overflight Notification</i>” document is not required for nonresidential development” (San Diego County Regional Airport Authority 2008). No conflicts with the ALUCP are expected to occur. The Proposed Project is consistent with the policy.</p>

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<p>document is not required for nonresidential development.</p> <p>c. Nothing in this policy is intended to prevent a local land use jurisdiction from adopting and implementing an expanded form of the overflight notification area or Overflight Notification document.</p>	
City of Carlsbad General Plan	
<p>Policy C.1 (Land Use Element - Overall Land Use Pattern): Arrange land uses so that they preserve community identity and are orderly, functionally efficient, healthful, convenient to the public and aesthetically pleasing.</p>	<p>The Proposed Project would primarily involve construction within transmission and roadway rights-of-way, where disturbance already exists and further impact is minimized. Landscaping and other mitigation measures are addressed in Section 4.2: Aesthetics. The Proposed Project is consistent with the policy.</p>
<p>Policy C.7 (Land Use Element - Environmental): Require comprehensive environmental review in accordance with the California Environmental Quality Act (CEQA) for all projects that have the potential to impact natural resources or environmental features.</p>	<p>The impacts of conducting the modifications are analyzed in this EIR under CEQA. The Proposed Project is consistent with the policy.</p>
<p>Policy C.8 (Land Use Element - Environmental): Require that the construction of all projects be monitored to ensure that environmental conditions and mitigating measures are fully implemented and are successful.</p>	<p>Mitigation monitoring will be performed to confirm that the mitigation measures identified in the EIR are implemented. The Proposed Project is consistent with the policy.</p>
<p>Policy C.9 (Land Use Element - Environmental): Implement to the greatest extent feasible the natural resource protection policies of the Local Coastal Program.</p>	<p>The Encina Hub site is located within the City of Carlsbad Local Coastal Program. Work at Encina Hub would consist of minor modifications to existing facilities within the boundaries of the existing site. The Proposed Project is consistent with the policy.</p>
<p>Policy C.1 (Noise Element - General): Attempt to control noise primarily at its source. Where this is not feasible, controls along the transmission path of the noise should be required.</p>	<p>Noise-generating activities during construction of the Proposed Project would be minimized and subject to mitigation measures outlined in Section 4.8: Noise.</p>
<p>Policy C.5 (Noise Element - General): Enforce the policy of the City that sixty (60) dBA CNEL is the exterior noise level to which all residential units should be mitigated. 65 dBA CNEL is the maximum noise level to which</p>	<p>There are no sensitive receptors located within 1,000 feet of the Encina Hub site; therefore, work at the Encina Hub site would not expose residences to noise. The Proposed Project is consistent with the policy.</p>

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residential units subject to noise from McClellan-Palomar Airport should be permitted. Additional disclosure actions for new development in the Airport Influence Area as depicted in the McClellan-Palomar Airport Land Use Compatibility Plan (ALUCP), such as aviation easements, deed restrictions, recorded notice, etc., may be required of developers/sellers of noise impacted residential units.

For residential properties identified as requiring a noise study, a study shall be prepared by an acoustical professional. This study shall document the projected maximum exterior noise level and mitigate the projected exterior noise level to a maximum allowable noise level as identified in this policy.

Interior noise levels should be mitigated to 45 dBA CNEL when openings to the exterior of the residence are open or closed. If openings are required to be closed to meet the interior noise standard, then mechanical ventilation shall be provided.

If the acoustical study shows that exterior noise levels cannot be mitigated to the level allowable as identified in this policy or less, the development should not be approved without one or more of the following findings:

1. Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect (noise).
2. Changes or alterations to avoid or substantially lessen the significant environmental effect (noise) are within the responsibility and jurisdiction of another public agency and not the City of Carlsbad. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
3. Specific economic, social, or other considerations make infeasible the mitigation measures or project alternatives to avoid or substantially lessen the significant environmental effect (noise).

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Land Use Plan, Policy, or Regulation	Consistency Determination
<p>If a project is approved with exterior noise levels exceeding the level allowable pursuant to this policy, all purchasers of the impacted property shall be notified in writing prior to purchase, and by deed disclosure in writing, that the property they are purchasing is, or will be, noise impacted and does not meet Carlsbad noise standards for residential property. Notwithstanding project approval, no residential interior CNEL should exceed 45 dBA.</p>	
<p>Policy C.3 (Public Safety – General): Prohibit the location of critical structures directly across known faults unless a geotechnical and/or seismic investigation is performed to show that the fault is neither active nor potentially active.</p>	<p>The Encina Hub site is not located across a known fault. The Proposed Project is consistent with the policy.</p>
<p>Policy C.12 (Public Safety – General): Require installation of appropriate siltation and erosion control measures on proposed building and development sites wherever there is a potential for soil erosion.</p>	<p>The Proposed Project would be subject to state and local regulations regarding the control of stormwater. These issues are addressed in Section 4.6: Hydrology and Water Resources. The Proposed Project is consistent with the policy.</p>
<p>Policy C.3 (Public Safety –Hazardous Materials): Maintain regulations which require proper storage and disposal of hazardous materials to reduce the likelihood of leakage, explosions, or fire, and to properly contain potential spills from leaving the site.</p>	<p>The Proposed Project would be subject to state and local regulations regarding the storage and disposal of hazardous materials. These issues are addressed in Section 4.11: Hazards and Hazardous Materials. The Proposed Project is consistent with the policy.</p>
<p>Policy C (Public Safety – Electro-Magnetic Fields): Monitor research in this field as well as the regulatory proposals of federal and state health and environmental agencies. Until comprehensive procedures are developed and required by such an agency, do not adopt land use or other regulations for EMFs. Work with SDG&E to provide information regarding transmission line field strength data to concerned parties.</p>	<p>The EIR addresses potential effects from EMF in Chapter 2: Project Description. The Proposed Project is consistent with the policy.</p>

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City of Poway General Plan	
Goal I, Policy A – Streetscape, Strategy 2: Screening such as solid walls or fencing should principally serve as a device to restrict visual and acoustical impacts, but should also be designed to enhance the streetscape.	The Proposed Project would implement mitigation measures to reduce potential visual impacts from fences and walls, including using dull, non-reflective finish. Further details and mitigation measures are outlined in Section 4.2: Aesthetics. The Proposed Project is consistent with the policy.
Goal I, Policy A – Streetscape, Strategy 5: All utilities, except electrical lines carrying more than 34.5 kV, should be located underground.	The Proposed Project would carry 230 kV. The Proposed Project is consistent with the policy.
Goal I, Policy C – Site Design, Strategy 1: The layout of a site should consider the planning of adjoining parcels to ensure visual and functional compatibility with surrounding development.	The Proposed Project would primarily involve construction within transmission and roadway rights-of-way, where disturbance already exists and further impact is minimized. Landscaping and other mitigation measures are addressed in Section 4.2: Aesthetics. The Proposed Project is consistent with the policy.
Goal I, Policy C – Site Design, Strategy 8: Structures should be located oriented or designed to avoid general views from the street of long linear buildings.	Visual impacts of the Proposed Project and mitigation measures that would be implemented to reduce visual impacts are addressed in Section 4.2: Aesthetics. The Proposed Project is consistent with the policy.
Goal I, Policy C – Site Design, Strategy 23: Natural vegetation shall be preserved where feasible clearing should be limited to access roads homesites and fire break buffering Where visible slopes are created adjacent to areas of natural vegetation similar plant materials shall be introduced for erosion control and to mitigate the visual impact of land alteration.	The Proposed Project would require revegetation for all temporary and permanent impacts to sensitive habitat. In addition, the Proposed Project would include landscaping to mitigate for visual impacts. Further details and mitigation measures are outlined in Section 4.1: Biological Resources and Section 4.2: Aesthetics.
Goal I, Policy C – Site Design, Strategy 24: A brush management plan shall be required before clearing of native vegetation for any reason including fire control.	Brush clearing or vegetation management would be required around all new pole structures during operation and maintenance of the Proposed Project. The Proposed Project is consistent with the policy.
Goal I, Policy D – Grading: Necessary grading should be done so as to minimize the disturbance to the site and the environmental and aesthetic impacts.	Visual and erosion impacts associated with grading are addressed in Section 4.2: Aesthetics and Section 4.6: Hydrology and Water Resources. The Proposed Project is consistent with the policy.
Goal I, Policy H – Walls and fencing should be provided where necessary to ensure privacy or provide noise attenuation.	Temporary sound walls would be used for the Proposed Project for noise attenuation. Further details are outlined in Section 4.8: Noise. The Proposed Project is consistent with the policy.

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Goal I, Policy I – Lighting should provide for public convenience and safety but not conflict with the rural nature of the community.	Impacts associated with lighting for the Proposed Project and the mitigation measures implemented to reduce impacts are addressed in Section 4.2: Aesthetics. The Proposed Project is consistent with the policy.
Goal IV, Policy C- Biological Resources, Strategy 7: Mitigation for significant impacts to biological resources in the form of preservation onsite and offsite or restoration shall be required All preservation and restoration areas shall be dedicated as permanent biological open space.	Compensatory mitigation shall be required for the Proposed Project for impacts to sensitive habitats. Further details and mitigation measures are outlined in Section 4.1: Biological Resources. The Proposed Project is consistent with the policy.
Goal IV, Policy C- Biological Resources, Strategy 9: Require biological monitoring during construction where there is the potential to impact sensitive biological resources Construction monitoring shall be conducted by a qualified biologist and follow the guidelines outlines in the Detailed Biological Assessment to ensure that all construction practices consider the protection of sensitive biological resources both on and offsite.	The Proposed Project would require biological monitoring for the mitigation measures identified in this EIR. Further details and mitigation measures are outlined in Section 4.1: Biological Resources. The Proposed Project is consistent with the policy.
Goal IV, Policy D – Archeological Sites: Archeological resources are an important part of our heritage and should be preserved and protected.	Construction of the Proposed Project would be confined to existing utility corridors (above ground) so that potential disturbance of cultural and archaeological resources would be minimized. Further details and mitigation measures are outlined in Section 4.3: Cultural Resources. The Proposed Project is consistent with the policy.
Goal IV, Policy E – Historical Sites: The historical structures which remain in Poway contribute significantly to the rural small town character of the community and should be preserved.	Construction of the Proposed Project would be confined to existing utility corridors (above ground) so that potential disturbance of historical resources would be minimized. Further details and mitigation measures are outlined in Section 4.3: Cultural Resources. The Proposed Project is consistent with the policy.
Goal VII, Policy G – Hazardous Waste Management: The City supports the San Diego County Hazardous Waste Management Plan and seeks its implementation by encouraging waste minimization proper disposal of household hazardous wastes and by establishing criteria for land use decisions regarding hazardous waste treatment facility siting.	The Proposed Project would be subject to state and local regulations regarding the storage and disposal of hazardous materials. These issues are addressed in Section 4.11: Hazards and Hazardous Materials. The Proposed Project is consistent with the policy.

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Goal VII, Policy H – Noise: Ensure a safe and pleasant acoustical environment for the residents of Poway.	Noise-generating activities during construction of the Proposed Project would be minimized and subject to mitigation measures outlined in Section 4.8: Noise. No significant noise would be generated during operation of the project. The Proposed Project is consistent with the policy.
Goal VIII, Policy B – Geologic Hazards: The community should be protected against the hazards associated with geologic formations particularly landslides through proper land use policies and mitigation.	Geologic hazards are addressed in Section 4.5: Geology, Soils, and Mineral Resources. The Proposed Project is consistent with the policy.
Goal VIII, Policy C – Seismic Safety: Seismic hazards should be controlled to a level of acceptable risk through the identification and recognition of potentially hazardous conditions and areas.	Seismic hazards are addressed in Section 4.5: Geology, Soils, and Mineral Resources. The Proposed Project is consistent with the policy.
Goal IX, Policy A – City Water System: A consistent level of quality water service shall be maintained by minimizing the impacts of new land use changes on the existing system.	Impacts to water systems are addressed in Section 4.17: Utilities and Public Service Systems. The proposed project would use non-potable water during construction, thereby limiting the use of potable water. The Proposed Project is consistent with the policy.
Goal IX, Policy B – Groundwater: Groundwater supplies should be protected and monitored to ensure that overdraft does not occur.	The Proposed Project would implement a SWPPP to address issues associated with groundwater dewatering and mitigation to prohibit the use of groundwater for construction and operation and maintenance. These issues are addressed in Section 4.6: Hydrology and Water Resources. The Proposed Project is consistent with the policy.
Goal X, Policy A – Energy Efficient Land Uses: Appropriate planning and land use practices should be used to reduce the community's reliance on non-renewable sources of energy.	One of the objectives of the Proposed Project is to promote compliance with State of California policy goals related to renewable integration. The Proposed Project is consistent with the policy.

Sources: City of San Diego 2008, City of Poway 1991, City of Carlsbad 2013, MCAS Miramar 2008

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4.9.8 Alternative 1: Eastern Cable Pole at Carmel Valley Road (Avoids Cable Pole in Black Mountain Ranch Community Park)

Alternative 1 would involve installation of a new cable pole immediately south of and adjoining Carmel Valley Road within existing SDG&E ROW, transitioning the Segment A overhead transmission line directly into the proposed Carmel Valley Road Segment B underground alignment. Alternative 1 would avoid installation of a cable pole and underground duct bank within the Black Mountain Ranch Community Park. This alternative is described in more detail in Chapter 3: Alternatives.

4.9.8.1 Alternative 1 Environmental Setting

The Alternative 1 environmental setting for land use and planning would be the same as that of the Proposed Project. The land use conditions for the Proposed Project described in Section 4.9.2 would apply to this alternative.

4.9.8.2 Alternative 1 Environmental Impacts and Mitigation Measures

Table 4.9-6 summarizes the impacts to land use from Alternative 1.

Table 4.9-6 Summary of Alternative 1 Impacts to Land Use and Planning

Significance Criteria	Project Phase	Significance Prior to APMs	Significance after APMs and before Mitigation ¹	Significance after Mitigation
Impact Land-1: Potential to physically divide an established community.	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---
Impact Land-2: Potential to conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---
Impact Land-3: Potential to conflict with any applicable HCP or NCCP.	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---

¹ No APMs are applicable for impacts on land use.

Like the Proposed Project, Alternative 1 would have no impact under any of the three CEQA significance criteria for land use and planning. Alternative 1 would have no impacts on land use because Alternative 1 would be located within existing utility ROW, would not conflict with the City of San Diego MSCP, and would not conflict with any local land use plans, policies, or regulations requiring discretionary approval because, pursuant to GO No. 131-D, the CPUC has sole and exclusive jurisdiction over the siting and design of such facilities.

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4.9.9 Alternatives 2a and 2b: Eastern Cable Pole at Pole P40 and Underground Alignment through City Open Space or City Water Utility Service Road (Avoids Cable Pole in Black Mountain Ranch Community Park)

Alternative 2 would involve installation of a new cable pole in the same location for both Alternatives 2a and 2b, approximately 300 feet south of Carmel Valley Road within existing SDG&E ROW, transitioning the Segment A overhead transmission line into the proposed Carmel Valley Road Segment B underground alignment via one of two underground alignment options. Alternative 2a would locate the underground duct bank west of SDG&E ROW through City of San Diego open space and into Carmel Valley Road. Alternative 2b would locate the underground duct bank east of SDG&E ROW through a City of San Diego water utility service road and into Carmel Valley Road. Both Alternative 2a and 2b would avoid installation of a cable pole and underground duct bank within the Black Mountain Ranch Community Park. This alternative is described in more detail in Chapter 3: Alternatives.

4.9.9.1 Alternative 2 Environmental Setting

The Alternative 2 environmental setting for land use would be the same as that of the Proposed Project. The land use conditions for the Proposed Project described in Section 4.9.2 would apply to this alternative.

4.9.9.2 Alternative 2 Environmental Impacts and Mitigation Measures

Table 4.9-7 summarizes the impacts to land use from Alternative 2.

Table 4.9-7 Summary of Alternative 2 Impacts to Land Use and Planning

Significance Criteria	Project Phase	Significance Prior to APMs	Significance after APMs and before Mitigation ¹	Significance after Mitigation
Impact Land-1: Potential to physically divide an established community.	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---
Impact Land-2: Potential to conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---
Impact Land-3: Potential to conflict with any applicable HCP or NCCP.	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---

¹ No APMs are applicable for impacts on land use.

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Like the Proposed Project, Alternative 2 would have no impact under any of the three CEQA significance criteria for land use and planning. Alternative 2 would have no impacts on land use because Alternative 2 would either be located within existing utility ROW (cable pole) or would be located within a new underground easement (underground duct bank) which the City of San Diego has confirmed would be legally feasible within designated parkland² and City of San Diego MSCP. Alternative 2 also would not conflict with any local land use plans, policies, or regulations requiring discretionary approval because, pursuant to GO No. 131-D, the CPUC has sole and exclusive jurisdiction over the siting and design of such facilities.

4.9.10 Alternative 3: Los Peñasquitos Canyon Preserve – Mercy Road Underground (Avoids Overhead in Northern Half of Segment A, Underground in Segment B, and Overhead in Segment C)

Alternative 3 would include installing an underground alignment starting at a new cable pole where the existing SDG&E ROW crosses Ivy Hill Road and ending at a new cable pole approximately 550 feet west of the Peñasquitos Junction (i.e., where Proposed Project Segments C and D meet). The underground alignment would follow Scripps Poway Parkway, Mercy Road, Black Mountain Road, and finally Park Village Road. Alternative 3 would bypass the northern half of Proposed Project Segment A and all of Proposed Project Segments B and C. This alternative is described in more detail in Chapter 3: Alternatives.

4.9.10.1 Alternative 3 Environmental Setting

The Alternative 3 underground transmission line would be constructed from cable pole P19 in Proposed Project Segment A to Peñasquitos Junction within existing roads, including Scripps Poway Parkway, Mercy Road, Black Mountain Road, and Park Village Road. The underground transmission line would be located within the Rancho Peñasquitos community. This underground alignment would occur within City of San Diego franchise ROW.

Land uses in the vicinity of the roads include a mix of “Commercial Employment, Retail and Services” and “Residential” east of I-15, and predominantly single-family uses west of I-15 (approximately three-fourths of the length of the alternative). A portion of Mercy Road also abuts open space to the east and Canyonside Community Park to the west.

4.9.10.2 Alternative 3 Environmental Impacts and Mitigation Measures

Table 4.9-8 summarizes the impacts to land use from Alternative 3.

² The City has allowed underground utilities within parkland in the past when such utilities did not interfere with the intended dedicated parkland recreational uses (per City Attorney Memorandum of Law ML-90-17).

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Table 4.9-8 Summary of Alternative 3 Impacts to Land Use and Planning

Significance Criteria	Project Phase	Significance Prior to APMs	Significance after APMs and before Mitigation ¹	Significance after Mitigation
Impact Land-1: Potential to physically divide an established community.	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---
Impact Land-2: Potential to conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---
Impact Land-3: Potential to conflict with any applicable HCP or NCCP.	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---

¹ No APMs are applicable for impacts on land use.

Like the Proposed Project, Alternative 3 would have no impact under any of the three CEQA significance criteria for land use and planning. Alternative 3 would have no impacts on land use because Alternative 3 would be located within existing ROW or franchise agreement rights, would not conflict with the City of San Diego MSCP, and would not conflict with any local land use plans, policies, or regulations requiring discretionary approval because, pursuant to GO No. 131-D, the CPUC has sole and exclusive jurisdiction over the siting and design of such facilities.

4.9.11 Alternative 4: Segment D 69-kV Partial Underground Alignment (Reduces New TSPs in Segment D)

Alternative 4 would include the installation of a double 69-kV underground alignment starting at two new cable poles (P48AA and P48BB) in Proposed Project Segment D near existing lattice tower E17. The underground alignment would follow Carmel Mountain Road and East Ocean Air Drive, ending at the Peñasquitos Substation. Within Proposed Project Segment D, an existing 69-kV line would be removed from the existing steel lattice towers, and a second 69-kV power line on existing H-frame structures would be de-energized and left in place. Construction within Proposed Project Segment D would be reduced under Alternative 4. The 230-kV transmission line would be installed on the existing steel lattice towers similar to the Proposed Project; however, the H-frame structures would not be removed, and no new TSPs would be installed between lattice tower E17 and the Peñasquitos Substation. This alternative is described in more detail in Chapter 3: Alternatives.

4.9.11.1 Alternative 4 Environmental Setting

The underground 69-kV power lines would be located within the Del Mar Mesa, Torrey Hills, and Carmel Valley communities. The underground alignment would be located within City of San Diego franchise ROW.

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The Alternative 4 underground alignment would be adjacent to a mix of residential and commercial land uses.

4.9.11.2 Alternative 4 Environmental Impacts and Mitigation Measures

Table 4.9-9 summarizes the impacts to land use from Alternative 4.

Table 4.9-9 Summary of Alternative 4 Impacts to Land Use and Planning

Significance Criteria	Project Phase	Significance Prior to APMs	Significance after APMs and before Mitigation ¹	Significance after Mitigation
Impact Land-1: Potential to physically divide an established community.	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---
Impact Land-2: Potential to conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---
Impact Land-3: Potential to conflict with any applicable HCP or NCCP.	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---

¹ No APMs are applicable for impacts on land use.

Like the Proposed Project, Alternative 4 would have no impact under any of the three CEQA significance criteria for land use and planning. Alternative 4 would have no impacts on land use because Alternative 4 would be located within existing ROW or franchise agreement rights, would not conflict with the City of San Diego MSCP, and would not conflict with any local land use plans, policies, or regulations requiring discretionary approval because, pursuant to GO No. 131-D, the CPUC has sole and exclusive jurisdiction over the siting and design of such facilities.

4.9.12 Alternative 5: Pomerado Road to Miramar Area North Combination Underground/Overhead (Avoids All Proposed Project Segments)

Alternative 5 would include underground installation of the transmission line with the exception of the east and west ends where the transmission line would be installed in an overhead within existing SDG&E ROWs. Under this alternative, the alignment would exit the Sycamore Canyon Substation at MCAS Miramar an overhead line and travel westerly within an existing SDG&E ROW toward Stonebridge Parkway. The transmission line would transition to underground beneath Stonebridge Parkway in the vicinity of Greenstone Court, then continue underground on Pomerado Road, Miramar Road, Kearny Villa Road, Black Mountain Road, Activity Road, Camino Ruiz, Miralani Drive, Arjons Drive, Trade Place, Camino Santa Fe, Carroll Road/Carroll Canyon Road and Scranton Road. The transmission line would temporarily transition to an overhead alignment via two new cable poles and two new interset

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poles, where it would cross I-15. At the western end of the underground portion, the line would transition back to overhead structures located within an existing SDG&E ROW heading northward into the Peñasquitos Substation. Alternative 5 would avoid construction within the Proposed Project alignment with the exception of approximately 3,400 feet of existing SDG&E ROW in Segment A connecting to the Sycamore Canyon Substation. This alternative is described in more detail in Chapter 3: Alternatives.

4.9.12.1 Alternative 5 Environmental Setting

The Alternative 5 underground transmission line would be located in City of San Diego franchise ROW within the Scripps Miramar Ranch, Mira Mesa, and Rancho Encantada communities. The overhead transmission line would be located within the Mira Mesa and Torrey Hills communities.

The environmental setting for Alternative 5 is substantially different from the Proposed Project. The 2.1 mile overhead transmission line would be located in areas that are primarily designated “Industrial Employment” and “Commercial, Employment, Retail and Services” in the City of San Diego General Plan and would be located within existing utility transmission easements. A portion of the overhead line would cross the Los Peñasquitos Canyon Preserve, designated as “Park, Open Space and Recreation.”

The remainder of the route would be underground within City of San Diego ROW adjacent to a wide variety of land use types. The uses adjacent to the underground alignment between Carroll Canyon Road and I-15 primarily comprise industrial and commercial parks with some open space buffers. The adjacent areas east of I-15 are a mix of areas designated “Residential” and “Park, Open Space and Recreation.” A portion of the underground alignment also borders the northern edge of Alliant International University at Scripps Ranch, designated for “Institutional and Public and Semi-Public Facilities.”

4.9.12.2 Alternative 5 Environmental Impacts and Mitigation Measures

Table 4.9-10 summarizes the impacts to land use from Alternative 5.

Table 4.9-10 Summary of Alternative 5 Impacts to Land Use and Planning

Significance Criteria	Project Phase	Significance Prior to APMs	Significance after APMs and before Mitigation ¹	Significance after Mitigation
Impact Land-1: Potential to physically divide an established community.	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---
Impact Land-2: Potential to conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---

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Significance Criteria	Project Phase	Significance Prior to APMs	Significance after APMs and before Mitigation ¹	Significance after Mitigation
Impact Land-3: Potential to conflict with any applicable HCP or NCCP.	Construction	No impact	---	---
	Operation and Maintenance	No impact	---	---

¹ No APMs are applicable for impacts on land use.

Like the Proposed Project, Alternative 5 would have no impact under any of the three CEQA significance criteria for land use and planning. Alternative 5 would have no impacts on land use because Alternative 5 would be located within existing ROW or franchise agreement rights, would not conflict with the City of San Diego MSCP, and would not conflict with any local land use plans, policies, or regulations requiring discretionary approval because, pursuant to GO No. 131-D, the CPUC has sole and exclusive jurisdiction over the siting and design of such facilities.

4.9.13 No Project Alternative

The No Project Alternative would include construction of the CAISO approved Mission—Peñasquitos 230-kV transmission line and Second Poway—Pomerado 69-kV power line. The No Project Alternative would also involve installation of a series reactor at Sycamore Canyon Substation. This alternative is described in more detail in Chapter 3: Alternatives. Like the Proposed Project, the No Project Alternative would have no impact under any of the three CEQA significance criteria for land use and planning. The No Project Alternative would have no impacts on land use because the No Project Alternative would be located within existing ROW, would not conflict with the City of San Diego MSCP, and would not conflict with any local land use plans, policies, or regulations requiring discretionary approval because, pursuant to GO No. 131-D, the CPUC has sole and exclusive jurisdiction over the siting and design of such facilities. No impacts would occur.

4.9.14 References

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