

3.10 Land Use and Planning

This section describes the environmental and regulatory settings and draft significance criteria with respect to land use and planning.

3.10.1 Environmental Setting

This subsection describes the environmental setting for land use and planning within the study area. The study area is defined as the land beneath and adjacent to the proposed project components (i.e., temporary workspace, permanent right-of-way [ROW], and aboveground facilities). The study area is located entirely within San Diego County, California, and includes unincorporated San Diego County and the incorporated cities of Escondido, Poway, San Diego, and federal land (Marine Corps Air Station [MCAS] Miramar).

3.10.1.1 Existing Land Uses

The study area crosses land under a variety of uses, including rural, agricultural, residential, commercial, recreation, and military uses, and major roads and highways. Figure 3.10-1 shows existing general plan land uses and land cover (where general plan data were unavailable) in the study area, and Figure 3.10-2 shows current zoning in the study area.

The following subsections describe the existing land use and zoning within the study area. Table 3.10-1 identifies each of the proposed project components and their corresponding existing land use within in the study area.

Unincorporated San Diego County

Line 3602 would be located within unincorporated areas of San Diego County from Milepost (MP) 0.0 to 21.0, MP 27.9 to 28.3, and MP 43.5 to 43.5 (Figure 3.10-1). The segment of Line 3602 between the proposed Rainbow Pressure-Limiting Station and the Escondido city line generally runs parallel to Interstate (I-) 15 and is within the ROW of Old Highway 395, Champagne Boulevard, and North Centre City Parkway. Approximately 2 miles would cross open lands that include public and private property. Additional project components in unincorporated San Diego County include Main Line Valve (MLV) 1, MLV 2, MLV 3, MLV 4, MLV 5, removal of Regulator Station 1316, Staging Area/Laydown Yard #1, Staging Area/Laydown Yard #1A, Staging Area/Laydown Yard #2, Staging Area/Laydown Yard #3A, and Staging Area/Laydown Yard #4. Land uses and zoning within the study area include primarily agricultural and residential uses and zones.

City of Escondido

Line 3602 would cross through the city of Escondido between MPs 21.0 and 27.9, and MPs 28.3 and 29.6. The entire proposed project within Escondido is within an existing road or road ROW. The Line 1601 cross-tie would also be located in Escondido, partially in the existing road ROW and partially within open space (Reidy Creek Canyon). Three staging areas/laydown yards would be located in Escondido within open space or a parking lot. Land uses and zoning within the study area primarily include low- to medium-density residential and commercial areas.

City of Poway

An approximately 5-mile segment of Line 3602 would traverse the city of Poway from MPs 34.5 to 39.7. The majority of the proposed project within Poway would be located within or adjacent to an existing road or road ROW, with the exception of a proposed staging area/laydown yard that would be located in

disturbed open space. MLV 9 and a portion of MLV 8 would also be located within Poway adjacent to an existing roadway. One staging area/laydown yard would be located in Poway within disturbed open space. Land uses and zoning within the study area are primarily residential and commercial.

City of San Diego

Line 3602 would be located within the city of San Diego for a total of 11.9 miles between MPs 29.6 and 34.5, MPs 39.7 and 43.5, and MPs 43.5 and 44.4. Line 3602 would be installed within an existing road or road ROW and open lands that include publicly owned property. Additional project components within the city of San Diego include MLV 7, MLV 8, MLV 10, the Line 1600 cross-tie, the Line 2010 cross-tie, the Mira Mesa Pipeline Extension, Line 49-31B replacement, removal of 11 regulator stations on Line 1600, and three staging areas/laydown yards. MLV 7, the Line 1600 cross-tie, and Staging Area/Laydown Yard #6 and #6A would be located within the San Dieguito River Park. Project components that would be located on MCAS Miramar within open space or access roads include MLV 10, the Line 2010 cross-tie, and the removal of Regulator Station 982. The Mira Mesa Pipeline Extension, Line 49-31B replacement, and remaining regulator stations are located within road ROWs or open space. The predominant land uses within the study area are agricultural, residential, or open space, including lands on MCAS Miramar.

City of San Marcos

A proposed Staging Area/Laydown Yard would be located in San Marcos on a fenced yard that is currently used for storage and is adjacent to residential uses and Montiel Park.

Parks, Trails and Recreation and Areas

As further discussed in Section 3.14, Recreation, several recreational areas would be within the study area. Within unincorporated areas of San Diego County, the study area includes five recreation areas (Pala Mesa Golf Resort, Rancho Monserate Country Club, All Seasons RV Park, Castle Creek Country Club, and Welks Resorts San Diego Golf Course). Within the city of Escondido, the study area includes three recreation areas (Escondido City Park, Kit Carson Park, and Vineyard at Escondido Golf Course). The study area includes four recreation areas within the city of Poway (Arbolitos Municipal Park, Poway Oaks Neighborhood Park, City of Poway Open Space). Within the city of San Diego, the study area includes the San Dieguito River Park, Los Pensacitos Canyon Preserve Mule, Hill Valley Trail, Highland Trail, Trans County Regional Trail, Battle Mountain Open Space, Country Club of Ranch Bernardo, Oaks North Golf Course, and Scripps Ranch Miramar Open Space.

Highways, Railroads, and Metrolink Lines

The majority of the proposed project would be located in urban areas within existing roadways and road shoulders. Major transportation corridors within the study area include I-15, I-10, I-215, State Route (SR) 60, SR 76, and SR 78. The SPRINTER is a passenger light rail service within the study area that operates on the Escondido Branch of the San Diego Northern Railroad. No other railway or metrolink lines are within the study area.

Airports

Twelve public use airports, four major military aviation facilities, and numerous independent airports and heliports are located in San Diego County (County of San Diego 2015). No public use airports or heliports are within 3 miles of Line 3602. The closest private use air facility to the study area is the Pomerado Hospital Heliport, approximately 0.13 mile east of Line 3602 MP 34.8 (AirNav 2016a). In addition, MCAS Miramar's Runway 24R, which is reserved for exclusive use by the United States Marine Corps' 3rd Marine Aircraft Wing, is located approximately 0.5 mile northwest of the study area (AirNav 2016b).

The closest airports to the Line 1600 and Distribution System Modifications are the MCAS Miramar Runway and the Palomar Medical Center Downtown Heliport in Escondido, which is privately owned and operated by the Palomar Pomerado Health System and not open for public use. Airports are shown on Figure 3.15-1.

3.10.1.2 General Plan Land Use and Zoning Designations

Table 3.10-1 identifies each of the proposed project components and their associated general plan land use and zoning designations. Figure 3.10-1 shows general plan land uses within the study area, and Figure 3.10-2 shows zoning in the study area.

Table 3.10-1 Land Use Designations within the Study Area

Project Component	General Plan Land Use	Zoning
Unincorporated San Diego County (MP 0–21.0; 27.9–28.3; 43.5)		
Line 3602	Public/Semi-Public Facilities	C36, S94, A70, RR, S88, RV, RMH4, S80, RS, RMH5
	Commercial	C36, C35, S94
	Industrial	M52
	Residential	A70, RR, S94, RMH4, RS
	Rural Lands	A70, S88, C36, RR, S80, RS
	Specific Plan Area Bonsall	S88, RR, S90, C42
	Specific Plan Area Fallbrook	S94, A70, RR, S88
MLV 1	Public/Quasi-Public Commercial	C36
MLV 2	Residential	A70
MLV 3	Residential	A70
MLV 4	Specific Plan Area Bonsall	S88
MLV 5	Public/Quasi-Public	S94
	Residential	RR
Rainbow Pressure-Limiting Station	Public/Quasi-Public	A70
Line 1600 Regulator Station 1316	Residential	A70
Line 49-31B Replacement	Infrastructure	S94
Staging Area/Laydown Yard #1	Public/Quasi-Public	A70
Staging Area/Laydown Yard #1A	Rural Lands	A70
Staging Area/Laydown Yard #2	Rural Lands	A70
Staging Area/Laydown Yard #3A	Rural Lands	A70
Staging Area/Laydown Yard #4	Specific Plan Area Bonsall	S88
City of Escondido (MP 21.0–27.9; 28.3–29.6)		
Line 3602	Infrastructure	ROW
	Recreation/Open Space	OS-P; PD-R-1.9
	Residential	PD-R-12, R-2-12, R-1-10, RE-20, RE-40, RA-5, OS-P,
	Commercial	PD-C, CG
MLV 6	Infrastructure	ROW
Line 1601 Cross-Tie	Residential	R-2-12
Staging Area/Laydown Yard #5	Commercial	RE-20
Staging Area/Laydown Yard #5A	Specific Area Plan	PD-C
Staging Area/Laydown Yard #5C	Residential/Parking Lot	RE-20

Table 3.10-1 Land Use Designations within the Study Area

Project Component	General Plan Land Use	Zoning
City of Poway (MP 34.5–39.7)		
Line 3602	Infrastructure	CG, CN, CB, CO, HC, PC-7, PF, RA, RC, RS-2, RS-3, RS-4, RS-7, RR-C, RR-A, OS-RM, OS-R
MLV 8	Open Space	RS-2
MLV 9	Open Space	PC-7
Line 49-31C Pre-Lay Segment Replacement	Infrastructure	CB, RR-C, RS-7, PC-7
Staging Area/Laydown Yard #6B	Open Space	RR-C
Regulator Station A	Infrastructure	RR-A
Regulator Station B	Infrastructure	CB
City of San Diego (MP 29.6–34.5; 39.7–44.4)		
Line 3602	Agriculture	AG-1-1
	Public/Quasi-Public	RS-1-14, RS-1-8
	Recreation/Open Space	RM-1-1, AR-1-2, RS-1-13, AR-1-1, RM-1-2, RS-1-9, RS-1-14
	Military	RS-1-8, AR-1-1
	Commercial	RS-1-14
	Infrastructure	AR-1-1, RM-1-1, RS-1-14, AR-1-2, RS-1-9, RS-1-11, AR-1-2, RM-1-3, CC-1-3, CN-1-2, RS-1-13, RS-1-8, RX-1-2, RM-1-2, RM-2-5
	Residential	RS-1-9, RS-1-14, RS-1-13, RM-1-1, AR-1-1, RS-1-13
MLV 7	Recreation/Open Space	AG-1-1
MLV 8	Infrastructure	RS-1-14
MLV 10	Public/Quasi-Public	RS-1-8
Line 1600 Cross-Tie/MLV 7	Recreation/Open Space	AG-1-1
Line 2010 Cross-Tie	Military	AR-1-1
Line 1600 Regulator Station 1051	Residential	CC-1-3
Line 1600 Regulator Station 939	Residential	RS-1-14
Line 1600 Regulator Station 1101	Residential	RM-1-1, RS-1-14
	Infrastructure	
Line 1600 Regulator Station 1248	Recreation/Open Space	AR-1-1, RS-1-11
Line 1600 Regulator Station 1335	Infrastructure	IL-2-1
Line 1600 Regulator Station 141	Residential	RS-1-14
	Recreation/Open Space	
Line 1600 and Regulator Station 1494	Commercial	CC-1-3
	Infrastructure	
Line 1600 Regulator Station 1500	Recreation/Open Space	RS-1-14
	Infrastructure	
Line 1600 Regulator Station 1516	Recreation/Open Space	RS-1-14
	Infrastructure	
Line 1600 Regulator Station 982	Military	IL-3-1
Mira Mesa Extension	Infrastructure	RS-1-2, RM-1-1
Staging Area/Laydown Yard #6A	Agriculture, Recreation/Open Space	AG-1-1

Table 3.10-1 Land Use Designations within the Study Area

Project Component	General Plan Land Use	Zoning
Staging Area/Laydown Yard #6	Agriculture	AG-1-1
Staging Area/Laydown Yard #6A	Public/Quasi-Public	RS-1-8
Regulator Station C	Public/Quasi-Public	RS-1-8
San Marco		
Staging Area/Laydown Yard #6D	Specific Area Plan	SPA

Sources: City of Escondido 2017a, 2017b, 2017c, 2017d, 2017e, 2017f; City of Poway 2017a, 2017b, 2017c; City of San Marcos 2012a; City of San Diego 2000a, 2000b, 2000c, 2000d; County of San Diego 2017; ESRI 2012; NLCD 2011; SanGIS 2016, 2017b, 2017c; SDG&E 2017; USMC 2017

Key:

General Terms

MLV = mainline valve

MP = Milepost

County of San Diego

- A70 Limited Agriculture
- C35 Commercial, General Commercial/Limited Residential
- C36 Commercial, General Commercial
- C42 Visitor-Service Commercial
- M52 Limited Impact Industrial
- RMH4 Mobile Home Residential, 4 dwelling units per acre
- RMH5 Mobile Home Residential, 5 dwelling units per acre
- RR Rural Residential
- RS Single Family Residential
- RV Variable Family Residential
- S80 Open Space
- S88 Specific Planning Area
- S90 Special Purpose
- S94 Transportation and Utility Corridor. (This is a Special Purpose zone that is intended to create and protect existing or future transportation and utility corridors within areas zoned for other uses such as agriculture, commercial or residential).

City of Escondido

- CG Commercial General
- OS-P Open Space-Park
- PD-C Planned Development-Commercial
- PD-R-1.9 Planned Development-Residential (1.9 units per acre)
- PD-R-12 Planned Development-Residential (12 units per acre)
- R-1-10 Single Family Residential (10 units per acre)
- R-2-12 Light Multiple Residential (12 units per acre)
- RA-5 Residential Agriculture (minimum 5 acres)
- RE-20 Residential Estates (20,000 square foot minimum lot area)
- RE-40 Residential Estates (40,000 square foot minimum lot area)
- ROW Right-of-way

City of Poway

- CB Community Business
- CG Commercial General
- CN Commercial Neighborhood
- CO Commercial Office
- HC Hospital Campus
- OS-R Open Space Recreation
- OS-RM Open Space Resource Management
- PC-7 Planned Community 7 – South Poway Business Park
- PF Public Facility
- RA Residential Apartment
- RC Residential Condo
- RS-2 Residential Single Family (maximum 2 unit per acre)
- RS-3 Residential Single Family (maximum 3 units per acre)
- RS-4 Residential Single Family (maximum 4 unit per acre)

Table 3.10-1 Land Use Designations within the Study Area

Project Component	General Plan Land Use	Zoning
RS-7	Residential Single Family (maximum 8 unit per acre)	
RR-A	Residential Rural	
RR-C	Residential Rural	
<i>City of San Diego</i>		
AG-1-1	Agriculture, minimum 10-acre lot	
AR-1-1	Agriculture Residential, minimum 10-acre lot	
AR-1-2	Agriculture Residential, minimum 1-acre lot	
CC-1-3	Commercial Community	
CN-1-2	Commercial Neighborhood	
IL-2-1	Industrial Light, mix of light industrial, office, and limited commercial uses	
IL-3-1	Industrial Light, mix of light industrial, office, and commercial uses	
RM-1-1	Residential Multiple Unit, maximum density of 1 dwelling unit for each 3,000 square feet of lot area	
RM-1-2	Residential Multiple Unit, maximum density of 1 dwelling unit for each 2,500 square feet of lot area	
RM-1-3	Residential Multiple Unit, maximum density of 1 dwelling unit for each 2,000 square feet of lot area	
RM-2-5	Residential Multiple Unit, maximum density of 1 dwelling unit for each 1,500 square feet of lot area	
RS-1-2	Residential Single Unit, Urbanized Community, minimum 20,000-square-foot lot	
RS-1-8	Residential Single Unit, minimum 40,000-square-foot lot	
RS-1-9	Residential Single Unit, minimum 20,000-square-foot lot	
RS-1-11	Residential Single Unit, minimum 10,000-square-foot lot	
RS-1-13	Residential Single Unit, minimum 6,000-square-foot lot	
RS-1-14	Residential Single Unit, minimum 5,000-square-foot lot	
RX-1-2	Residential Small Lot, minimum 3,000-square-foot lot	
<i>City of San Marcos</i>		
SPA	Specific Plan Area	

3.10.2 Regulatory Setting

This subsection summarizes federal, state, and local laws; regulations; and standards that govern land use and planning.

3.10.2.1 Federal

MCAS Miramar

Line 3602 would cross a portion of MCAS Miramar. A Tier 1 Application must be submitted to the Committee for Land and Airspace Management Policy for a project to obtain an easement at MCAS Miramar.

MCAS Miramar Integrated Natural Resource Management Plan

The MCAS Miramar Integrated Natural Resources Management Plan (INRMP) is a planning document that guides the management and conservation of natural resources under the base’s control. The proposed project would be located in the East Miramar geographic sector. Non-military uses are subject to military constraints that consist primarily of resource conservation and areas affected by noise or safety concerns. Existing non-military land uses include a substation, electrical transmission, gas transmission, water, and communication lines. The INRMP program sets forth management objectives for general vegetation, invasive plants, soil erosion and revegetation, watershed and floodplains, and special-status species. During construction and operation, applicants are required to protect and conserve natural resources on the base by observing INRMP restrictions and reporting violations to the MCAS Miramar Director of the Natural Resources Division pursuant to MCAS Miramar Station Order 5090.4 (USMC 2011).

Marine Corps Air Station, Miramar AICUZ Update

The Department of Defense Air Installations Compatible Use Zones (AICUZ) Program was initiated to protect the public's health, safety, and welfare and to prevent encroachment from degrading the operational capability of military air installations in meeting national security objectives. MCAS Miramar adopted its AICUZ guidelines in 1992 and updated them in 2005. The MCAS Miramar AICUZ study provides the requisite analysis of noise levels, accident potential, and obstruction clearance criteria associated with military airfield operations according to Department of the Navy policy and directives. Utilities are considered compatible land uses in the Accident Potential Zones. Aboveground utilities are considered incompatible in the Clear Zone (NAVFAC 2005).

Additionally, the AICUZ update provides guidelines for height obstructions at MCAS Miramar. Generally, proposed land uses exceeding 200 feet above ground level or that exceed an imaginary surface extending outward and upward from the nearest runway at a slope of 100:1 within 20,000 feet must be reviewed by the Federal Aviation Administration (FAA) and MCAS Miramar. The study indicates the following nonconforming land uses (NAVFAC 2005):

- Objects penetrating the 100:1 surface that are not reported to the FAA, Airport Land Use Commission, or MCAS Miramar for analysis;
- Objects determined to be an obstruction or hazard by Federal Aviation Regulations, Part 77 or Department of Transportation/FAA Terminal Instrument Procedures, Chapter 12 criteria;
- Objects that would require a permanent change to MCAS Miramar flight operations, approach minimums, or arrival/departure routes;
- Uses that release into the air any substance that would impair visibility or otherwise interfere with the operation of aircraft such as dust, smoke, or steam;
- Uses that emit or reflect light that would interfere with aircrew vision;
- Uses that produce emissions that would interfere with aircraft communication, navigation, or electrical systems; and
- Uses that would attract birds or waterfowl and the growing of certain types of vegetation.

3.10.2.2 State

California Public Utilities Commission

The California Public Utilities Commission's (CPUC's) review of natural gas transmission line applications takes place under two concurrent and parallel processes:

1. Environmental review pursuant to the California Environmental Quality Act (CEQA); and
2. Review of the project pursuant to General Order (G.O.) 112-F.

Title 49, Part 192 of the Code of Federal Regulations (Transportation of Natural and Other Gas by Pipeline: Minimum Federal Safety Standards) and CPUC G.O. 112-F provide the rules governing design, construction, testing, operation, and maintenance of gas gathering, transmission, and distribution piping systems in the state of California (CPUC 2015).

Pursuant to Article XII of the Constitution of the State of California, the CPUC is charged with the regulation of investor-owned public utilities. Article XII, Section 8, of the California Constitution states, “[a] city, county, or other public body may not regulate matters over which the Legislature grants regulatory power to the [Public Utilities] Commission.” The Public Utilities Code authorizes the CPUC to

“do all things, whether specifically designated in this act or in addition thereto, which are necessary and convenient in the exercise of such power and jurisdiction” (California Public Utilities Code §701). Other Public Utilities Code provisions generally authorize the CPUC to modify facilities, secure adequate service or facilities, and operate so as to promote health and safety.

In locating gas transmission projects, CPUC G.O. 131-D indicates that public utilities shall consult with local agencies regarding land use matters. Applicants are required to obtain all applicable ministerial building and encroachment permits from local jurisdictions for proposed projects.

California Department of Transportation State Scenic Highway Program

The California Department of Transportation (Caltrans) administers the State Scenic Highway Program to preserve and protect scenic highway corridors from changes that would diminish the aesthetic value of lands adjacent to highways (California Streets and Highways Code Sections 260 et seq.). The State Scenic Highway Program includes a list of highways that are either eligible for designation as scenic highways or have been so designated. The program entails the regulation of land use and density of development, attention to the design of sites and structures, attention to and control of signage, landscaping, grading, and the undergrounding of utility lines within the view corridor of designated scenic roadways. The local jurisdiction is responsible for adopting and implementing such regulations. Caltrans has determined that portions of I-15, SR 76, and SR 52 are eligible to be designated as official State Scenic Highways (Caltrans n.d.). If a highway is listed as eligible for official designation, it is part of the State Scenic Highway Program and care must be taken to preserve its eligible status. Additional discussion regarding scenic highways is provided in Section 3.1, Aesthetics.

3.10.2.3 Regional and Local

This subsection provides an overview of the local and regional plans, policies, and regulations that pertain to the study area. Table 3.10-2 lists all of the policies that relevant to the proposed project and applicable to draft CEQA significance criteria listed in Section 3.10.3, Draft Significance Criteria. Table 3.10-2 indicates that some policies are not directly relevant to land use draft significance criteria or that are relevant to more than one resource section of this Master Environmental Assessment (MEA).

General and Community Plans

All elements of the following general plans and community plans applicable to the study area were reviewed and relevant polices are listed in Table 3.10-2:

- County of San Diego General Plan (County of San Diego 2016a)
- Rainbow Community Plan (County of San Diego 2014)
- Fallbrook Community Plan (County of San Diego 2016b)
- Bonsall Community Plan (County of San Diego (2011a)
- Valley Center Community Plan (County of San Diego 2015)
- North County Metropolitan Subregional Plan (County of San Diego 2011b)
- City of Escondido General Plan (City of Escondido 2012)
- City of Escondido Downtown Specific Plan (City of Escondido 2013)
- City of Poway General Plan (City of Poway 2010)

- City of San Diego General Plan (City of San Diego 2008, 2015)
- Ranch Bernardo Community Plan (City of San Diego 2007a)
- Rancho Encantada Community, (City of San Diego 2007b)
- Scripps Miramar Ranch Community Plan (City of San Diego 2013)
- City of San Marcos General Plan (2012)

San Diego County Zoning Ordinance

San Diego County uses two tiers of permitted land uses: “Regional Categories,” which broadly define overall character, and “Land Use Designations,” which include more precise land use types and intensities. Table 3.10-1 summarizes the land use zones within the study area in unincorporated San Diego County, including agricultural, residential, commercial, special purposes, and specific planning area zones. The majority of the proposed project would be located within the S94 (Transportation and Utility Corridor) special purposes zone. As described in Section 2940 of the San Diego Zoning Ordinance, the S94 zone is specifically intended to create and protect corridors for existing or future modes of transportation and facilities for transmission of utilities, including electricity, gas, water, and other materials and forms of energy (County of San Diego 2017a). Other areas where the proposed project is not located in the S94 zone or within an existing road ROW are primarily zoned as agriculture. A conditional use permit from the County of San Diego to construct major impact utilities or minor impact utilities is required within lands zoned for transportation and utility corridors, agricultural, residential, or commercial use (County of San Diego 2017a).

City of Escondido Zoning Code

The proposed project would be located within public road ROW where it crosses the city of Escondido. Table 3.10-1 summarizes the zones within the study area in the city of Escondido, which include open space, commercial, residential, and planned development zones. The City of Escondido Municipal Code states that utility distribution facilities and public utilities and utility easements are permitted in the open space zones and conditionally permitted in commercial zones, respectively (City of Escondido 2017a, 2017b). Gas pressure control stations are a permitted use in R-A residential zones, and conditional permitted uses in R-1, R-2, and R-E residential zones (City of Escondido 2017c, 2017d, 2017e, 2017f).

City of Poway Zoning Code

The proposed project would be located entirely within a public road ROW (Pomerado Road) where it crosses the city of Poway. Table 3.10-1 summarizes the zones within the study area in the city of Poway, which are primarily residential, commercial, and open space zones. Section 17.08.120 of the City of Poway Municipal Code states that public utilities are conditionally permitted use in residential and open spaces (City of Poway 2017a, 2017b). The zoning ordinance and municipal code does not list public utilities as a permitted or conditionally permitted use for commercial zones (City of Poway 2017c).

City of San Diego Zoning Ordinance and Municipal Code

The majority of the proposed project within the city of San Diego is located within a road or road ROWs. Table 3.10-1 summarizes the zones within the study area in the city of San Diego, which include agricultural, residential, commercial, and industrial zones. Sections 131.0322, 131.0422, 131.0522, and 131.0601 of the City of San Diego Municipal Code outline the uses allowed and restricted in agricultural, residential, commercial, and industrial zones; however, these sections do not specify whether a conditional use permit is required for natural gas transmission facilities in these zones (City of San Diego 2000a, 2000b, 2000c, 2000d).

City of San Marcos Zoning Code

A proposed staging area is located in the city of San Marcos. As shown in Table 3.10-1, the proposed staging area is in a Specific Plan Area Zone. These zones are used to provide flexibility for development of land. Permitted land uses depend on the specific plan; however, no specific plan has been developed for this parcel (City of San Marcos 2017).

Table 3.10-2 General and Community Plan Policies

Plan Policy	MEA Resource Section(s) Reference
COUNTY OF SAN DIEGO	
<i>County of San Diego General Plan Land Use Element</i>	
Policy LU-2.8: Mitigation of Development Impacts: Require measures that minimize significant impacts to surrounding areas from uses or operations that cause excessive noise, vibrations, dust, odor, aesthetic impairment, and/or are detrimental to human health and safety.	3.1 Aesthetics
Policy LU-5.5 Projects that Impede Non-Motorized Travel: Ensure that development projects and road improvements do not impede bicycle and pedestrian access. Where impacts to existing planned routes would occur, ensure that impacts are mitigated and acceptable alternative routes are implemented.	3.10 Land Use and Planning 3.15 Traffic and Transportation
Policy LU-6.5 Sustainable Stormwater Management: Ensure that development minimizes the use of impervious surfaces and incorporates other Low Impact Development techniques as well as a combination of site design, source control, and storm water best management practices, where applicable and consistent with the County's LID Handbook.	3.9 Hydrology and Water Quality 3.10 Land Use and Planning
Policy LU-6.6 Integration of Natural Features into Project Design: Require incorporation of natural features (including mature oaks, indigenous trees, and rock formations) into proposed development and require avoidance of sensitive environmental resources.	3.1 Aesthetics
Policy LU-6.9: Development Conformance with Topography: Require development to conform to the natural topography to limit grading; incorporate and not significantly alter the dominant physical characteristics of a site; and to utilize natural drainage and topography in conveying stormwater to the maximum extent practicable.	3.1 Aesthetics 3.9 Hydrology and Water Quality
Policy LU-6.10 Protection from Hazards: Require that development be located and designed to protect property and residents from the risks of natural and man-induced hazards.	3.10 Land Use and Planning 3.9 Hydrology and Water Quality
Policy LU-10.2 Development – Environmental Resource Relationship: Require development in Semi-Rural and Rural areas to respect and conserve the unique natural features and rural character, and avoid sensitive or intact environmental resources and hazard areas.	3.1 Aesthetics 3.10 Land Use and Planning
Policy LU-12.4 Planning for Compatibility: Plan and site infrastructure for public utilities and public facilities in a manner compatible with community character, minimize visual and environmental impacts, and whenever feasible, locate any facilities and supporting infrastructure outside preserve areas. Require context sensitive Mobility Element road design that is compatible with community character and minimizes visual and environmental impacts; for Mobility Element roads identified in Table M-4, an LOS D or better may not be achieved.	3.1 Aesthetics 3.10 Land Use and Planning 3.15 Traffic and Transportation
Policy LU-13.2 Commitment of Water Supply: Require new development to identify adequate water resources, in accordance with State law, to support the development prior to approval.	3.13 Public Services and Utilities
Policy LU-14.2 Wastewater Disposal: Require that development provide for the adequate disposal of wastewater concurrent with the development and that the infrastructure is designed and sized appropriately to meet reasonably expected demands.	3.13 Public Services and Utilities

Table 3.10-2 General and Community Plan Policies

Plan Policy	MEA Resource Section(s) Reference
<i>County of San Diego General Plan Conservation and Open Space Element</i>	
Policy COS-1.2 Minimize Impacts: Prohibit private development within established preserves. Minimize impacts within established preserves when the construction of public infrastructure is unavoidable.	3.10 Land Use and Planning
Policy COS-1.9 Invasive Species: Require new development adjacent to biological preserves to use non-invasive plants in landscaping. Encourage the removal of invasive plants within preserves.	3.4 Biological Resources
Policy COS-2.1 Protection, Restoration and Enhancement: Protect and enhance natural wildlife habitat outside of preserves as development occurs according to the underlying land use designation. Limit the degradation of regionally important natural habitats within the Semi-Rural and Rural Lands regional categories, as well as within Village lands where appropriate.	3.4 Biological Resources 3.10 Land Use and Planning
Policy COS-2.2 Habitat Protection through Site Design: Require development to be sited in the least biologically sensitive areas and minimize the loss of natural habitat through site design.	3.4 Biological Resources
Policy COS-3.1 Wetland Protection: Require development to preserve existing natural wetland areas and associated transitional riparian and upland buffers and retain opportunities for enhancement.	3.4 Biological Resources
Policy COS-3.2 Minimize Impacts of Development: Require development projects to: <ul style="list-style-type: none"> • Mitigate any unavoidable losses of wetlands, including its habitat functions and values; and • Protect wetlands, including vernal pools, from a variety of discharges and activities, such as dredging or adding fill material, exposure to pollutants such as nutrients, hydromodification, land and vegetation clearing, and the introduction of invasive species. 	3.4 Biological Resources
Policy COS-4.3 Stormwater Filtration: Maximize stormwater filtration and/or infiltration in areas that are not subject to high groundwater by maximizing the natural drainage patterns and the retention of natural vegetation and other pervious surfaces. This policy shall not apply in areas with high groundwater, where raising the water table could cause septic system failures, moisture damage to building slabs, and/or other problems.	3.9 Hydrology and Water Quality
Policy COS-4.4 Groundwater Contamination: Require land uses with a high potential to contaminate groundwater to take appropriate measures to protect water supply sources.	3.9 Hydrology and Water Quality
Policy COS-4.5 Recycled Water: Promote the use of recycled water and gray water systems where feasible.	3.13 Public Services and Utilities
Policy COS-5.1 Impact to Floodways and Floodplains: Restrict development in floodways and floodplains in accordance with policies in the Flood Hazards section of the Safety Element.	3.9 Hydrology and Water Quality
Policy COS-5.2 Impervious Surfaces: Require development to minimize the use of directly connected impervious surfaces and to retain stormwater run-off caused from the development footprint at or near the site of generation.	3.9 Hydrology and Water Quality 3.13 Public Services and Utilities
Policy COS-5.3 Downslope Protection: Require development to be appropriately sited and to incorporate measures to retain natural flow regimes, thereby protecting downslope areas from erosion, capturing runoff to adequately allow for filtration and/or infiltration, and protecting downstream biological resources.	3.9 Hydrology and Water Quality
Policy COS-5.4 Invasive Species: Encourage the removal of invasive species to restore natural drainage systems, habitats, and natural hydrologic regimes of watercourses.	3.4 Biological Resources 3.9 Hydrology and Water Quality

Table 3.10-2 General and Community Plan Policies

Plan Policy	MEA Resource Section(s) Reference
Policy COS-5.5 Impacts of Development to Water Quality: Require development projects to avoid impacts to the water quality in local reservoirs, groundwater resources, and recharge areas, watersheds, and other local water sources.	3.9 Hydrology and Water Quality
Policy COS 6.2 Protection of Agricultural Operations: Protect existing agricultural operations from encroachment of incompatible land uses by doing the following: <ul style="list-style-type: none"> • Limiting the ability of new development to take actions to limit existing agricultural uses by informing and educating new projects as to the potential impacts from agricultural operations. • Encouraging new or expanded agricultural land uses to provide a buffer of non-intensive agricultural or other appropriate uses (e.g., landscape screening) between intensive uses and adjacent non-agricultural land uses. • Allowing for agricultural uses in agricultural areas and designing development and lots in a manner that facilitates continued agricultural use within the development. • Requiring development to minimize potential conflicts with adjacent agricultural operations through the incorporation of adequate buffers, setbacks, and project design measures to protect surrounding agriculture. • Supporting local and State right to farm regulations. • Retain or facilitate large and contiguous agricultural operations by consolidation of development during the subdivision process. 	3.10 Land Use and Planning
Policy COS-7.1 Archaeological Protection: Preserve important archaeological resources from loss or destruction and require development to include appropriate mitigation to protect the quality and integrity of these resources.	3.5 Cultural, Paleontological, and Tribal Cultural Resources
Policy COS-7.2 Open Space Easements: Require development to avoid archaeological resources whenever possible. If complete avoidance is not possible, require development to fully mitigate impacts to archaeological resources.	3.5 Cultural, Paleontological, and Tribal Cultural Resources
Policy COS-7.3 Archaeological Collections: Require the appropriate treatment and preservation of archaeological collections in a culturally appropriate manner.	3.5 Cultural, Paleontological, and Tribal Cultural Resources
Policy COS-7.4 Consultation with Affected Communities: Require consultation with affected communities, including local tribes to determine the appropriate treatment of cultural resources.	3.5 Cultural, Paleontological, and Tribal Cultural Resources
Policy COS-7.5 Treatment of Human Remains: Require human remains be treated with the utmost dignity and respect and that the disposition and handling of human remains will be done in consultation with the most likely descendant (MLD) and under the requirements of federal, state, and county regulations.	3.5 Cultural, Paleontological, and Tribal Cultural Resources
Policy COS-7.6 Cultural Resource Data Management: Coordinate with public agencies, tribes, and institutions in order to build and maintain a central database that includes a notation whether collections from each site are being curated, and if so, where, along with the nature and location of cultural resources throughout the County of San Diego.	3.5 Cultural, Paleontological, and Tribal Cultural Resources
Policy COS-8.1 Preservation and Adaptive Reuse: Encourage the preservation and/or adaptive reuse of historic sites, structures, and landscapes as a means of protecting important historic resources as part of the discretionary application process and encourage the preservation of historic structures identified during the ministerial application process.	3.5 Cultural, Paleontological, and Tribal Cultural Resources
Policy COS-9.1 Preservation: Require the salvage and preservation of unique paleontological resources when exposed to the elements during excavation or grading activities or other development processes.	3.5 Cultural, Paleontological, and Tribal Cultural Resources
Policy COS-9.2 Impacts of Development: Require development to minimize impacts to unique geological features from human related destruction, damage, or loss.	3.5 Cultural, Paleontological, and Tribal Cultural Resources
Policy COS-11.1 Protection of Scenic Resources: Require the protection of scenic highways, corridors, regionally significant scenic vistas, and natural features, including prominent ridgelines, dominant landforms, reservoirs, and scenic landscapes.	3.1 Aesthetics

Table 3.10-2 General and Community Plan Policies

Plan Policy	MEA Resource Section(s) Reference
<p>Policy COS-11.3 Development Siting and Design: Require development within visually sensitive areas to minimize visual impacts and to preserve unique or special visual features, particularly in rural areas, through the following:</p> <ul style="list-style-type: none"> • Creative site planning • Integration of natural features into the project • Appropriate scale, materials, and design to complement the surrounding natural landscape • Minimal disturbance of topography • Clustering of development so as to preserve a balance of open space vistas, natural features, and community character • Creation of contiguous open space networks 	3.1 Aesthetics
<p>Policy COS-11.5 Collaboration with Private and Public Agencies: Coordinate with the California Public Utilities Commission, power companies, and other public agencies to avoid siting energy generation, transmission facilities, and other public improvements in locations that impact visually sensitive areas, whenever feasible. Require the design of public improvements within visually sensitive areas to blend into the landscape.</p>	3.1 Aesthetics
<p>Policy COS-11.7: Underground Utilities: Require new development to place utilities underground and encourage “undergrounding” in existing development to maintain viewsheds, reduce hazards associated with hanging lines and utility poles, and to keep pace with current and future technologies.</p>	3.1 Aesthetics
<p>Policy COS-12.1 Hillside and Ridgeline Development Density: Protect undeveloped ridgelines and steep hillsides by maintaining semi-rural or rural designations on these areas.</p>	3.1 Aesthetics
<p>Policy COS-12.2 Development Location on Ridges: Require development to preserve the physical features by being located down and away from ridgelines so that structures are not silhouetted against the sky.</p>	3.1 Aesthetics
<p>Policy COS-13.1 Restrict Light and Glare: Restrict outdoor light and glare from development projects in Semi-Rural and Rural Lands and designated rural communities to retain the quality of night skies by minimizing light pollution.</p>	3.1 Aesthetics
<p>Policy COS-17.2 Construction and Demolition Waste: Require recycling, reduction and reuse of construction and demolition debris.</p>	3.13 Public Services and Utilities
County of San Diego General Plan Housing Element	
<p>Policy H-2.1 Development that Respects Community Character: Require that development in existing residential neighborhoods be well designed so as not to degrade or detract from the character of surrounding development consistent with the Land Use Element. [See applicable community plan for possible relevant policies.]</p>	3.1 Aesthetics
County of San Diego General Plan Safety Element	
<p>Policy S-1.1 Minimize Exposure to Hazards: Minimize the population exposed to hazards by assigning land use designations and density allowances that reflect site specific constraints and hazards.</p>	3.8 Hazards and Hazardous Materials; 3.10 Land Use and Planning
<p>Policy S-1.3 Risk Reduction Programs: Support efforts and programs that reduce the risk of natural and ma-made hazards and that reduce the time for responding to these hazards.</p>	3.8 Hazards and Hazardous Materials
<p>Policy S-3.5. Access Roads: Require development to provide additional access roads when necessary to provide for safe access of emergency equipment and civilian evacuation concurrently.</p>	3.8 Hazards and Hazardous Materials; 3.15 Traffic and Transportation
<p>Policy S-3.6 Fire Protection Measures: Ensure that development located within fire threat areas implement measures that reduce the risk of structural and human loss due to wildfire.</p>	3.8 Hazards and Hazardous Materials
<p>Policy S-6.4 Fire Protection Services for Development: Require that new development demonstrate that fire services can be provided that meets the minimum travel times identified in Table S-1 (Travel Time Standards from Closest Fire Station).</p>	3.13 Public Services and Utilities

Table 3.10-2 General and Community Plan Policies

Plan Policy	MEA Resource Section(s) Reference
Policy S-7.1 Development Location: Locate development in areas where the risk to people or resources is minimized. In accordance with the California Department of Conservation Special Publication 42, require development be located a minimum of 50 feet from active or potentially active faults, unless an alternative setback distance is approved based on geologic analysis and feasible engineering design measures adequate to demonstrate that the fault rupture hazard would be avoided.	3.6 Geology, Soils, and Mineral Resources
Policy S-7.2 Engineering Measures to Reduce Risk: Require all development to include engineering measures to reduce risk in accordance with the California Building Code, Uniform Building Code, and other seismic and geologic hazard safety standards, including design and construction standards that regulate land use in areas known to have or potentially have significant seismic and/or other geologic hazards.	3.6 Geology, Soils, and Mineral Resources
Policy S-7.3 Land Use Location: Prohibit high occupancy uses, essential public facilities, and uses that permit significant amounts of hazardous materials within Alquist-Priolo and County special studies zones.	3.6 Geology, Soils, and Mineral Resources; 3.10 Land Use and Planning.
Policy S-8.1 Landslide Risks: Direct development away from areas with high landslide, mudslide, or rock fall potential when engineering solutions have been determined by the County to be infeasible.	3.6 Geology, Soils, and Mineral Resources
Policy S-8.2 Risk of Slope Instability: Prohibit development from causing or contributing to slope instability.	3.6 Geology, Soils, and Mineral Resources
Policy S-11.1 Land Use Location: Require that land uses involving the storage, transfer, or processing of hazardous materials be located and designed to minimize risk and comply with all applicable hazardous materials regulations.	3.8 Hazards and Hazardous Materials; 3.10 Land Use and Planning
Policy S-11.2 Industrial Use Restrictions: Restrict industrial uses that store, process, or transport significant amounts of hazardous material to areas designated as High Impact Industrial.	3.8 Hazards and Hazardous Materials
Policy S-11.3 Hazards-Sensitive Uses: Require that land uses using hazardous materials be located and designed to ensure sensitive uses, such as schools, hospitals, day care centers, and residential neighborhoods, are protected. Similarly, avoid locating sensitive uses near established hazardous materials users or High Impact Industrial areas where incompatibilities would result.	3.8 Hazards and Hazardous Materials; 3.10 Land Use and Planning
Policy S-11.4 Contaminated Lands: Require areas of known or suspected contamination to be assessed prior to reuse. The reuse shall be in a manner that is compatible with the nature of the contamination and subsequent remediation efforts.	3.8 Hazards and Hazardous Materials
Policy S-11.5 Development Adjacent to Agricultural Operations: Require development adjacent to existing agricultural operations in Semi-Rural and Rural Lands to adequately buffer agricultural areas and ensure compliance.	3.8 Hazards and Hazardous Materials
<i>County of San Diego General Plan Noise Element</i>	
Policy N-2.1 Development Impacts to Noise Sensitive Land Uses: Require an acoustical study to identify inappropriate noise level where development may directly result in any existing or future noise sensitive land uses being subject to noise levels equal to or greater than 60 CNEL and require mitigation for sensitive uses in compliance with the noise standards listed in Table N-2.	3.11 Noise
Policy N-3.1 Groundborne Vibration: Use the Federal Transit Administration and Federal Railroad Administration guidelines, where appropriate, to limit the extent of exposure that sensitive uses may have to groundborne vibration from trains, construction equipment, and other sources.	3.11 Noise
Policy N-4.2 Traffic Calming: Include traffic calming design, traffic control measures, and low-noise pavement surfaces that minimize motor vehicle traffic noise in development that may impact noise sensitive land uses.	3.11 Noise

Table 3.10-2 General and Community Plan Policies

Plan Policy	MEA Resource Section(s) Reference
Policy N-6.2 Recurring Intermittent Noise: Minimize impacts from noise in areas where recurring intermittent noise may not exceed the noise standards listed in Table N-2, but can have other adverse effects.	3.11 Noise
Policy N-6.3 High-Noise Equipment: Require development to limit the frequency of use of motorized landscaping equipment, parking lot sweepers, and other high-noise equipment if their activity will result in noise that affects residential zones.	3.11 Noise
Policy N-6.4 Hours of Construction: Require development to limit the hours of operation as appropriate for non-emergency construction and maintenance, trash collection, and parking lot sweeper activity near noise sensitive land uses.	3.11 Noise
County of San Diego General Plan Mobility Element	
<p>Policy M-2.1 Level of Service Criteria: Require development projects to provide associated road improvements necessary to achieve a level of service of "D" or higher on all Mobility Element roads (with exceptions described below). When development is proposed on roads where a failing level of service has been accepted, require feasible mitigation in the form of road improvements or a fair share contribution to a road improvement program, consistent with the Mobility Element road network.</p> <p>There are exceptions to Policy M-2.1: § Marginal Deficiencies - Marginal deficiencies are characterized when only a short segment of a road is forecast to operate at LOS E or F, or the forecasted traffic volumes are only slightly higher than the LOS D threshold. Classifying the road with a designation that would add travel lanes for the entire road would be excessive and could adversely impact community character and /or impede bicycle and pedestrian circulation. Also, in some instances, although underutilized alternate routes exist that could accommodate the excess traffic; they were not included in the traffic forecast model.</p>	3.15 Traffic and Transportation
Policy M-3.2 Traffic Impact Mitigation: Require development to contribute its fair share toward financing transportation facilities, including mitigating the associated direct and cumulative traffic impacts caused by their project on both the local and regional road networks. Transportation facilities include road networks and related transit, pedestrian and bicycle facilities, and equestrian.	3.15 Traffic and Transportation
Policy M-9.4 Park and Ride Facilities: Require developers of large projects to provide, or to contribute to, park-and-ride facilities near freeway interchanges and other appropriate locations that provide convenient access to congested regional arterials. Require park-and-ride facilities that are accessible to pedestrians and bicyclists, and include bicycle lockers and transit stops whenever feasible.	3.15 Traffic and Transportation
Rainbow Community Plan	
Policy COS 1.2.1: Require that grading and brush clearing efforts minimize the destruction of natural habitat.	3.4 Biological Resources
Policy COS 1.2.2: Require development to avoid the alteration of the natural landscape and wildlife habitat.	3.4 Biological Resources
Policy COS 1.2.3: Preserve the integrity, function, and long-term viability of environmentally sensitive habitats. Emphasis shall be placed on areas exhibiting riparian characteristics, oak woodlands and mixed chaparral.	3.4 Biological Resources
Policy COS 1.2.4: Require development to be sited in the least biologically sensitive areas and minimize the loss of habitat through site design.	3.4 Biological Resources
Policy COS 1.3.2: Preserve open space areas such as steep slopes, canyons, floodplains, agricultural lands, and scenic views.	3.1 Aesthetics
Policy COS 1.3.3: Require development to preserve the natural terrain and to minimize grading.	3.1 Aesthetics

Table 3.10-2 General and Community Plan Policies

Plan Policy	MEA Resource Section(s) Reference
Policy COS 1.3.4: Utilize types and patterns of development that minimize water pollution, air pollution, fire hazard, soil erosion, silting, slide damage, flooding and limit hillside cutting and scarring.	3.9 Hydrology and Water Quality
Policy COS 1.3.5: Ensure that land uses located adjacent to recreational areas, natural preserves, and agricultural areas are appropriate and compatible.	3.10 Land Use and Planning
Policy COS 1.4.1: Restrict the use of exterior lighting throughout the Rainbow CPA, in accordance with County Dark skies policy, to low pressure sodium lighting that is shielded to prevent light pollution.	3.1 Aesthetics
Policy COS 1.7.1: Prohibit clear cutting of vegetation in floodplains.	3.4 Biological Resources 3.9 Hydrology and Water Quality
Policy COS 1.8.2: Discourage future energy projects that may negatively impact visual appealing aspects of the Rainbow rural community character.	3.1 Aesthetics
Policy LU 1.1.1: Any development in the community shall preserve the rural qualities of the area, minimize traffic congestion, and not adversely affect the natural environment.	3.1 Aesthetics
Policy LU1.1.7: Prohibit new major infrastructure projects beyond what is identified in this community plan that would induce significant new growth.	3.10 Land Use and Planning
Policy S 1.1.1: Require new development to comply with County seismic codes.	3.6 Geology, Soils, and Mineral Resources
Fallbrook Community Plan	
Policy LU 2.4.1: Require development to preserve viable mature trees and significant land forms in all public and private development projects, to the maximum extent feasible.	3.1 Aesthetics 3.4 Biological Resources
Policy LU 2.4.5: Encourage the protection of historic structures and require new development to be compatible with historic or existing buildings that convey the desired community character.	3.5 Cultural, Paleontological, and Tribal Cultural Resources
Policy LU 2.4.6: Require grading impacts to be minimized and require landscaped areas disturbed by grading to be re-vegetated, control drainage and runoff so as not to exceed the rate associated with the property prior to grading.	3.1 Aesthetics
Policy LU 5.1.1: Encourage the continued upgrading of utilities and services to provide an optimum level of service (LOS) through the coordination of, and cooperation between, community services, public utility companies, and County agencies.	3.10 Land Use and Planning
Policy COS 1.2.1 Community Forests: Protect heritage and large native trees.	3.1 Aesthetics 3.4 Biological Resources
Policy COS 1.2.1 Floodplains and Watercourses: Encourage floodplains and natural stream courses to be preserved in permanent open space and uses limited to recreational or light agriculture uses.	3.9 Hydrology and Water Quality
Policy COS 1.2.2 Community Forests: Encourage planting trees, while discouraging the unnecessary removal of trees in association with new development, as well as in public rights-of-way and parking lots.	3.4 Biological Resources
Policy COS 1.2.2 Floodplains and Watercourses: Restrict the construction of concrete lined flood control channels to only where such channels are necessary because of existing improvements that block flood flow and make the channelization mandatory.	3.9 Hydrology and Water Quality
Policy COS 1.3.1 Floodplains and Watercourse: Preserve native vegetation along streams, in wetlands and floodplains.	3.4 Biological Resources 3.9 Hydrology and Water Quality
Policy COS 1.3.2 Floodplains and Watercourses: Support the enhancement (restoration, invasive species removal, etc.) of natural drainage systems and natural hydrologic regimes of watercourses.	3.4 Biological Resources 3.9 Hydrology and Water Quality

Table 3.10-2 General and Community Plan Policies

Plan Policy	MEA Resource Section(s) Reference
<i>Bonsall Community Plan</i>	
Policy LU – 1.1.1: Require development in the community to preserve the rural qualities of the area, minimize traffic congestion and to not adversely affect the natural environment.	3.1 Aesthetics 3.10 Land Use and Planning
Policy LU – 3.1.3: Buffer residential areas from incompatible uses, which create heavy traffic, noise, dust, unsightly views, or from incompatibility with the surrounding environment.	3.10 Land Use and Planning
Policy LU-5.1.3: Minimize grading to preserve natural landforms, major rock outcroppings and areas of existing mature trees. Integrate hillside development with existing topography and landforms.	3.1 Aesthetics
Policy CM-5.1.2: Preserve, to the maximum extent feasible, existing trees and vegetation located within the right-of-way of all public roads and determined to be of significant visual benefit, such as the 100 plus year old oak trees along Camino del Rey, and require removal of trees to have public or community sponsor group review. If no alternative realignment can preserve such vegetation, mitigation shall be required in the form of re-vegetation of equal or better trees, with a minimum 24-inch box, prior to, or phased with, the proposed project.	3.1 Aesthetics
Policy COS-1.1.1: Encourage the preservation of all areas of critical habitat identified under the Multiple Species Conservation Program in their natural state, allowing for maintenance and/or management for fire safety.	3.4 Biological Resources
Policy COS-1.1.4: Require development to be compatible with adjacent natural preserves, sensitive habitat areas, agricultural lands, and recreation areas, or provide transition or buffer areas.	3.4 Biological Resources
Policy COS-1.1.5: Require that landscaping be designed to prevent erosion on graded sites and, if adjacent to sensitive habitats, require re-vegetation with the appropriate drought tolerant plant species with specific restrictions on the use of any invasive species.	3.4 Biological Resources
Policy COS-1.1.6: Encourage development to plant an appropriate variety of trees to stabilize soil conditions and contribute to atmospheric oxygen production.	3.4 Biological Resources
Policy COS-1.3.1: Encourage the protection of all sensitive lands and habitat as identified by federal, State, and County guidelines such as oak and willow riparian, coastal, and Diegan sage scrub, native grasslands and wetlands.	3.4 Biological Resources
Policy COS-1.3.2: Support the creation of “mitigation banks” within the Bonsall CPA for development projects, and encourage mitigation be located in Bonsall, when it is required.	3.4 Biological Resources
Policy COS-1.3.3: Preserve and encourage wildlife corridors including buffer areas, which are essential to the long-term viability of wildlife populations, through open space easements, public acquisition, or other appropriate means. The width of the easement will depend on the type of wildlife using the corridor and the natural topography, plus an appropriate buffer (as determined by a certified wildlife biologist) on either side of the corridor, where feasible.	3.4 Biological Resources
Policy COS-1.5.1: Require adequate setbacks from all watercourses and drainages to protect property, improve water quality, provide buffer for riparian habitat and wildlife, and enhance aesthetic quality of the riparian environment.	3.4 Biological Resources 3.9 Hydrology and Water Quality
Policy COS-1.6.1: Prevent development, trenching, grading, clearing and grubbing and other related activities that can be damaging to significant prehistoric or historic sites.	3.5 Cultural, Paleontological, and Tribal Cultural Resources
Policy COS-1.6.2: Encourage the preservation and maintenance of the Bonsall Bridge, as a historic structure of great beauty, symbolic of Bonsall’s rural community character.	3.5 Cultural, Paleontological, and Tribal Cultural Resources
Policy COS-1.6.3: Require the preservation of historic buildings and sites in the community: <ul style="list-style-type: none"> • Original James Bonsall (Mullins) Residence • Little Gopher Canyon Road • Old Bonsall Bridge • Bonsall Schoolhouse 	3.5 Cultural, Paleontological, and Tribal Cultural Resources
I-15 Corridor Scenic Preservation Guidelines Policy E 3: Utilities shall be placed underground (electrical, telephone, cable, etc.), where practical.	3.10 Land Use and Planning

Table 3.10-2 General and Community Plan Policies

Plan Policy	MEA Resource Section(s) Reference
I-15 Corridor Scenic Preservation Guidelines Policy E 4: The alignment of utility infrastructure shall be correlated with the topography to minimize disruption of natural features within the viewshed areas.	3.1 Aesthetics
Valley Center Community Plan	
I-15 Corridor Subregional Plan Policy D 3: Utilities shall be placed underground (electrical, telephone, cable, etc.) where practical.	3.10 Land Use and Planning
I-15 Corridor Subregional Plan Policy D 4: The alignment of utility infrastructure shall be correlated with the topography, to minimize disruption of natural features within the viewshed areas.	3.1 Aesthetics
North County Metropolitan Plan	
<p>Policy 14: Designate Resource Conservation Areas</p> <p>A. It is County policy to protect and manage environmental resources in order to maintain them for future needs; and</p> <p>B. An initial inventory of valuable resources has been completed (refer to Appendix).</p> <p>The resource conservation area designation is applied to protect sensitive biological, archaeological, aesthetic, mineral, and water resources. Projects requiring environmental analysis under the California Environmental Quality Act (CEQA) that occur within resource conservation areas should be carefully analyzed to assess their impact on the resource conservation area.</p>	3.1 Aesthetics 3.4 Biological Resources
I-15 Scenic Preservation Guidelines Policy D: Utilities shall be placed underground (electrical, telephone, cable, etc.) where practical.	3.10 Land Use and Planning
I-15 Scenic Preservation Guidelines Policy D 4: The alignment of utility infrastructure shall be correlated with the topography, to minimize disruption of natural features within the viewshed area.	3.1 Aesthetics
CITY OF ESCONDIDO	
City of Escondido General Plan Land Use and Community Form	
Community Character Policy 1.10: Reduce light pollution and preserve views of the night sky through the design and sighting of light fixtures to minimize light spill-over onto adjacent properties.	3.1 Aesthetics
Open Space Land Use Policy 12.2: Require any proposed land use change in areas designated as Open Space to conform in type and intensity with the surrounding land uses.	3.10 Land Use and Planning
City of Escondido General Plan Mobility and Infrastructure	
Street Network Policy 7.3: Strive to maintain LOS C or better throughout the city except for within the urban core. Establish LOS D as the threshold for determining significant impacts and appropriate mitigation. Due to physical design characteristics, implementation of pedestrian-oriented, smart growth" and Complete Streets design improvements, high density infill areas, environmental resource considerations, existing development, freeway interchange impacts, and incomplete system improvements, alternative levels of service may be appropriate for isolated areas as determined by the city	3.15 Traffic and Transportation
Parking Policy 8.1: Ensure off-street and on-street parking is adequate, considering access to transit facilities and mix of uses in the surrounding area.	3.10 Land Use and Planning
Energy Policy 16.13: Require new utility lines to be constructed underground, and along existing utility corridors, when feasible.	3.10 Land Use and Planning
City of Escondido General Plan Community Health and Services	
Health and Wellness Policy 1.1: Ensure adequate and convenient physical access to healthcare, parks, libraries, cultural arts, schools, childcare facilities, and services for all residents.	3.10 Land Use and Planning

Table 3.10-2 General and Community Plan Policies

Plan Policy	MEA Resource Section(s) Reference
<i>City of Escondido General Plan Protection Services</i>	
Fire Protection Policy 2.2: Provide Fire Department response times for no less than 90 percent of all emergency responses with engine companies by achieving the following service standard: Provide an initial response time of seven and one-half (7½) minutes for all structure fire and emergency Advanced Life Support (ALS) calls and a maximum response time of ten (10) minutes for supporting companies in urbanized areas of the city.	3.13 Public Services and Utilities
Police Services Policy 3.2: Maintain an initial response time for Priority 1 calls of no more than five (5) minutes and an initial response time for Priority 2 calls of no more than six and one-half (6½) minutes. Constantly review these standards to ensure their adequacy and appropriateness in consideration of resource availability.	3.13 Public Services and Utilities
<i>City of Escondido General Plan Resource Conservation</i>	
Biological and Open Space Resources Policy 1.6: Preserve and protect significant wetlands, riparian, and woodland habitats as well as rare, threatened or endangered plants and animals and their habitats through avoidance. If avoidance is not possible, require mitigation of resources either on- or off-site at ratios consistent with State and federal regulations, and in coordination with those agencies having jurisdiction over such resources.	3.4 Biological Resources
Biological and Open Space Resources Policy 1.7: Require that a qualified professional conduct a survey for proposed development projects located in areas potentially containing significant biological resources to determine their presence and significance. This shall address any flora or fauna of rare and/or endangered status, declining species, species and habitat types of unique or limited distribution, and/or visually prominent vegetation.	3.4 Biological Resources
Biological and Open Space Resources Policy 1.8: Require that proposed development projects implement appropriate measures to minimize potential adverse impacts on sensitive habitat areas, such as buffering and setbacks. In the event that significant biological resources are adversely affected, consult with appropriate state and federal agencies to determine adequate mitigation or replacement of the resource.	3.4 Biological Resources
Biological and Open Space Resources Policy 1.9: Encourage proposed development projects to minimize the removal of significant stands of trees unless needed to protect public safety and to limit tree removal to the minimum amount necessary to assure continuity and functionality of building spaces.	3.4 Biological Resources
Biological and Open Space Resources Policy 1.10: Prohibit any activities in riparian areas other than those permitted by appropriate agencies to protect those resources.	3.4 Biological Resources
Visual Resources Policy 3.1: Preserve significant visual resources that include unique landforms (e.g., skyline ridges, intermediate ridges, hilltops, and rock outcroppings), creeks, lakes, and open space areas in a natural state, to the extent possible.	3.1 Aesthetics
Visual Resources Policy 3.2: Require new development to avoid obstructing views of, and to minimize impacts to, significant visual resources through the following: creative site planning; integration of natural features into the project; appropriate scale, materials, and design to complement the surrounding natural landscape; clustering of development to preserve open space vistas and natural features; minimal disturbance of topography; and creation of contiguous open space networks.	3.1 Aesthetics

Table 3.10-2 General and Community Plan Policies

Plan Policy	MEA Resource Section(s) Reference
<p>Visual Resources Policy 3.4: Prohibit development on skyline ridges and seek to obtain scenic easement dedications for these areas from property owners in conjunction with development on other suitable locations of the property. Require property owners of such scenic easements to retain, maintain, preserve, and protect the public view of these areas in their natural state, without obstruction by structures, and prohibit clearing of brush or planting of vegetation except as necessary to reduce fire hazards.</p>	3.1 Aesthetics
<p>Visual Resources Policy 3.5: Regulate development on intermediate ridges, hilltops, and hillsides to preserve the natural appearance and landform, and minimize impacts on terrain with a slope greater than 15 percent subject to the following requirements:</p> <ol style="list-style-type: none"> 1. Intermediate Ridges and Hilltops <ol style="list-style-type: none"> a) Prepare landscaping plans that minimize the visual impact of the development from adjoining properties and the valley floor; b) Concentrate development in subordinate or hidden locations, which shall not project above the natural landform; c) Prepare grading plans that minimize disruption of the natural landform and vegetation; and d) Allow development on intermediate ridges only in association with the preservation of significant open space, habitat, cultural resources or agricultural uses within the same project. 2. Slopes Greater than 15 Percent <ol style="list-style-type: none"> a) Locate development to avoid potentially hazardous areas and environmentally sensitive areas, as well as to avoid dislocation of any unusual rock formations or any other unique or unusual geographic features. b) Design development to minimize grading requirements by incorporating terracing, padding, and cut-and-fill grading that conforms to the natural contours of the site and protects the visual continuity of the hillsides. d) Landscape the site with existing trees and other natural vegetation, as much as possible, to stabilize slopes, reduce erosion, and enhance the visual appearance of the development. e) Minimize the visual impact of development on adjoining residential areas to the extent feasible. 	3.1 Aesthetics
<p>Visual Resources Policy 3.6: Require that development within the Interstate 15 corridor be located and designed in consideration of its potential visual impacts and preservation of prominent views along the corridor that include: outstanding continuous, panoramic views of the valley floor, surrounding ridges and Lake Hodges, and focal views where the eye is channeled toward a visually dominant feature such as an undisturbed hillside or steep slopes with rock outcroppings. Require development proposals within the I-15 scenic corridor (defined as the area within 1,750 feet of the freeway) to include a visual assessment and conform to the community design policies which address:</p> <ol style="list-style-type: none"> a) The siting of new structures outside of significant viewshed corridors; b) The protection of hillsides and ridgelines; and c) The need to blend developments with their setting in terms of height and scale. 	3.1 Aesthetics
<p>Agricultural Resources Policy 4.2: Require agricultural lands to be physically separated from more intensive urban development with intermediate land uses that are mutually compatible, and use landscape screening methods to minimize urban and agricultural conflicts.</p>	3.10 Land Use and Planning
<p>Cultural Resources Policy 5.1: Maintain and update the Escondido Historic Sites Survey to include significant resources that meet local, state, or federal criteria.</p>	3.5 Cultural, Paleontological, and Tribal Cultural Resources

Table 3.10-2 General and Community Plan Policies

Plan Policy	MEA Resource Section(s) Reference
Cultural Resources Policy 5.2: Preserve significant cultural and paleontological resources listed on the national, state, or local registers through: maintenance or development of appropriate ordinances that protect, enhance, and perpetuate resources; incentive programs; and/or the development review process.	3.5 Cultural, Paleontological, and Tribal Cultural Resources
Cultural Resources Policy 5.3: Consult with appropriate organizations and individuals (e.g., South Coastal Information Center of the California Historical Resources Information System, Native American Heritage Commission, Native American groups and individuals, and San Diego Natural History Museum) early in the development process to minimize potential impacts to cultural and paleontological resources.	3.5 Cultural, Paleontological, and Tribal Cultural Resources
Cultural Resources Policy 5.4: Recognize the sensitivity of locally significant cultural resources and the need for more detailed assessments through the environmental review process.	3.5 Cultural, Paleontological, and Tribal Cultural Resources
Cultural Resources Policy 5.5: Preserve historic buildings, landscapes, and districts with special and recognized historic or architectural value in their original locations through preservation, rehabilitation (including adaptive reuse), and restoration where the use is compatible with the surrounding area.	3.5 Cultural, Paleontological, and Tribal Cultural Resources
Cultural Resources Policy 5.6: Review proposed new development and/or remodels for compatibility with the surrounding historic context.	3.5 Cultural, Paleontological, and Tribal Cultural Resources
CITY OF POWAY	
<i>City of Poway General Plan Community Development Element</i>	
Goal I, Policy A – Streetscape, Strategy 5: All utilities, except electrical lines carrying more than 34.5 KV, should be located underground.	3.1 Aesthetics 3.10 Land Use and Planning
Goal I, Policy C - Site Design, Strategy 6: Existing live trees shall be retained unless found to be in a seriously declining or dangerous condition. All mature trees removed as a result of development shall be replaced as required by the City's tree protection ordinance.	3.4 Biological Resources
Goal I, Policy C - Site Design, Strategy 15: Buildings should be sited so as not to project above the natural landform when possible.	3.10 Land Use and Planning
Goal I, Policy C - Site Design, Strategy 16: Intermediate ridges and hilltops shall be preserved in a natural state to the maximum extent possible. Development on intermediate ridges shall only be permitted in association with the preservation of significant open space habitat tree and rock outcroppings unique geographic features and or cultural or agricultural uses within the same project. Open space proposed for dedication to the City should perform multiple functions such as view maintenance resource protection and hazard avoidance.	3.1 Aesthetics 3.4 Biological Resources
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.	3.1 Aesthetics 3.4 Biological Resources
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.	3.4 Biological Resources
Goal I, Policy D – Grading, Strategy 2: Grading in hillside areas shall leave rounded-off, natural appearing slopes and shall use a variable slope ratio instead of manicured cut-and-fill areas. Grading shall be limited to that required for building pad placement, and for driveways and utility lines.	3.10 Land Use and Planning
Goal I, Policy D – Grading, Strategy 4: All exposed graded slopes shall be revegetated with plant materials compatible with surrounding vegetation.	3.1 Aesthetics 3.4 Biological Resources

Table 3.10-2 General and Community Plan Policies

Plan Policy	MEA Resource Section(s) Reference
<i>City of Poway General Plan Public Facilities Element</i>	
Goal II, Policy D - Public Service Constraints: Strategy 1: Development should not overburden the ability of local school districts to provide a consistent level of quality educational services and facilities to community residents. The City supports changes to state law which would remove restrictions on local jurisdictions' ability to deny development based on inadequate schools.	3.13 Public Services and Utilities
Goal II, Policy D - Public Service Constraints: Strategy 2: Land uses and development review applications that are inconsistent with the capability of any public service agency to provide cost-effective service shall not be approved	3.13 Public Services and Utilities
Goal II, Policy D - Public Service Constraints: Strategy 4: Sewage treatment capacity shall be available prior to the approval of any new development application which requires community sewer service	3.13 Public Services and Utilities
Goal II, Policy D - Public Service Constraints: Strategy 5: New development should not increase overall water consumption. All possible water conservation techniques shall be incorporated into the design of the project and remaining water requirements shall be offset through contribution to appropriate retro-fit programs or increased supply programs such as wastewater treatment facilities.	3.13 Public Services and Utilities
<i>City of Poway General Plan Transportation Element</i>	
Goal II, Policy C - Land Use and Transportation: Strategy 1: Avoid approving any development that will increase the traffic on a City Roadway above the design capacity threshold unless traffic/roadway design mitigation is available and/or will be implemented to achieve the desired capacity. If no feasible alternatives are available, cumulative land use impacts on roadways should be assessed to ascertain the contribution of each new land use being considered.	3.15 Traffic and Transportation
Goal II, Policy C - Land Use and Transportation: Strategy: Prohibit development which will result in Levels of Service (LOS) exceeding "D" during the two highest peak hours at any intersection unless no feasible alternatives exist and an overriding public need can be demonstrated	3.15 Traffic and Transportation
<i>City of Poway General Plan Natural Resources Element</i>	
Goal IV, Policy B - Waterways: Strategy 5: Natural locations and rates of discharge into creeks and channels should not be increased without sufficient mitigation to ensure that significant alteration of the natural system will not occur.	3.4 Biological Resources 3.9 Hydrology and Water Quality
Goal IV, Policy B - Waterways: Strategy 16: Grading should not increase the natural rate of erosion or cause siltation of stream channels.	3.9 Hydrology and Water Quality
Goal IV, Policy C - Biological Resources: Strategy 3: Development should not disrupt habitats considered to be sensitive or the habitat of sensitive declining threatened rare or endangered species. An assessment performed by a qualified biologist shall be required in areas where the existence of a sensitive species is known or reasonably expected to be present.	3.4 Biological Resources
Goal IV, Policy C - Biological Resources: Strategy 5: Access of humans and domestic animals to preserved biological habitats and sensitive biological areas shall be limited as deemed necessary to preserve the integrity of the areas.	3.4 Biological Resources
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.	3.4 Biological Resources

Table 3.10-2 General and Community Plan Policies

Plan Policy	MEA Resource Section(s) Reference
<p>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.</p>	<p>3.4 Biological Resources</p>
<p>Goal IV, Policy C - Biological Resources: Strategy 11: Habitat conservation plans should be developed for endangered resources.</p>	<p>3.4 Biological Resources</p>
<p>Goal IV, Policy C - Biological Resources: Strategy 14: Plant resources particularly large expanses of undisturbed natural areas oak woodlands riparian corridors significant tree stands and sensitive declining threatened and endangered species should be preserved through appropriate means such as buffering and dedicated open space.</p>	<p>3.4 Biological Resources</p>
<p>Goal IV, Policy C - Biological Resources: Strategy 15: Large tree stands comprised of oaks, sycamores, or eucalyptus should be retained and integrated into project designs. The understory in these stands should also be retained or enhanced with native species as deemed appropriate by a qualified biologist or native plant horticulturist. Areas preserved shall be designated as permanent natural open space.</p>	<p>3.4 Biological Resources</p>
<p>Goal IV, Policy C - Biological Resources: Strategy 16: A permit is required prior to the removal of any coast live oak, holly oak, California Sycamore or any tree within the public right of way.</p>	<p>3.4 Biological Resources</p>
<p>City of Poway General Plan Public Safety Element</p>	
<p>Goal IIIV, Policy B - Geologic Hazards: Strategy 1: Compare all development applications with the Geographic Information Management Systems (GIMS) mapping system to determine if significant geologic hazards exist.</p>	<p>3.6 Geology, Soils, and Mineral Resources</p>
<p>Goal IIIV, Policy B - Geologic Hazards: Strategy 2 : Investigations performed by a qualified engineering geologist or soil engineer shall be required for all new development review applications.</p>	<p>3.6 Geology, Soils, and Mineral Resources</p>
<p>Goal IIIV, Policy B - Geologic Hazards: Strategy 3: Include, as a condition of approval, the recommendations of the engineering geologist for geologic hazard mitigation and the soils engineer for soils related issues.</p>	<p>3.6 Geology, Soils, and Mineral Resources</p>
<p>Goal IIIV, Policy B - Geologic Hazards: Strategy 4: Development within unstable slope and landslide areas will be prohibited unless adequate measures are taken to protect against slippage.</p>	<p>3.6 Geology, Soils, and Mineral Resources</p>
<p>Goal IIIV, Policy B - Geologic Hazards: Strategy 5: Establish and maintain proper soil management techniques to reduce the adverse effects of soil related problems such as shrink swell behavior erosion run off potential and septic tank failure.</p>	<p>3.6 Geology, Soils, and Mineral Resources</p>
<p>Goal IIIV, Policy C - Seismic Safety: Strategy 1: Take all appropriate actions to identify and mitigate seismic hazards such as ground shaking, ground rupture, landslides, liquefaction and structural hazards.</p>	<p>3.6 Geology, Soils, and Mineral Resources</p>
<p>Goal IIIV, Policy C - Seismic Safety: Strategy 2: The GIMS Mapping System and the Seismic Matrix shall be used to determine if the probability of a seismic hazard exists.</p>	<p>3.6 Geology, Soils, and Mineral Resources</p>
<p>Goal IIIV, Policy C - Seismic Safety: Strategy 3: Where it has been determined that there is the probability of a seismic hazard an investigation by a qualified engineering geologist shall be required.</p>	<p>3.6 Geology, Soils, and Mineral Resources</p>
<p>Goal VII, Policy I - Solid Waste: Strategy 5: Promote the recycling of construction refuse and white waste water heaters washing machines etc.</p>	<p>3.13 Public Services and Utilities</p>
<p>CITY OF SAN DIEGO</p>	

Table 3.10-2 General and Community Plan Policies

Plan Policy	MEA Resource Section(s) Reference
<i>City of San Diego General Plan Mobility Element</i>	
<p>Policy ME-C.6: Locate and design new streets and freeways and, to the extent practicable, improve existing facilities to: respect the natural environment, scenic character, and community character of the area traversed; and to meet safety standards.</p> <ul style="list-style-type: none"> e. Preserve trees and other aesthetic and traffic calming features in the median and along the roadside. f. Avoid or minimize disturbances to natural landforms. g. Contour manufactured slopes to blend with the natural topography. h. Promptly replant exposed slopes and graded areas to avoid erosion. i. Employ landscaping to enhance or screen views as appropriate. j. Select landscape designs and materials on the basis of their aesthetic qualities, compatibility with the surrounding area, and low water demand and maintenance requirements. k. Utilize signs, lights, furniture, and other accessories suitable for the location. l. Place utility lines underground. 	<p>3.1 Aesthetics 3.10 Land Use and Planning</p>
<p>Policy ME-C.7: Preserve and protect scenic vistas along public roadways.</p>	<p>3.1 Aesthetics</p>
<p>Policy ME-G.1: Provide and manage parking so that it is reasonably available when and where it is needed.</p>	<p>3.10 Land Use and Planning</p>
<i>City of San Diego General Plan Urban Design Element</i>	
<p>Policy UD-A.1: Preserve and protect natural landforms and features.</p> <ul style="list-style-type: none"> a. Protect the integrity of community plan designated open spaces (see also Conservation Element, Policy CE-B.1). 	<p>3.1 Aesthetics</p>
<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> <ul style="list-style-type: none"> a. Integrate development on hillside parcels with the natural environment to preserve and enhance views, and protect areas of unique topography. b. Minimize grading to maintain the natural topography, while contouring any landform alterations to blend into the natural terrain. g. Screen development adjacent to natural features as appropriate so that development does not appear visually intrusive, or interfere with the experience within the open space system. The provision of enhanced landscaping adjacent to natural features could be used to soften the appearance of or buffer development from the natural features. i. Ensure that the visibility of new development from natural features and open space areas is minimized to preserve the landforms and ridgelines that provide a natural backdrop to the open space systems. For example, development should not be visible from canyon trails at the point the trail is located nearest to proposed development. Lines-of-sight from trails or the open space system could be used to determine compliance with this policy. l. Protect views from public roadways and parklands to natural canyons, resource areas, and scenic vistas. 	<p>3.1 Aesthetics</p>
<p>Policy UD-A.13: Provide lighting from a variety of sources at appropriate intensities and qualities for safety.</p> <ul style="list-style-type: none"> c. Use lighting to convey a sense of safety while minimizing glare and contrast. e. Focus lighting to eliminate spill-over so that lighting is directed, and only the intended use is illuminated. 	<p>3.1 Aesthetics</p>

Table 3.10-2 General and Community Plan Policies

Plan Policy	MEA Resource Section(s) Reference
<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>b. Design and locate public and private utility infrastructure, such as phone, cable and communications boxes, transformers, meters, fuel ports, back-flow preventers, ventilation grilles, grease interceptors, irrigation valves, and any similar elements, to be integrated into adjacent development and as inconspicuous as possible. To minimize obstructions, elements in the sidewalk and public right of way should be located in below grade vaults or building recesses that do not encroach on the right of way (to the maximum extent permitted by codes). If located in a landscaped setback, they should be as far from the sidewalk as possible, clustered and integrated into the landscape design, and screened from public view with plant and/or fence-like elements.</p>	<p>3.1 Aesthetics 3.10 Land Use and Planning</p>
<p><i>City of San Diego General Plan Economic Prosperity Element</i></p>	
<p>Policy EP-G.7: Eliminate or minimize land use conflicts that pose a significant hazard to human health and safety.</p>	<p>3.10 Land Use and Planning</p>
<p>Policy EP-G.8 : Minimize displacement of existing residents, businesses, and uses. Those displaced should have adequate access to institutions, employment, and services.</p>	<p>3.12 Population and Housing 3.10 Land Use and Planning</p>
<p><i>City of San Diego General Plan Public Facilities, Services & Safety Element</i></p>	
<p>Policy PF-C.1: Require development proposals to fully address impacts to public facilities and services.</p> <p>a. Identify the demand for public facilities and services resulting from discretionary projects.</p>	<p>3.13 Public Services and Utilities</p>
<p>Policy PF-D.1: Locate, staff, and equip fire stations to meet established response times as follows:</p> <p>a) To treat medical patients and control small fires, the first-due unit should arrive within 7.5 minutes, 90 percent of the time from the receipt of the 911 call in fire dispatch. This equates to one minute of dispatch time, 1.5 minutes of company turnout time, and five minutes of driving time in the most populated areas.</p> <p>b) To provide an effective response force for serious emergencies, a multiple-unit response of at least 17 personnel should arrive within 10.5 minutes from the time of 911 call receipt in fire dispatch, 90 percent of the time.</p> <p>This response is designed to confine fires near the room of origin, to limit wildland fires to less than three acres when noticed promptly, and to treat up to five medical patients at once.</p> <p>This equates to one minute of dispatch time, 1.5 minutes of company turnout time, and eight minutes of driving time spacing for multiple units in the most populated areas.</p>	<p>3.13 Public Services and Utilities</p>
<p>Policy PF-E.2: Maintain average response time goals as development and population growth occurs. Average response time guidelines are as follows:</p> <ul style="list-style-type: none"> • Priority E Calls (i.e., imminent threat to life) within seven minutes; • Priority 1 Calls (i.e., serious crimes in progress) within 12 minutes; • Priority 2 Calls (i.e., less serious crimes with no threat to life) within 30 minutes; • Priority 3 Calls (i.e., minor crimes/requests for police service that are not urgent) within 90 minutes; • Priority 4 Calls (i.e., minor crimes/requests for police service that are not urgent) within 90 minutes. 	<p>3.13 Public Services and Utilities</p>

Table 3.10-2 General and Community Plan Policies

Plan Policy	MEA Resource Section(s) Reference
<p>Policy PF-I.2: Maximize waste reduction and diversion (see also Conservation Element, Policy CE.A.9).</p> <ul style="list-style-type: none"> d. Maximize the separation of recyclable and compostable materials. e. Collaborate with public and private entities to support the development of facilities that recycle materials into usable products or that compost organic materials. f. Reduce and recycle Construction and Demolition (C&D) debris. Strive for recycling of 100 percent of inert C&D materials and a minimum of 50 percent by weight of all other material. 	3.13 Public Services and Utilities
<p>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.</p>	3.10 Land Use and Planning
<p>Policy PF-M.4: Cooperatively plan for and design new or expanded public utilities and associated facilities (e.g., telecommunications infrastructure, planned energy generation facilities, gas compressor stations, gas transmission lines, electrical substations and other large scale gas and electrical facilities) to maximize environmental and community benefits.</p> <ul style="list-style-type: none"> b. Provide adequate buffering and maintained landscaping between utility facilities and residential and non-residential uses, including the use of non-building areas and/or rear setbacks. f. Ensure utility projects account for maintenance of community streetscape elements and street trees. 	3.10 Land Use and Planning
<p>Policy PF-Q.1: Protect public health and safety through the application of effective seismic, geologic and structural considerations.</p> <ul style="list-style-type: none"> a. Ensure that current and future community planning and other specific land use planning studies continue to include consideration of seismic and other geologic hazards. This information should be disclosed, when applicable, in the California Environmental Quality Act (CEQA) document accompanying a discretionary action. b. Maintain updated citywide maps showing faults, geologic hazards, and land use capabilities, and related studies used to determine suitable land uses. c. Require the submission of geologic and seismic reports, as well as soils engineering reports, in relation to applications for land development permits whenever seismic or geologic problems are suspected. e. Coordinate with other jurisdictions to establish and maintain a geologic “data bank” for the San Diego area. f. Regularly review local lifeline utility systems to ascertain their vulnerability to disruption caused by seismic or geologic hazards and implement measures to reduce any vulnerability. g. Adhere to state laws pertaining to seismic and geologic hazards. 	3.6 Geology, Soils, and Mineral Resources
<i>City of San Diego General Plan Recreation Element</i>	
<p>Policy RE A.2: Use community plan updates to further refine citywide park and recreation land use policies consistent with the Parks Mater Plan</p> <ul style="list-style-type: none"> d. Evaluate whether non-residential development would increase demand for park and recreation facilities, on a community basis. Where an increase in demand can be demonstrated, include a policy in the community plan, or in a citywide Park Master Plan, that non-residential development should contribute to the cost of park and recreation facilities. 	3.14 Recreation
<p>Policy RE-C.1: Protect existing parklands and open space from unauthorized encroachment by adjacent development through appropriate enforcement measures.</p>	3.14 Recreation
<p>Policy RE-E.6: Use underutilized or unnecessary City rights-of-way and utility easements to help meet recreational needs, where appropriate.</p>	3.10 Land Use and Planning
<p>Policy RE-F.1: Protect and enhance park lands from adjacent incompatible uses and encroachment.</p>	3.14 Recreation

Table 3.10-2 General and Community Plan Policies

Plan Policy	MEA Resource Section(s) Reference
<i>City of San Diego General Plan Conservation Element</i>	
Policy CE-B1: Protect and conserve the landforms, canyon lands, and open spaces that: define the City's urban form; provide public views/vistas; serve as core biological areas and wildlife linkages; are wetlands habitats; provide buffers within and between communities; or provide outdoor recreational opportunities.	3.1 Aesthetics 3.4 Biological Resources
Policy CE-B.2: Apply the appropriate zoning and Environmentally Sensitive Lands (ESL) regulations to limit development of floodplains, sensitive biological areas including wetlands, steep hillsides, canyons, and coastal lands. a. Manage watersheds and regulate floodplains to reduce disruption of natural systems, including the flow of sand to the beaches. Where possible and practical, restore water filtration, flood and erosion control, biodiversity and sand replenishment benefits. b. Limit grading and alterations of steep hillsides, cliffs and shoreline to prevent increased erosion and landform impacts.	3.4 Biological Resources 3.9 Hydrology and Water Quality
Policy CE-B.4: Limit and control runoff, sedimentation, and erosion both during and after construction activity.	3.9 Hydrology and Water Quality
Policy CE-D.2: Protect drinking water resources by implementing guidelines for future development that may affect water supply watersheds, reservoirs and groundwater aquifers. The guidelines should address site design, Best Management Practices (BMPs) and storm water treatment measures.	3.9 Hydrology and Water Quality
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.	3.9 Hydrology and Water Quality
Policy CE-E.3: Require contractors to comply with accepted storm water pollution prevention planning practices for all projects.	3.9 Hydrology and Water Quality
Policy CE-E.4: Continue to participate in the development and implementation of Watershed Management Plans for water quality and habitat protection	3.9 Hydrology and Water Quality
Policy CE-E.5: Assure that City departments continue to use "Best Practice" procedures so that water quality objectives are routinely implemented.	3.9 Hydrology and Water Quality
Policy CE-E.6: Continue to encourage "Pollution Control" measures to promote the proper collection and disposal of pollutants at the source, rather than allowing them to enter the storm drain system.	3.9 Hydrology and Water Quality 3.10 Land Use and Planning
Policy CE-E.7: Manage Floodplains to address their multi-purpose use, including natural drainage, habitat preservation, and open space and passive recreation while also promoting public health and safety.	3.4 Biological Resources 3.9 Hydrology and Water Quality
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. a. Educate the public about the impacts invasive plant species have on open space. b. Remove, avoid, or discourage the planting of invasive plant species. c. Pursue funding for removal of established populations of invasive species within open space.	3.4 Biological Resources
Policy CE-G.3: Implement the 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.	3.4 Biological Resources
Policy CE-G.4: Protect important ecological resources when applying floodplain regulations and development guidelines.	3.4 Biological Resources
Policy CE-G.5: Promote aquatic biodiversity and habitat recovery by reducing hydrological alterations, such as grading a stream channel.	3.4 Biological Resources
Policy CE-H.1: Use a watershed planning approach to preserve and enhance wetlands.	3.4 Biological Resources

Table 3.10-2 General and Community Plan Policies

Plan Policy	MEA Resource Section(s) Reference
Policy CE-H.3: Seek state and federal legislation and funding that support efforts to research, classify, and map wetlands including vernal pools and their functions, and improve restoration and mitigation procedures.	3.4 Biological Resources
Policy CE-H.4: Support the long-term monitoring of restoration and mitigation efforts to track and evaluate changes in wetland acreage, functions, and values.	3.4 Biological Resources
Policy CE-H.5: Support research and demonstration projects that use created wetlands to help cleanse urban and storm water runoff, where not detrimental to natural upland and wetland habitats.	3.4 Biological Resources
Policy CE-H.7: Encourage site planning that maximizes the potential biological, historic, hydrological and land use benefits of wetlands.	3.4 Biological Resources
Policy CE-H.8: Implement a “no net loss” approach to wetlands conservation in accordance with all city, state, and federal regulations.	3.4 Biological Resources
Policy CE-J.1: Develop, nurture, and protect a sustainable urban/community forest. a. Seek resources and take actions needed to plant, care for, and protect trees in the public right-of-way and parks and those of significant importance in our communities. b. Plant large canopy shade trees, where appropriate and with consideration of habitat and water conservation goals, in order to maximize environmental benefits. c. Seek to retain significant and mature trees.	3.4 Biological Resources
Policy CE-J.4: Continue to require the planting of trees through the development permit process. a. Consider tree planting as mitigation for air pollution emissions, storm water runoff, and other environmental impacts as appropriate.	3.4 Biological Resources
<i>City of San Diego General Historic Preservation Element</i>	
Policy HP-A.2: Fully integrate the consideration of historical and cultural resources in the larger land use planning process.	3.5 Cultural, Paleontological, and Tribal Cultural Resources
Policy HP-A.4: Actively pursue a program to identify, document, and evaluate the historical and cultural resources in the City of San Diego.	3.5 Cultural, Paleontological, and Tribal Cultural Resources
Policy HP-A.5: Designate and preserve significant historical and cultural resources for current and future generations.	3.5 Cultural, Paleontological, and Tribal Cultural Resources
Policy HP-B.2: Promote the maintenance, restoration, and rehabilitation of historical resources through a variety of financial and development incentives. Continue to use existing programs and develop new approaches as needed. Encourage continued private ownership and utilization of historic structures through a variety of incentives.	3.5 Cultural, Paleontological, and Tribal Cultural Resources

Sources: County of San Diego 2009, 2011a, 2011b, 2014, 2015, 2016a, 2016b; City of San Diego 1997, 2008, 2015; City of Escondido 2012, 2013; City of Poway 1991, 1996, 2002, 2003, 2005, 2010; NAVFAC 2005; SDG&E 1995; San Dieguito River Park Joint Powers Authority 2002; USMC 2011

Key:

CPA = Community Planning Area

LOS = level of service

MEA = Master Environmental Assessment

MSCP = Multiple Species Conservation Program

Conservation Plans

The study area crosses lands included in local conservation plans. Table 3.10-3 lists all of the conservation plan policies relevant to the proposed project.

County of San Diego Multiple Species Conservation Program (2009)

The study area is located in the coverage area of the County of San Diego Multiple Species Conservation Program (MSCP). The program is managed and monitored by the County of San Diego Department of Parks and Recreation (County of San Diego 2017 n.d.). The MSCP Plan was approved in 1997 and is the

result of a joint planning effort that included San Diego County, the Cities of San Diego and Poway, and other cities located in the southwestern part of the county to protect sensitive species in the area.

The North County MSCP Plan is currently under development and will extend the County of San Diego MSCP program into the northwestern areas of San Diego County, including the communities of Bonsall, Fallbrook, Rainbow, and Valley Center (County of San Diego 2017 n.d.). The North County MSCP Plan underwent public review in 2009, and the comments received are being used for revisions to the plan. Refer to Section 3.4, Biological Resources for more information on the County of San Diego MSCP and MSCP Subarea Plans. The proposed project crosses the proposed North Country MSCP Boundary. The North Country MSCP includes a proposed Pre-Approved Mitigation Area (PAMA). Components of the proposed project would be adjacent to and within the PAMA. Conservation within the PAMA is encouraged, and projects should be designed to minimize and mitigate impacts on natural habitats and species (County of San Diego 2009).

County of San Diego North County Multiple Habitat Conservation Program (2003)

The San Diego North County Multiple Habitat Conservation Program (MHCP), administered by the San Diego Association of Governments, is a comprehensive conservation planning process to create, manage, and monitor an ecosystem preserve in unincorporated northwestern San Diego County and to authorize incidental take for 80 Covered Species. The San Diego North County MHCP encompasses the cities of Carlsbad, Encinitas, Escondido, Oceanside, San Marcos, Solana Beach, and Vista.

Poway Subarea Habitat Conservation Plan/Natural Community Conservation Plan (1996)

The Poway Subarea Habitat Conservation Plan/Natural Community Conservation Plan outlines the City of Poway's goals for protecting wildlife corridors and habitat linkages within Poway as well as between Poway and adjoining jurisdictions. According to the General Development Requirements described in the Poway Subarea Plan, linear projects, including utility corridors, are considered conditionally compatible land uses within the city of Poway's preserved open space, as long as the siting, construction, and maintenance of the utility are compatible with the conservation value and function of the surrounding habitat (City of Poway 1996). Table 3.10-3, below, lists all of the relevant policies and the relevant MEA resource section. The study area crosses the city of Poway's preserved open space between Ted Williams Parkway and Glen Oak Road.

City of San Diego Multiple Species Conservation Program Subarea Plan (1997)

Portions of the study area are located in the coverage area of the City of San Diego MSCP Subarea Plan. The subarea plan is consistent with the regional MSCP, and it qualifies as a stand-alone document to implement the city's portion of the MSCP habitat preserve (City of San Diego 1997). The City of San Diego MSCP Subarea Plan delineates core biological resource areas and corridors targeted for conservation, which it refers to as Multi-Habitat Planning Area (MHPA). Limited development may occur within the MHPA boundaries (City of San Diego 1997). The study area crosses open space within the MHPA. Utility lines are considered to be compatible land uses within the MHPA, provided that the project is in compliance with the applicable policies and design guidelines in the MSCP Subarea Plan.

SDG&E Subregional Natural Community Conservation Plan (1995)

The study area is located within the area covered by the SDG&E Subregional Natural Community Conservation Plan (NCCP). The SDG&E Subregional NCCP was developed to establish and implement a long-term agreement among the California Department of Fish and Wildlife, U.S. Fish and Wildlife Service, and SDG&E. The NCCP was approved in 1995 and authorized the take of 110 Covered Species as a result of the development, installation, operation, and maintenance of SDG&E facilities, while also providing for the conservation and preservation of these species (SDG&E 1995). Additional discussion regarding the SDG&E Subregional NCCP is provided in Section 3.4, Biological Resources.

San Dieguito River Park Concept Plan (2002)

The study area crosses the San Dieguito River Park Joint Powers Authority’s Focused Planning Area. The San Dieguito River Park Concept Plan outlines the vision and goals for the preservation and protection of sensitive resources within the Focused Planning Area. The concept plan provides land use recommendations, but indicates that the Joint Powers Authority does not have land use authority (San Dieguito River Park Joint Powers Authority 2002). Public facilities such as gas pipelines are considered acceptable land uses as long as they are installed to minimize environmental impacts, comply with CEQA, and are compatible with the goals and objectives of the concept plan when feasible (San Dieguito River Park Joint Powers Authority 2002).

Table 3.10-3 Conservation Plan Policies

Plan Policy	MEA Resource Section(s) Reference
County of San Diego Multiple Species Conservation Program	
<p>The San Diego MSCP allows for the development of public infrastructure projects and road modifications within the San Diego MSCP preserve boundaries, known as the Multiple Habitat Planning Area (MHPA), with the following provisions:</p> <ul style="list-style-type: none"> • The project is consistent with adopted community or subregional plans, and the San Diego MSCP and Subarea Plans. • All feasible mitigation measures have been incorporated into the project and there are no feasible, less environmentally damaging locations, alignments or non-structural alternatives that would meet project objectives. • Where the project encroaches into a wetland or floodplain, mitigation measures have been incorporated into the project that result in a net gain in wetland and/or riparian habitat. • Where the project encroaches into steep slopes, native vegetation will be used to revegetate and landscape cut and fill areas. • No mature riparian woodland will be destroyed or reduced in size due to otherwise allowed encroachments. • All Critical Populations of Sensitive Plant Species within the County's Subarea (Attachment C of Biological Mitigation Ordinance), Rare Narrow Endemic Animal Species within the County's Subarea (Attachment D of Biological Mitigation Ordinance), Narrow Endemic Plant Species within the County's Subarea (Attachment E of Biological Mitigation Ordinance), and San Diego County Sensitive Plant Species (as defined in the Biological Mitigation Ordinance), will be avoided as required and consistent with the Subarea Plan and Biological Mitigation Ordinance. 	<p>3.4 Biological Resources 3.10 Land Use and Planning</p>
<p>The following are general guidelines to protect the biological resources in the MHCP preserve area:</p> <ul style="list-style-type: none"> • Retain a biologist to review grading plans (e.g., all access routes and staging areas/laydown yards), oversee all aspects of construction monitoring, educate contractors about the biological sensitivities associated with the area, and ensure compliance with mitigation measures. • Design placement of new development in lower quality or disturbed areas. Avoid areas that have the potential to be used as wildlife movement corridors or habitat linkages. • Avoid landform alteration of major natural features. Configure development to existing topography to minimize grading and land alteration. • Restrict heavy equipment and construction activities, including disposal of excess fill, to designated areas. • Use existing access roads or already disturbed areas to the degree feasible. 	<p>3.4 Biological Resources 3.10 Land Use and Planning</p>

Table 3.10-3 Conservation Plan Policies

Plan Policy	MEA Resource Section(s) Reference
<p>Where new access is required, all vehicles should use the same route, even if this requires heavy equipment to back out of such areas. Clearly mark all access routes outside of existing roads or construction areas.</p> <ul style="list-style-type: none"> • When stockpiling topsoil, place it in disturbed areas without native vegetation, areas to be impacted by project development, or nonsensitive habitats. • Locate staging areas/laydown yards in disturbed habitat, to the degree feasible. • Designate no-fueling zones a minimum distance of 10 meters (33 feet) from all drainages and away from fire-sensitive areas. • Schedule construction through sensitive areas at a time that minimizes potential impacts on biological resources. Construction adjacent to drainages should occur during periods of minimum flow (i.e., summer through the first significant rain of fall) to avoid excessive sedimentation and erosion and to avoid impacts on drainage-dependent species. Construction near riparian areas or other sensitive habitats should also be scheduled to avoid the breeding season (March through September) and potential impacts on breeding bird species. • Noise impacts are a concern around areas supporting breeding bird habitat. To avoid or minimize noise impacts, limit construction activities during the breeding season (March through September) to those that will not produce significant noise impacts (i.e., noise levels greater than 60 decibels, equivalent sound level at the edge of the habitat of concern). Conduct preconstruction surveys at potential impact areas between mid-May and mid-June. • Require setback limitations from sensitive habitat areas, including a minimum setback outside the root protection zone for all trees to be preserved. Require special construction techniques such as concrete pumping to the site and on-grade construction to protect tree roots. • Design placement of new utility corridors to minimize fragmentation and edge effects. • Encourage underground utilities and trenchless technology, where possible. Use narrow construction easements, and when possible, use practices such as jacking pipelines under drainages. Require restoration plans and construction monitoring plans for utility corridor construction and repairs approved by the wildlife agencies. • Construct noise barriers for short sections of road that may impact wildlife breeding. 	
<p>Poway Subarea Habitat Conservation Plan/Natural Community Conservation Plan</p> <p>In order for potentially impactful land uses (e.g., utilities and water projects) to be considered conditionally compatible in cornerstones, they must meet the biological goals and objectives of this program. Specifically, projects considered conditional compatible should:</p> <ol style="list-style-type: none"> 1) Incur minimal impacts; 2) Be sited to avoid sensitive biological resources; 3) Mitigate any impacts through a combination of on-site mitigation and office compensation/mitigation within the PRPAs; and 4) Fall within the 5 percent total allowable cornerstone acreage impact guidelines 	<p>3.4 Biological Resources 3.10 Land Use and Planning</p>
<p>The following provisions apply to projects within cornerstone lands.</p> <ul style="list-style-type: none"> • Prohibit the use of nonnative, invasive plant species in landscaping palettes in cornerstone lands or for new public projects within 200 feet of a cornerstone. • Eliminate lighting in or adjacent to cornerstone lands except where essential for roadways, facility use, and safety and security purposes. Use shielded, downward-focused, low-pressure sodium illumination sources and incorporate a buffer zone between the edge of lighted areas and the cornerstone. 	<p>3.4 Biological Resources 3.10 Land Use and Planning</p>

Table 3.10-3 Conservation Plan Policies

Plan Policy	MEA Resource Section(s) Reference
<p>The following provisions apply to projects in non-cornerstone lands.</p> <ul style="list-style-type: none"> • Require an erosion control plan for development or construction activities in non-cornerstone lands. • Ensure that erosion control in non-cornerstone lands follows the guidelines set forth in the City's Grading Ordinance and the revised City Landscape standards. 	<p>3.4 Biological Resources 3.10 Land Use and Planning</p>
<p>City of San Diego Multiple Species Conservation Program Subarea Plan</p>	
<p>Policy 1 Roads and Utilities - Construction and Maintenance Policies: All proposed utility lines (e.g., sewer, water, etc.) should be designed to avoid or minimize intrusion into the MHPA. These facilities should be routed through developed or developing areas rather than the MHPA, where possible. If no other routing is feasible, then the lines should follow previously existing roads, easements, rights-of-way and disturbed areas, minimizing habitat fragmentation.</p>	<p>3.4 Biological Resources 3.10 Land Use and Planning</p>
<p>Policy 2 Roads and Utilities - Construction and Maintenance Policies: All new development for utilities and facilities within or crossing the MHPA shall be planned, designed, located, and constructed to minimize environmental impacts. All such activities must avoid disturbing the habitat of City of San Diego MSCP Subarea Plan covered species, and wetlands. If avoidance is infeasible, mitigation will be required.</p>	<p>3.4 Biological Resources 3.10 Land Use and Planning</p>
<p>Policy 3 Roads and Utilities - Construction and Maintenance Policies: Temporary construction areas and roads, staging areas/laydown yards, or permanent access roads must not disturb existing habitat unless determined to be unavoidable. All such activities must occur on existing agricultural lands or in other disturbed areas rather than in habitat. If temporary habitat disturbance is unavoidable, then restoration of, and/or mitigation for, the disturbed area after project completion will be required.</p>	<p>3.4 Biological Resources 3.10 Land Use and Planning</p>
<p>Policy 4 Roads and Utilities - Construction and Maintenance Policies: Construction and maintenance activities in wildlife corridors must avoid significant disruption of corridor usage. Environmental documents and mitigation monitoring and reporting programs covering such development must clearly specify how this will be achieved, and construction plans must contain all the pertinent information and be readily available to crews in the field. Training of construction crews and field workers must be conducted to ensure that all conditions are met. A responsible party must be specified.</p>	<p>3.4 Biological Resources 3.10 Land Use and Planning</p>
<p>Policy 8 Roads and Utilities - Construction and Maintenance Policies: For the most part, existing roads and utility lines are considered a compatible use within the MHPA and therefore will be maintained. Exceptions may occur where underutilized or duplicative road systems are determined not to be necessary as identified in the Framework Management Section 1.5.</p>	<p>3.4 Biological Resources 3.10 Land Use and Planning</p>
<p>Policy 1 Fencing, Lighting, and Signage Policies: Fencing or other barriers will be used where it is determined to be the best method to achieve conservation goals and adjacent to land uses incompatible with the MHPA. For example, use chain link or cattle wire to direct wildlife to appropriate corridor crossings, natural rocks/boulders or split rail fencing to direct public access to appropriate locations, and chain link to provide added protection of certain sensitive species or habitats (e.g., vernal pools).</p>	<p>3.4 Biological Resources 3.10 Land Use and Planning</p>
<p>Policy 2 Materials Storage Policies: Lighting shall be designed to avoid intrusion into the MHPA and effects on wildlife. Lighting in areas of wildlife crossings should be of low-sodium or similar lighting. Signage will be limited to access and litter control and educational purposes.</p>	<p>3.1 Aesthetics 3.4 Biological Resources 3.10 Land Use and Planning</p>
<p>Policy 1 Fencing, Lighting, and Signage Policies: Prohibit storage of materials (e.g., hazardous or toxic, chemicals, equipment, etc.) within the MHPA and ensure appropriate storage per applicable regulations in any areas that may impact the MHPA, especially due to potential leakage.</p>	<p>3.4 Biological Resources 3.10 Land Use and Planning</p>

Table 3.10-3 Conservation Plan Policies

Plan Policy	MEA Resource Section(s) Reference
Policy 3 Land Use Adjacency Guidelines Policies: Lighting of all developed areas adjacent to the MHPA should be directed away from the MHPA. Where necessary, development should provide adequate shielding with non-invasive plant materials (preferably native), berming, and/or other methods to protect the MHPA and sensitive species from night lighting.	3.10 Land Use and Planning
Policy 4 Land Use Adjacency Guidelines Policies: Uses in or adjacent to the MHPA should be designed to minimize noise impacts. Berms or walls should be constructed adjacent to commercial areas, recreational areas, and any other use that may introduce noises that could impact or interfere with wildlife utilization of the MHPA. Excessively noisy uses or activities adjacent to breeding areas must incorporate noise reduction measures and be curtailed during the breeding season of sensitive species. Adequate noise reduction measures should also be incorporated for the remainder of the year.	3.4 Biological Resources 3.10 Land Use and Planning
Policy 6 Land Use Adjacency Guidelines Policies: No invasive non-native plant species shall be introduced into areas adjacent to the MHPA.	3.4 Biological Resources 3.10 Land Use and Planning
San Dieguito River Park Concept Plan	
New public facilities or improvements to existing facilities will undoubtedly need to be constructed within or through the FPA in the future. These facilities, which include, but are not limited to, freeways and other regional roadways, electrical powerlines, gas pipelines, sewer and water lines, and aqueducts, are essential to meet the needs of the region. Such facilities should be permitted within the FPA provided they can be constructed or installed in a manner that minimizes environmental impacts, complies with the California Environmental Quality Act, avoids impacts to existing and/or proposed park amenities, and to the extent feasible is compatible with the goals and objectives outlined in the Concept Plan.	3.10 Land Use and Planning

Source: County of San Diego 2009, 2011a, 2011b, 2014, 2015, 2016a, 2016b; City of San Diego 1997, 2008, 2015; City of Escondido 2012, 2013; City of Poway 1991, 1996, 2002, 2003, 2005, 2010; NAVFAC 2005; SDG&E 1995; San Dieguito River Park Joint Powers Authority 2002; USMC 2011

Key:

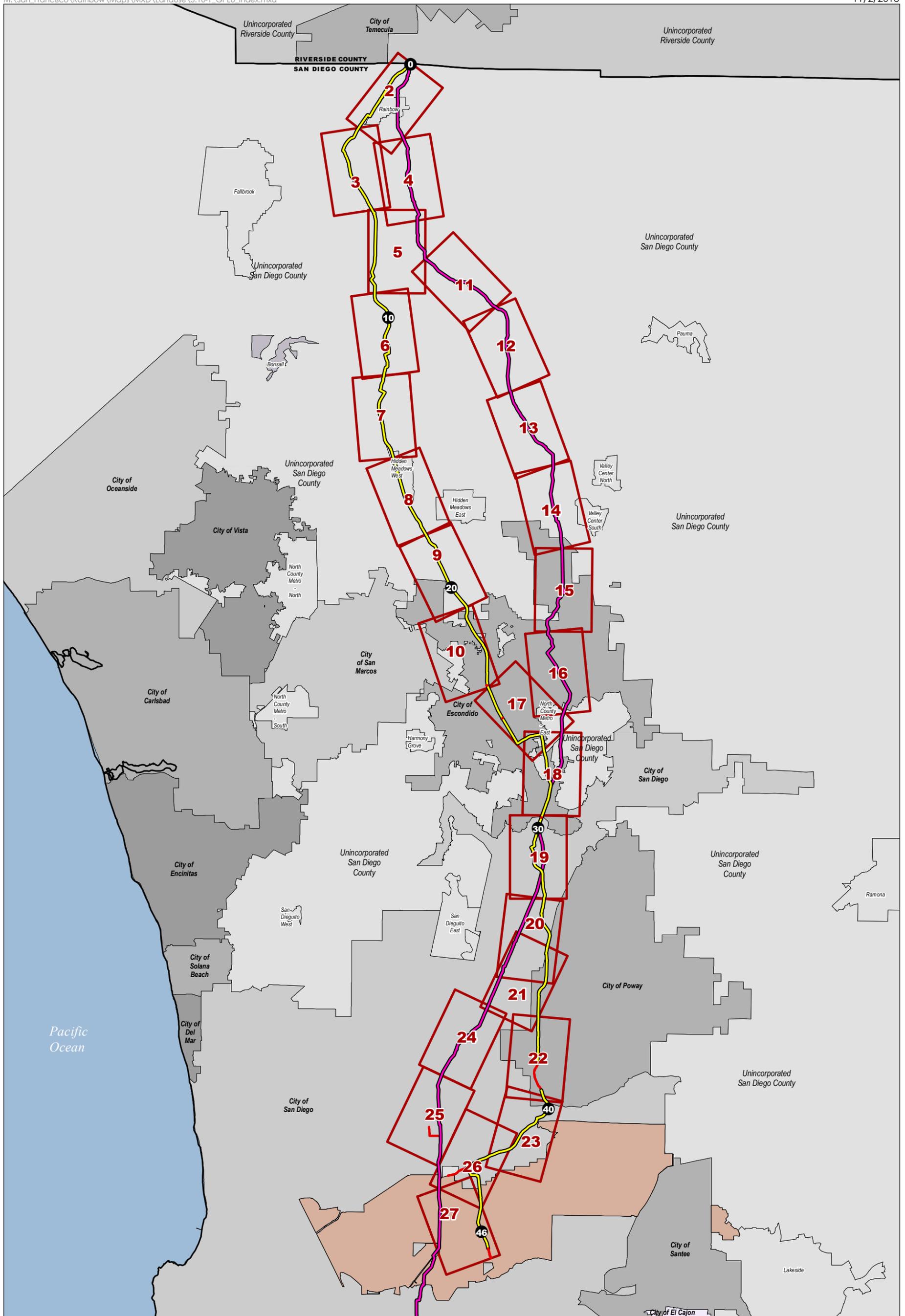
- CEQA = California Environmental Quality Act
- FPA = Focused Planning Area
- MEA = Master Environmental Assessment
- MHPA = Multi-Habitat Planning Area
- MSCP = Multiple Species Conservation Program
- PRPA = Proposed Resource Protection Areas

3.10.3 Draft Significance Criteria

Had an impact analysis been completed for the proposed project, significance criteria would likely have been based on the checklist items in Appendix G of the CEQA Guidelines. An impact might have been considered significant if the project 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; or
- c) Conflict with any applicable habitat conservation plan or natural community conservation plan.

3.10.4 Draft Analytical Figures



-  Milepost
-  Line 3602
-  Tie-Ins & Extensions
-  Existing Line 1600
-  MCAS Miramar
-  Map Series Index

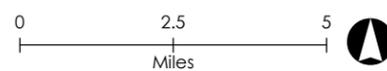
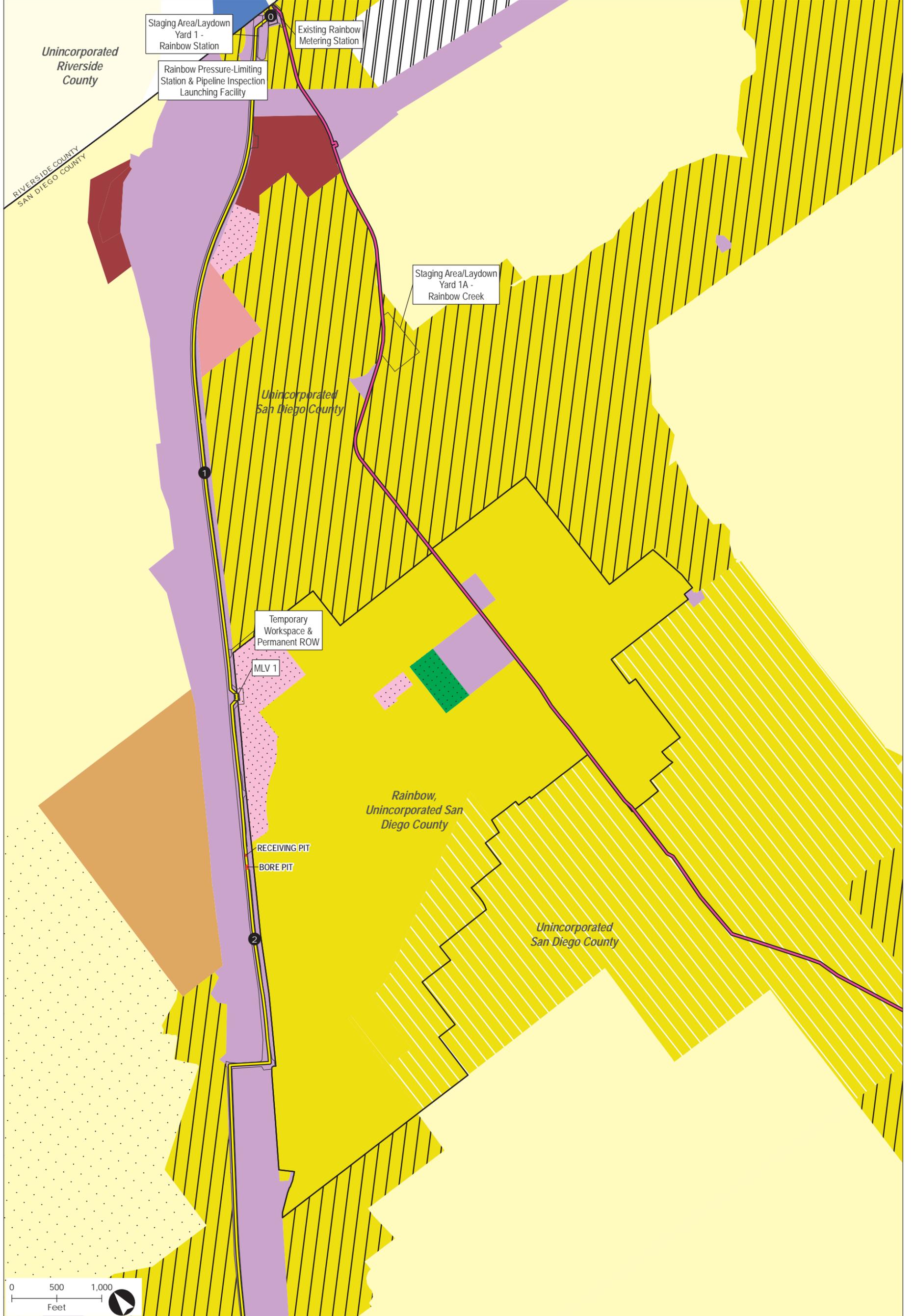


Figure 3.10-1
General Plan Land Use
 Page 1 of 27
 Pipeline Safety and Reliability
 Project - New Natural Gas
 Line 3602 and De-rating
 Line 1600
 San Diego County, CA

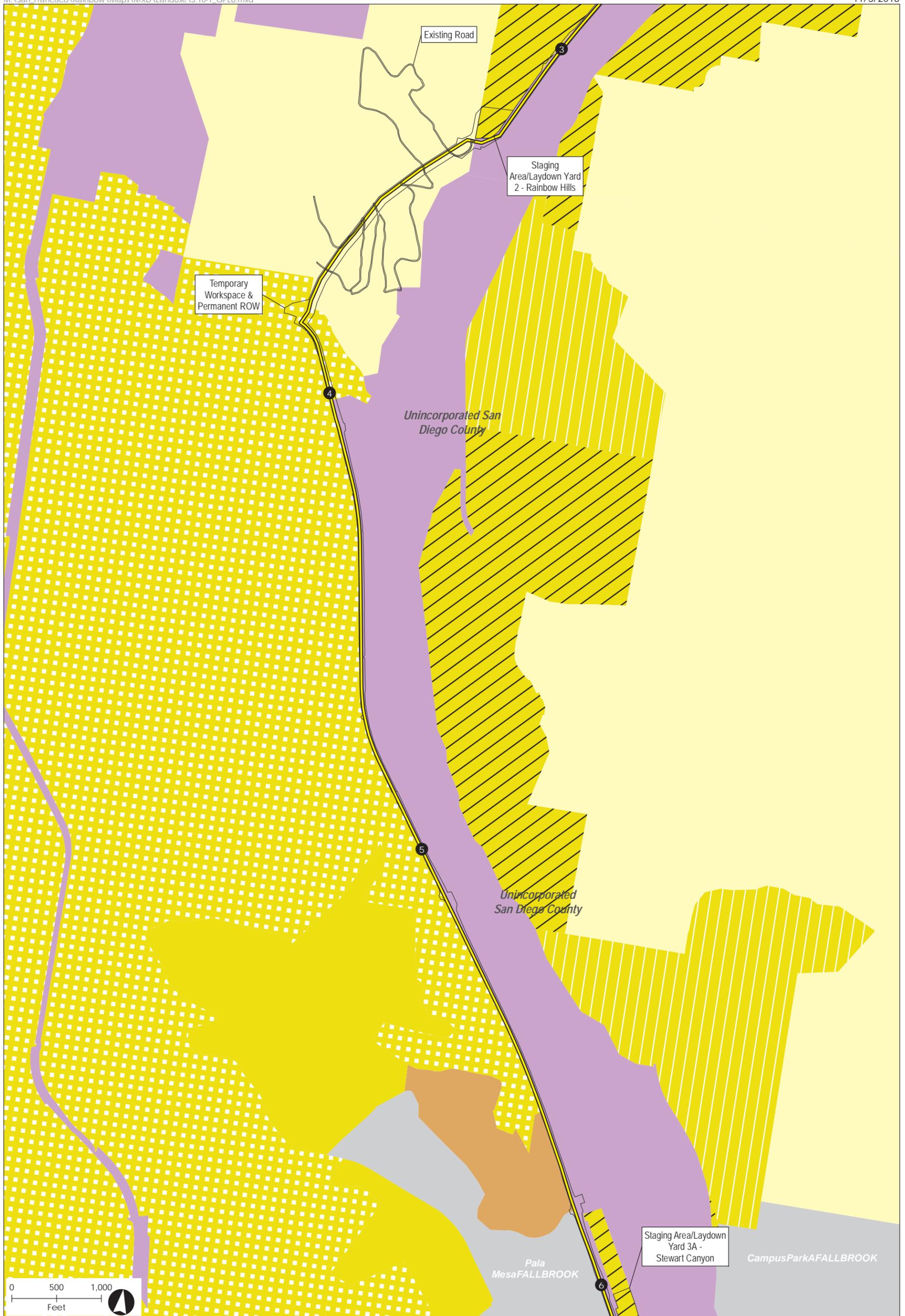


1 Milepost	City of Temecula	Medium Impact Industrial	Semi-Rural Residential (Sr-10)
Line 3602	Industrial Office	Rural Commercial	Semi-Rural Residential (Sr-4)
Existing Line 1600	Riverside County	Open Space (Recreation)	Tribal Lands
Bore Pits	Light Industrial	Public/Semi-Public Facilities	Village Residential
Workspaces	Rural Mountainous	Rural Lands (RI-20)	
Municipal Boundary	San Diego County	Rural Lands (RI-40)	
	General Commercial	Semi-Rural Residential (Sr-1)	

Key:
ROW Right-Of-Way

Figure 3.10-1
General Plan Land Use
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 Pipeline Safety and Reliability
 Project - New Natural Gas
 Line 3602 and De-rating
 Line 1600
 San Diego County, CA

Sources: City of Escondido 2017g; City of Poway 2017d; City of San Marcos 2012b; City of Temecula 2017a; County of Riverside 2016; ESRI 2012; NLCD 2011; SanGIS 2009, 2016, 2017a; SDG&E 2017; USMC 2017



Milepost	Semi-Rural Residential (Sr-1)
Line 3602	Semi-Rural Residential (Sr-10)
Workspaces	Semi-Rural Residential (Sr-2)
Municipal Boundary	Semi-Rural Residential (Sr-4)
San Diego County	Specific Plan Area
Public/Semi-Public Facilities	Village Residential
Rural Lands (RI-20)	

Key:
 ROW Right-Of-Way

Figure 3.10-1
General Plan Land Use
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 Pipeline Safety and Reliability
 Project - New Natural Gas
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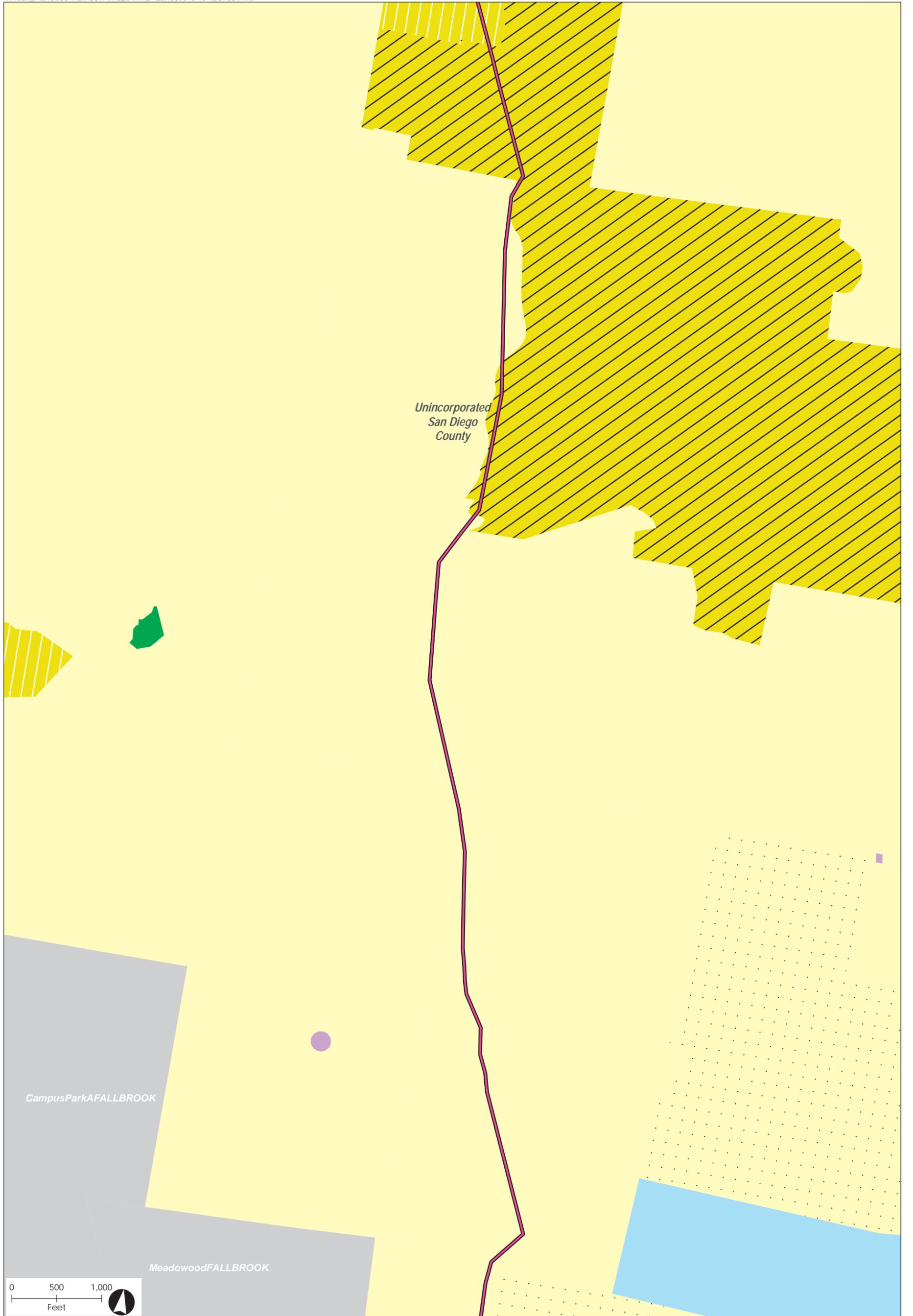
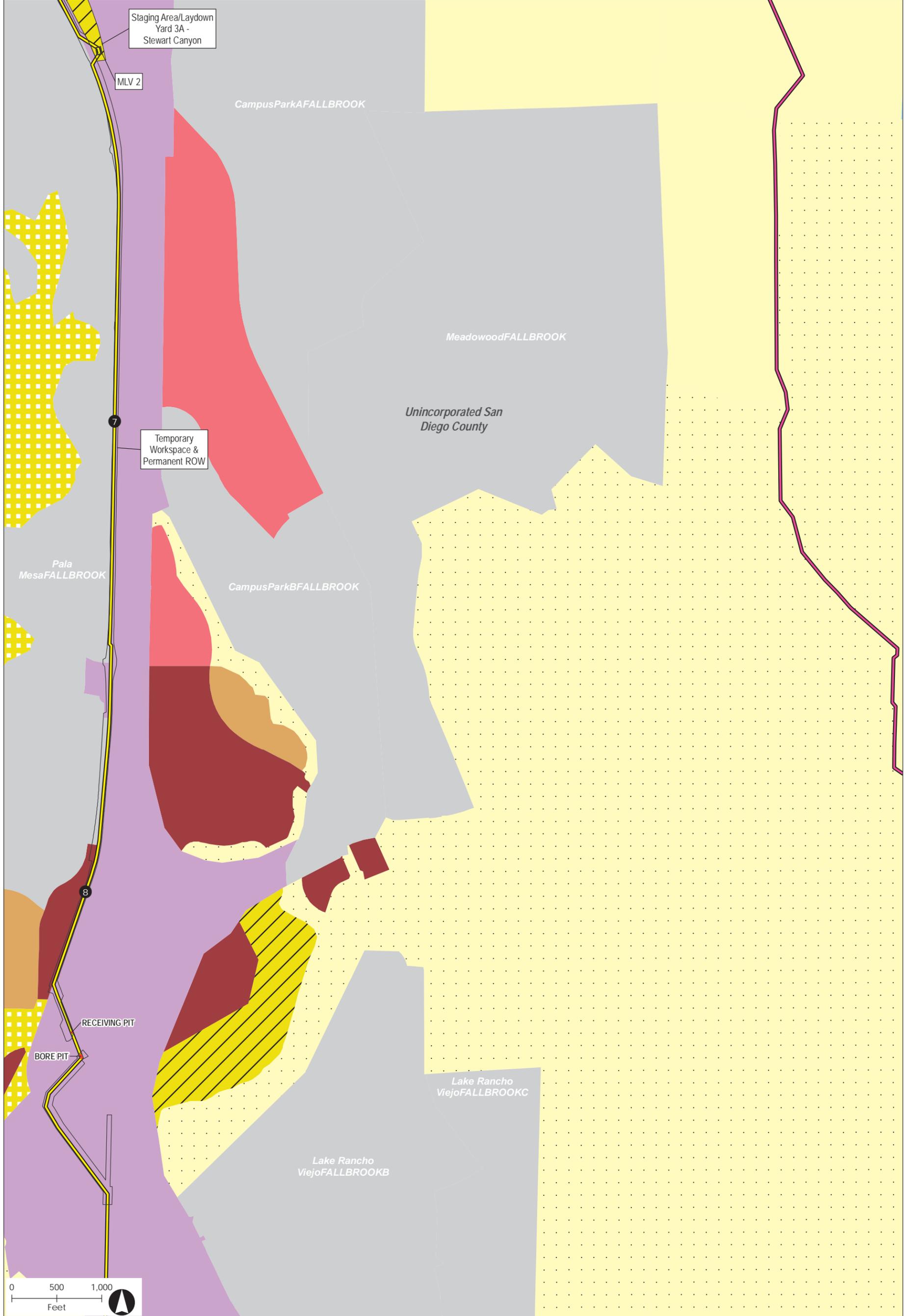
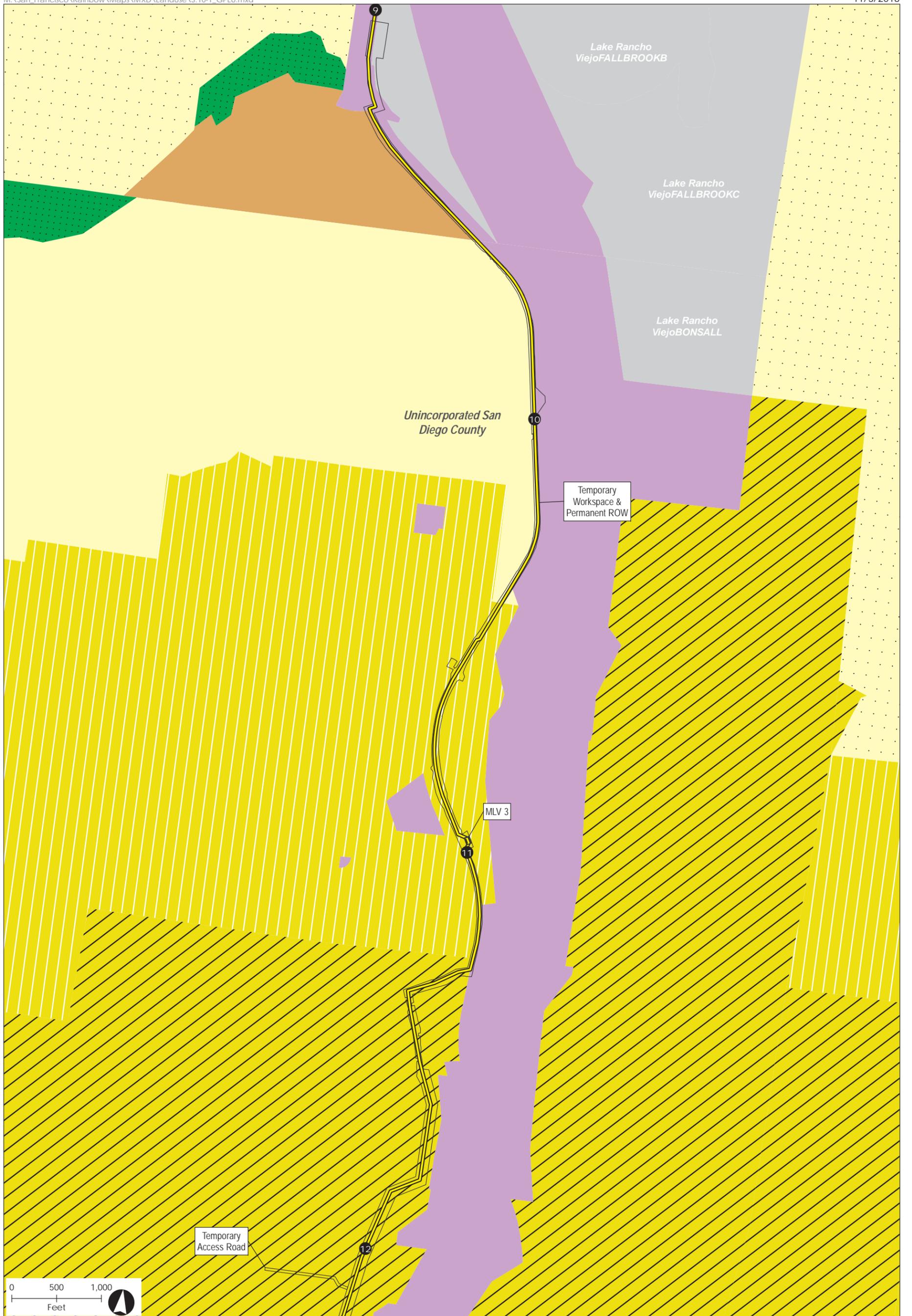


Figure 3.10-1
General Plan Land Use
 Page 4 of 27
 Pipeline Safety and Reliability
 Project - New Natural Gas
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 San Diego County, CA

Sources: City of Escondido 2017g; City of Poway 2017d; City of San Marcos 2012b; City of Temecula 2017a; County of Riverside 2016; ESRI 2012; NLCD 2011; SanGIS 2009, 2016, 2017a; SDG&E 2017; USMC 2017



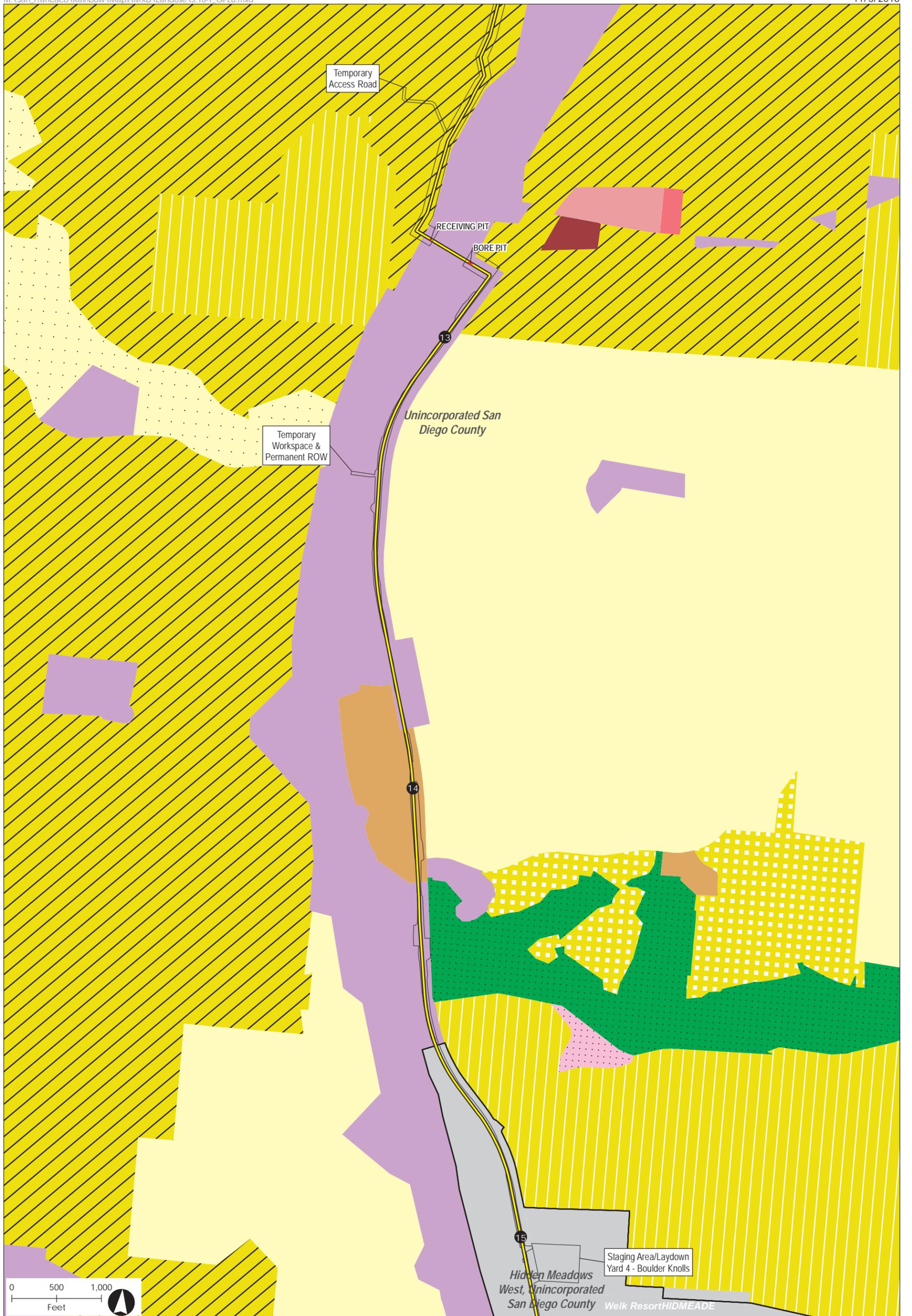
<ul style="list-style-type: none"> ① Milepost — Line 3602 — Existing Line 1600 □ Bore Pits □ Workspaces □ Municipal Boundary 	<p>San Diego County</p> <ul style="list-style-type: none"> ■ General Commercial ■ Limited Impact Industrial ■ Public/Semi-Public Facilities ■ Public/Semi-Public Lands (Solid Waste Facility) ■ Rural Lands (RI-20) ■ Rural Lands (RI-40) 	<ul style="list-style-type: none"> ■ Semi-Rural Residential (Sr-10) ■ Semi-Rural Residential (Sr-2) ■ Specific Plan Area ■ Village Residential 	<p>Figure 3.10-1 General Plan Land Use Page 5 of 27 Pipeline Safety and Reliability Project - New Natural Gas Line 3602 and De-rating Line 1600 San Diego County, CA</p>
<p>0 500 1,000 Feet</p> <p>Key: ROW Right-Of-Way</p>			



Milepost	Rural Lands (RI-20)
Line 3602	Rural Lands (RI-40)
Workspaces	Semi-Rural Residential (Sr-10)
Municipal Boundary	Semi-Rural Residential (Sr-4)
San Diego County	Specific Plan Area
Open Space (Recreation)	Village Residential
Public/Semi-Public Facilities	

Key:
 ROW Right-Of-Way

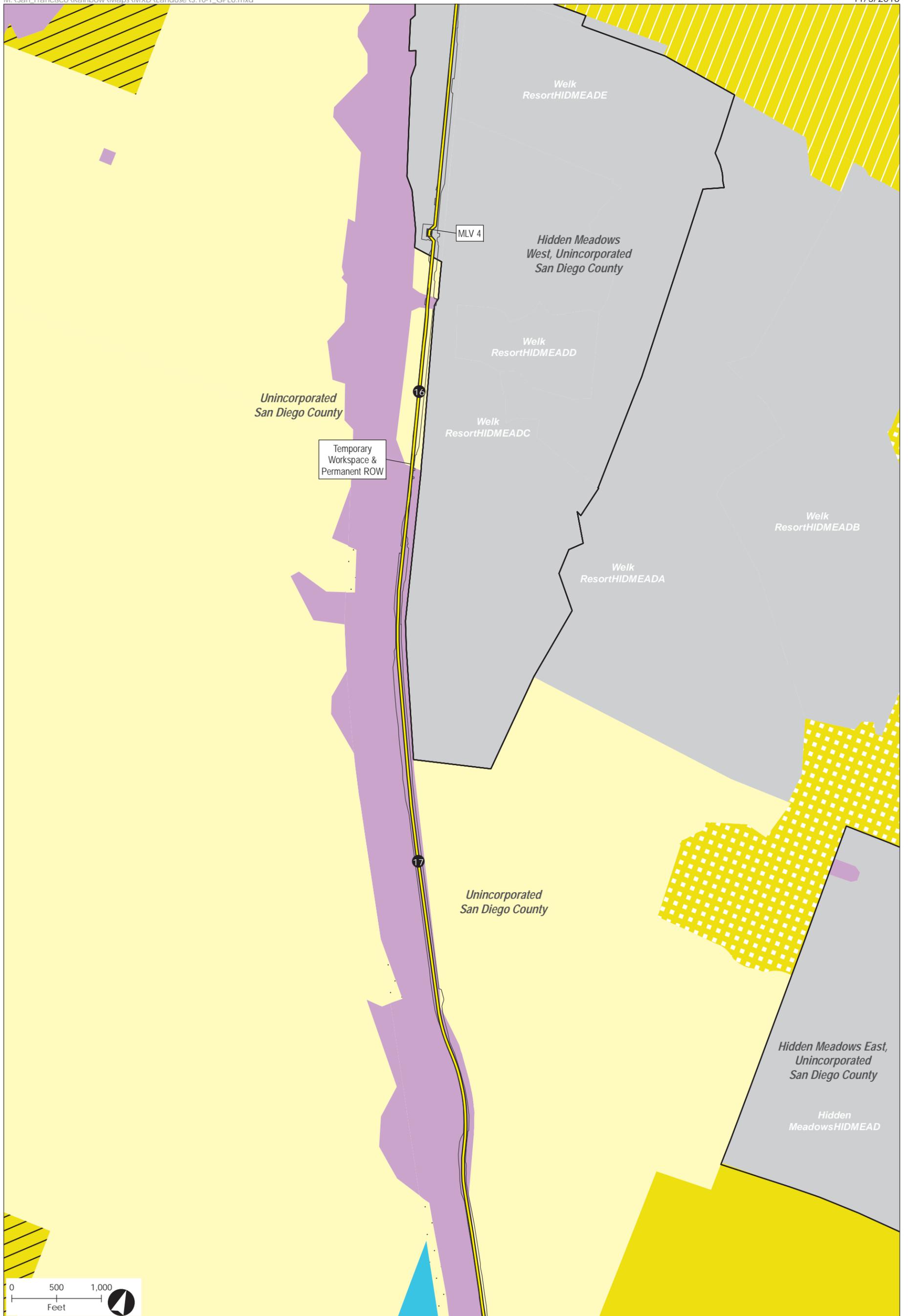
Figure 3.10-1
General Plan Land Use
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 Pipeline Safety and Reliability
 Project - New Natural Gas
 Line 3602 and De-rating
 Line 1600
 San Diego County, CA



Milepost	Limited Impact Industrial	Semi-Rural Residential (Sr-10)
Line 3602	Medium Impact Industrial	Semi-Rural Residential (Sr-2)
Bore Pits	Rural Commercial	Semi-Rural Residential (Sr-4)
Workspaces	Open Space (Recreation)	Specific Plan Area
Municipal Boundary	Public/Semi-Public Facilities	Village Residential
San Diego County	Rural Lands (RI-20)	
General Commercial	Rural Lands (RI-40)	

Figure 3.10-1
General Plan Land Use
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 Pipeline Safety and Reliability
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	Milepost		Rural Lands (RI-20)
	Line 3602		Rural Lands (RI-40)
	Workspaces		Semi-Rural Residential (Sr-1)
	Municipal Boundary		Semi-Rural Residential (Sr-10)
	San Diego County		Semi-Rural Residential (Sr-2)
	Office Professional		Semi-Rural Residential (Sr-4)
	Public/Semi-Public Facilities		Specific Plan Area

Key:
ROW Right-Of-Way

Figure 3.10-1
General Plan Land Use
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 Pipeline Safety and Reliability
 Project - New Natural Gas
 Line 3602 and De-rating
 Line 1600
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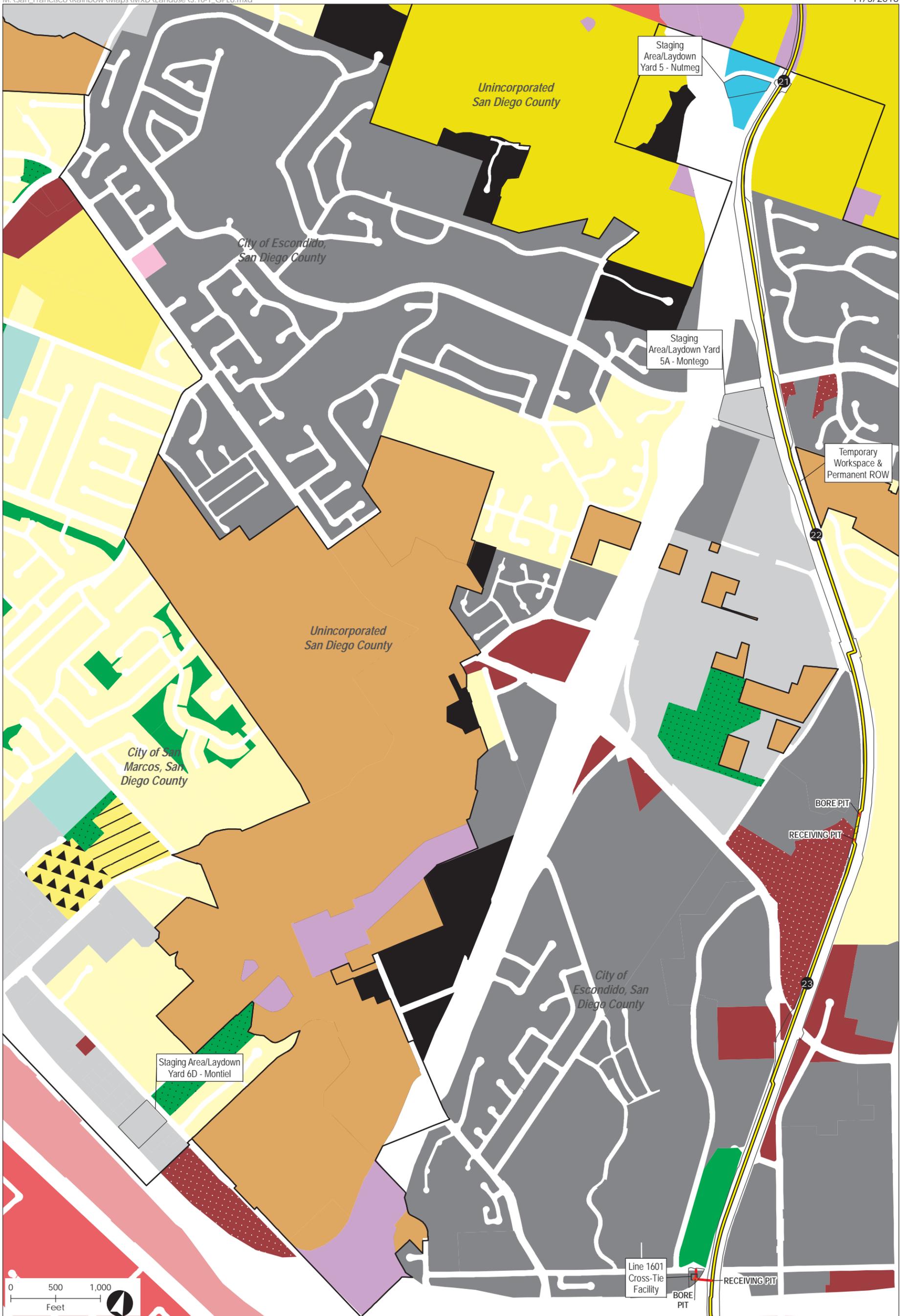
Sources: City of Escondido 2017g; City of Poway 2017d; City of San Marcos 2012b; City of Temecula 2017a; County of Riverside 2016; ESRI 2012; NLCD 2011; SanGIS 2009, 2016, 2017a; SDG&E 2017; USMC 2017



Milepost	Neighborhood Commercial	Semi-Rural Residential (Sr-10)	Suburban
Line 3602	Rural Commercial	Semi-Rural Residential (Sr-4)	Rural I & II
Workspaces	Office Professional	Specific Plan Area	Specific Plan Area
Municipal Boundary	Public/Semi-Public Facilities	Village Residential	
San Diego County	Rural Lands (RI-20)	City of Escondido	
General Commercial	Rural Lands (RI-40)	Estate I & II	
High Impact Industrial	Semi-Rural Residential (Sr-1)	Urban I - V	

Figure 3.10-1
General Plan Land Use
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 Pipeline Safety and Reliability
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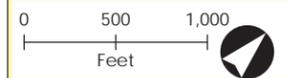
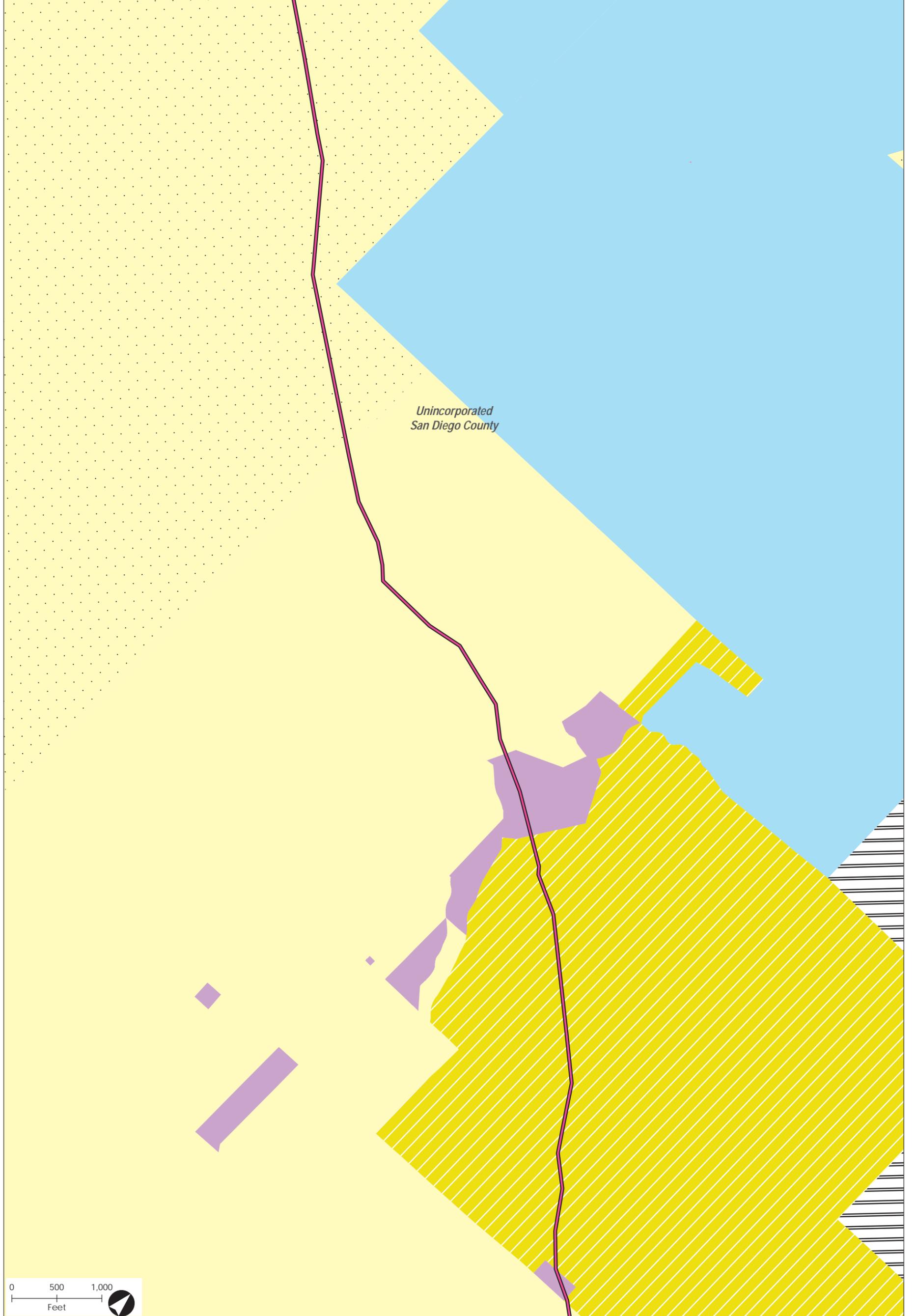
Sources: City of Escondido 2017g; City of Poway 2017d; City of San Marcos 2012b; City of Temecula 2017a; County of Riverside 2016; ESRI 2012; NLCD 2011; SanGIS 2009, 2016, 2017a; SDG&E 2017; USMC 2017



① Milepost	Public/Semi-Public Facilities	General Industrial	Specific Plan Area	Open Space
Line 3602	Semi-Rural Residential (Sr-1)	Light Industrial	City of San Marcos	Parks
Tie-Ins & Extensions	Village Residential	Neighborhood Commercial	Agricultural/Residential	Public/Institutional
Bore Pits	City of Escondido	Office	Commercial	Specific Plan Area
Workspaces	Estate I & II	Public Land/Open Space	Very Low Density Residential	
Municipal Boundary	Urban I - V	Park Within SPA Boundary	Low Density Residential	
San Diego County	General Commercial	Suburban	Medium Density Residential 2	
High Impact Industrial	Planned Commercial	Rural I & II	Medium High Density Residential	

Figure 3.10-1
General Plan Land Use
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 Pipeline Safety and Reliability
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- Existing Line 1600
- Municipal Boundary
- San Diego County**
- Public/Semi-Public Facilities
- Public/Semi-Public Lands (Solid Waste Facility)
- Rural Lands (RI-20)
- Rural Lands (RI-40)

- Semi-Rural Residential (Sr-4)
- Tribal Lands

Figure 3.10-1
General Plan Land Use
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 Pipeline Safety and Reliability
 Project - New Natural Gas
 Line 3602 and De-rating
 Line 1600
 San Diego County, CA

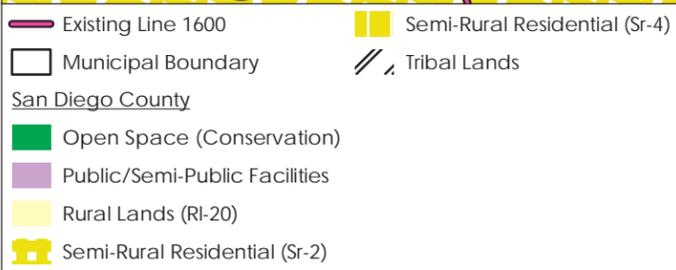
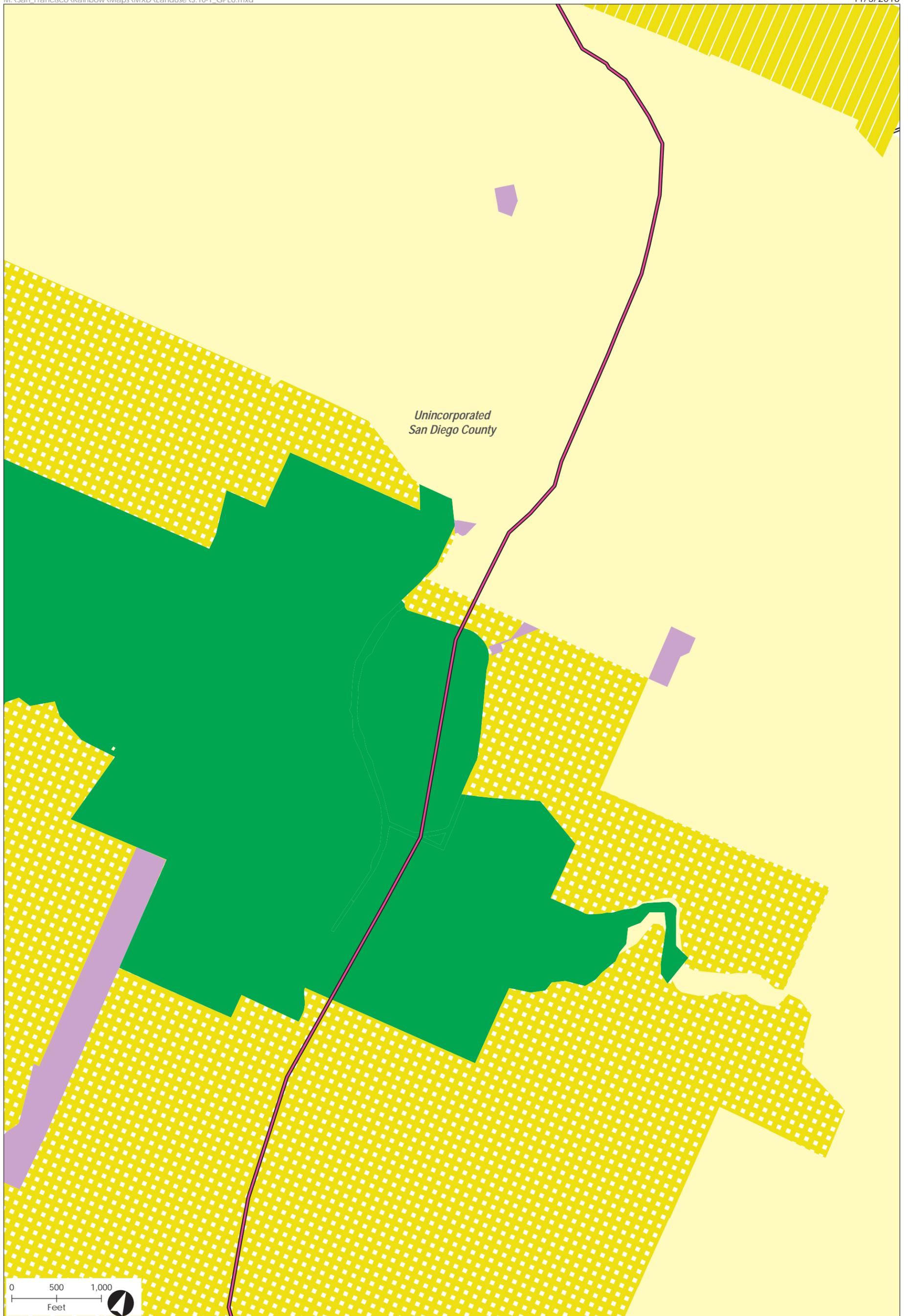
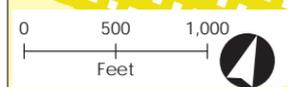
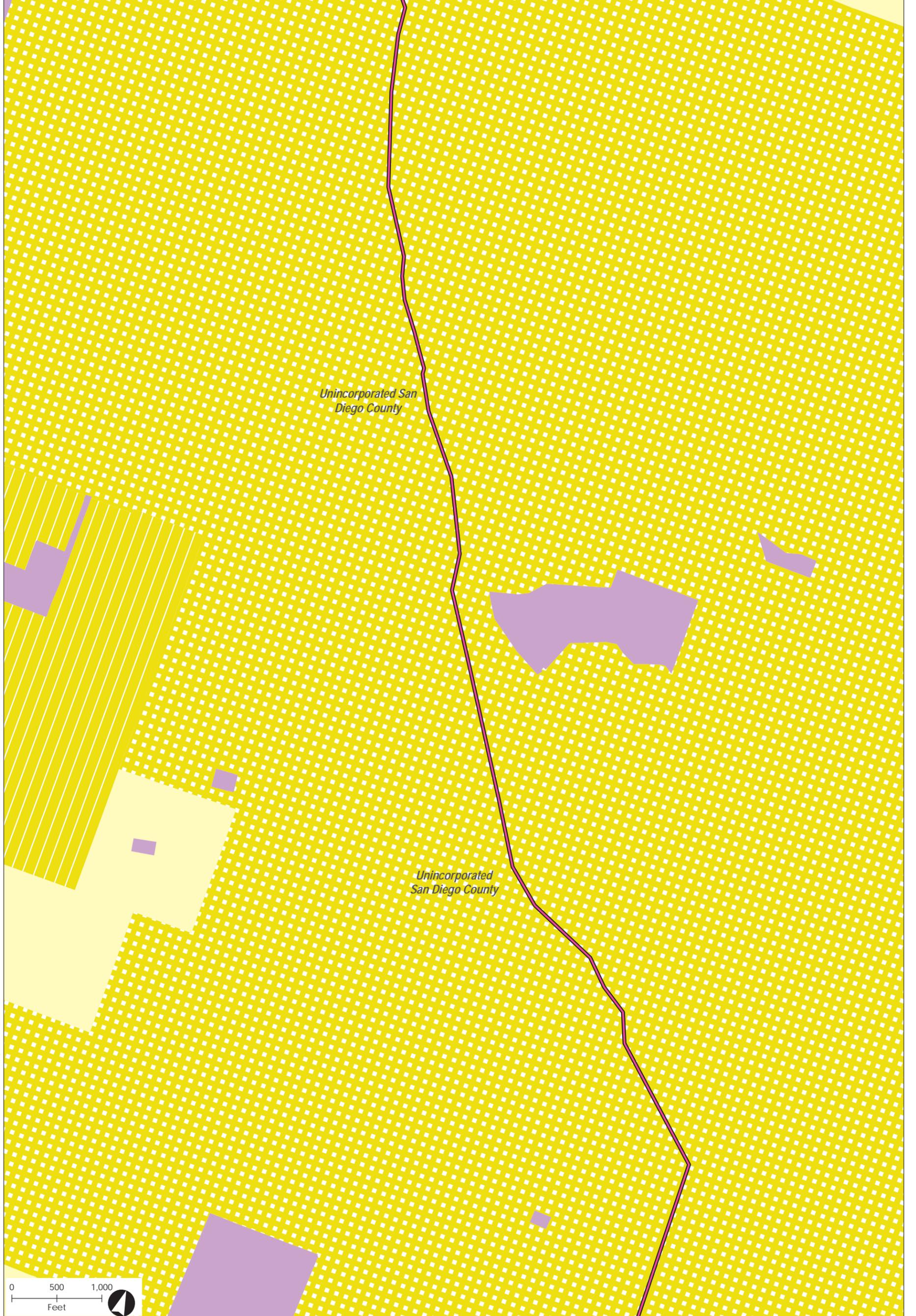
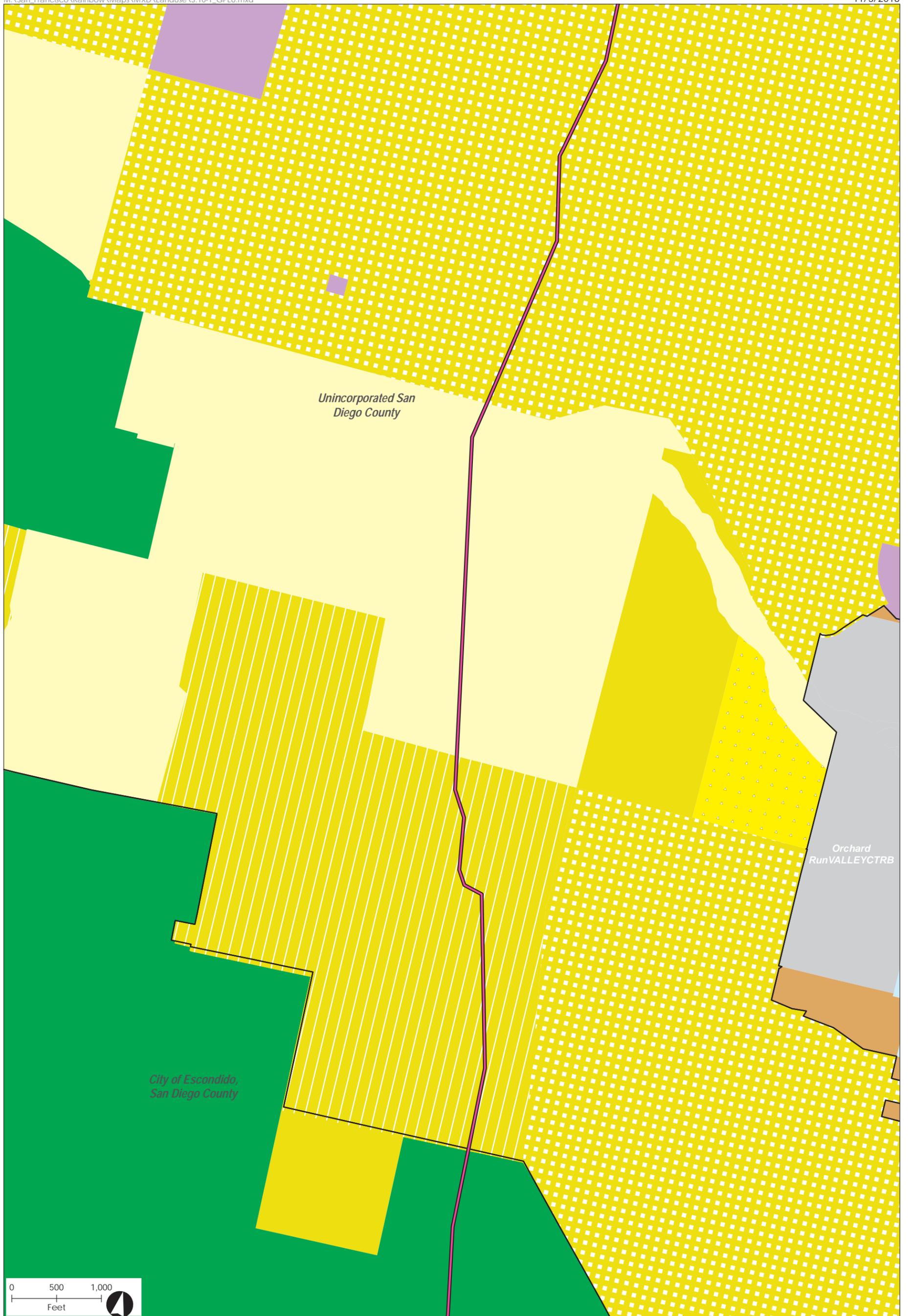


Figure 3.10-1
General Plan Land Use
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 Pipeline Safety and Reliability
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-  Existing Line 1600
-  Municipal Boundary
- San Diego County**
-  Public/Semi-Public Facilities
-  Rural Lands (RI-20)
-  Semi-Rural Residential (Sr-2)
-  Semi-Rural Residential (Sr-4)

Figure 3.10-1
General Plan Land Use
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 Pipeline Safety and Reliability
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Existing Line 1600	Semi-Rural Residential (Sr-1)	Public Land/Open Space
Municipal Boundary	Semi-Rural Residential (Sr-2)	Rural I & II
San Diego County	Semi-Rural Residential (Sr-4)	Specific Plan Area
Open Space (Conservation)	Village Core Mixed Use	Village Residential
Public/Semi-Public Facilities	Rural Lands (RI-20)	
Semi-Rural Residential (Sr-0.5)		

Figure 3.10-1
General Plan Land Use
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 Pipeline Safety and Reliability
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 Line 1600
 San Diego County, CA

Sources: City of Escondido 2017g; City of Poway 2017d; City of San Marcos 2012b; City of Temecula 2017a; County of Riverside 2016; ESRI 2012; NLCD 2011; SanGIS 2009, 2016, 2017a; SDG&E 2017; USMC 2017

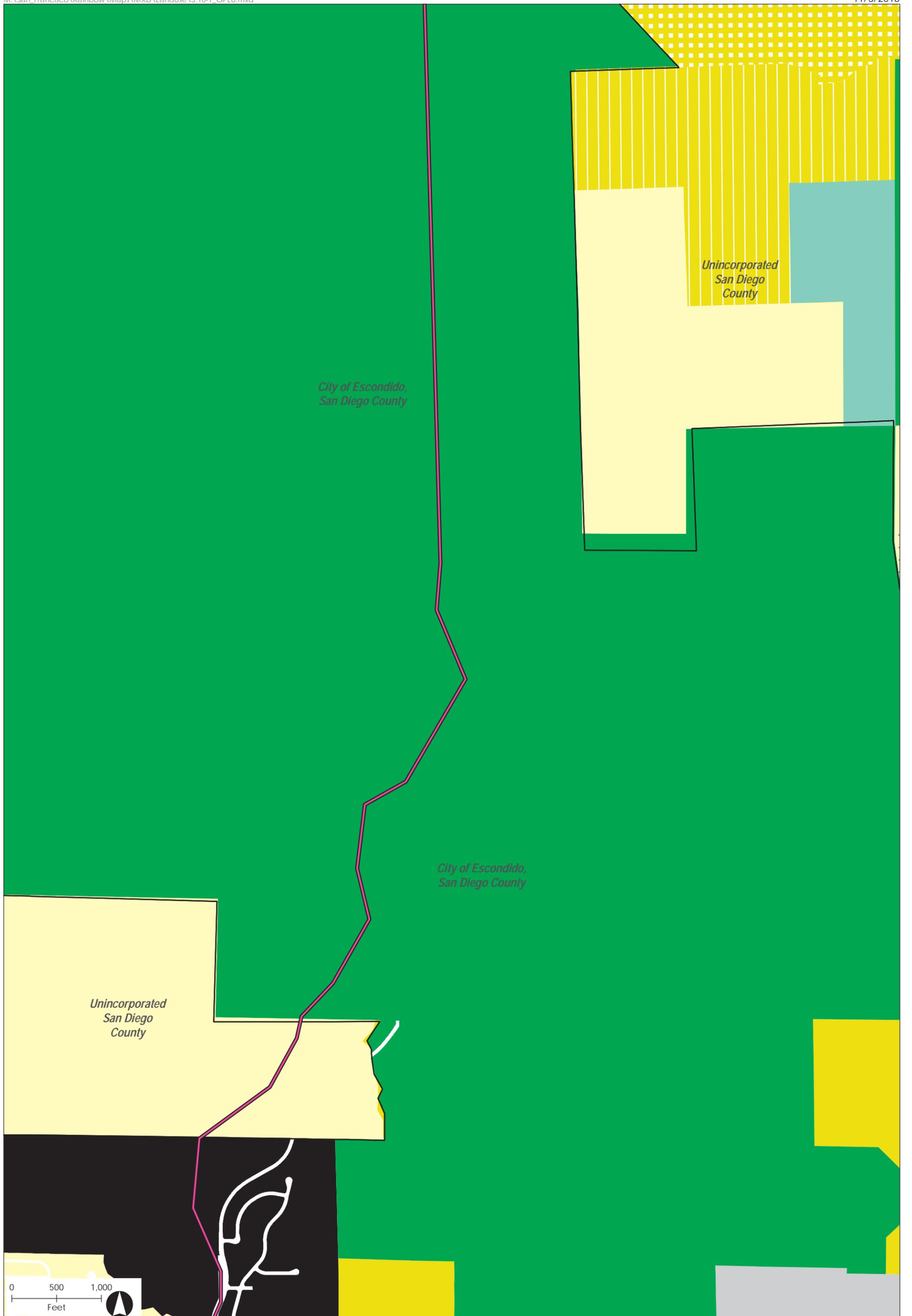


Figure 3.10-1
General Plan Land Use
 Page 15 of 27
 Pipeline Safety and Reliability
 Project - New Natural Gas
 Line 3602 and De-rating
 Line 1600
 San Diego County, CA

Sources: City of Escondido 2017g; City of Poway 2017d; City of San Marcos 2012b; City of Temecula 2017a; County of Riverside 2016; ESRI 2012; NLCD 2011; SanGIS 2009, 2016, 2017a; SDG&E 2017; USMC 2017

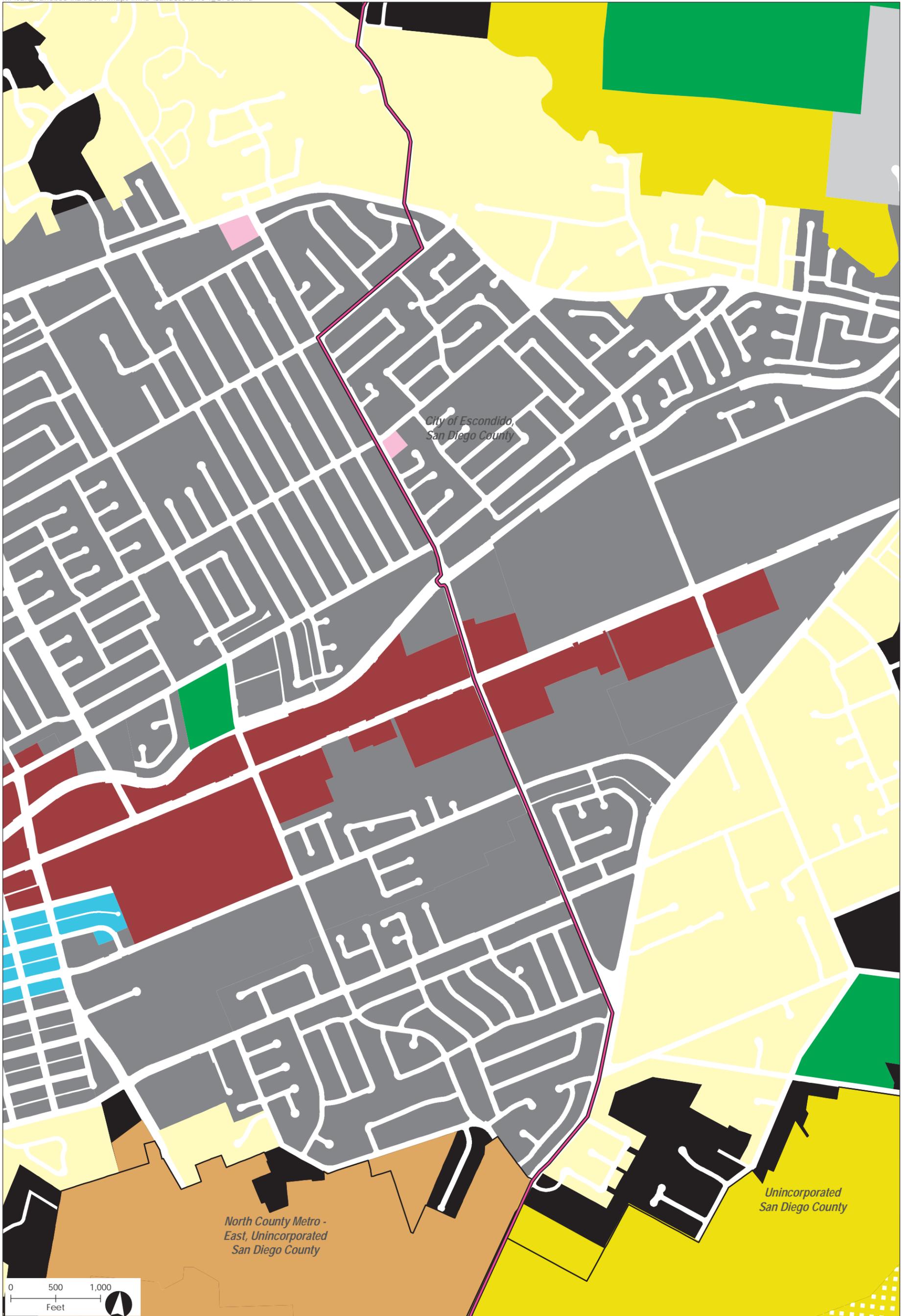


Figure 3.10-1
General Plan Land Use
 Page 16 of 27
 Pipeline Safety and Reliability
 Project - New Natural Gas
 Line 3602 and De-rating
 Line 1600
 San Diego County, CA

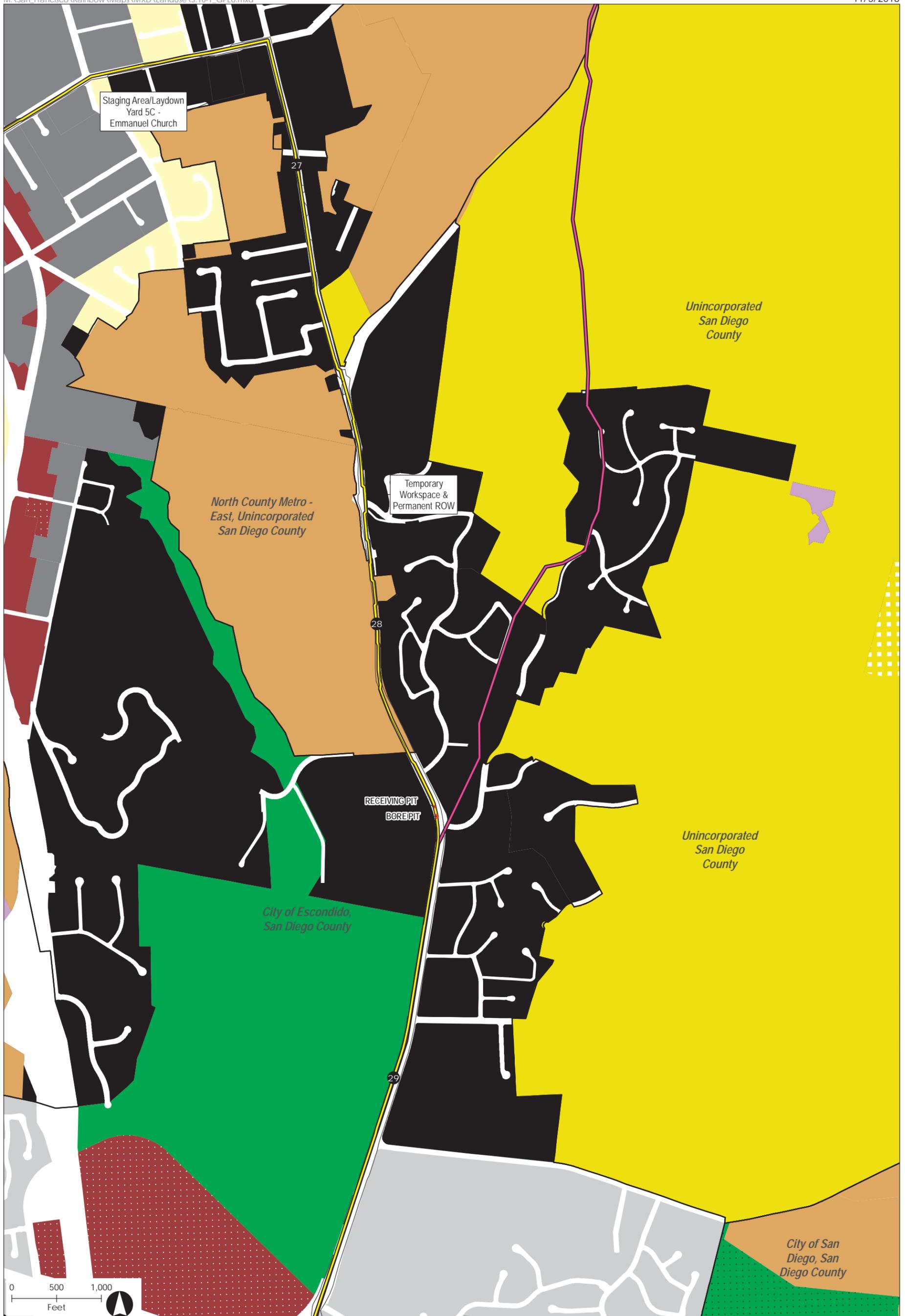
Sources: City of Escondido 2017g; City of Poway 2017d; City of San Marcos 2012b; City of Temecula 2017a; County of Riverside 2016; ESRI 2012; NLCD 2011; SanGIS 2009, 2016, 2017a; SDG&E 2017; USMC 2017



1 Milepost	San Diego County	General Commercial	Public Land/Open Space
Line 3602	Open Space (Conservation)	Planned Commercial	Park Within SPA Boundary
Tie-Ins & Extensions	Semi-Rural Residential (Sr-1)	General Industrial	Suburban
Existing Line 1600	Village Residential	Industrial Office	Specific Plan Area
Bore Pits	City of Escondido	Light Industrial	
Workspaces	Estate I & II	Neighborhood Commercial	
Municipal Boundary	Urban I - V	Office	

Key:
 MLV Mainline Valve
 ROW Right-Of-Way

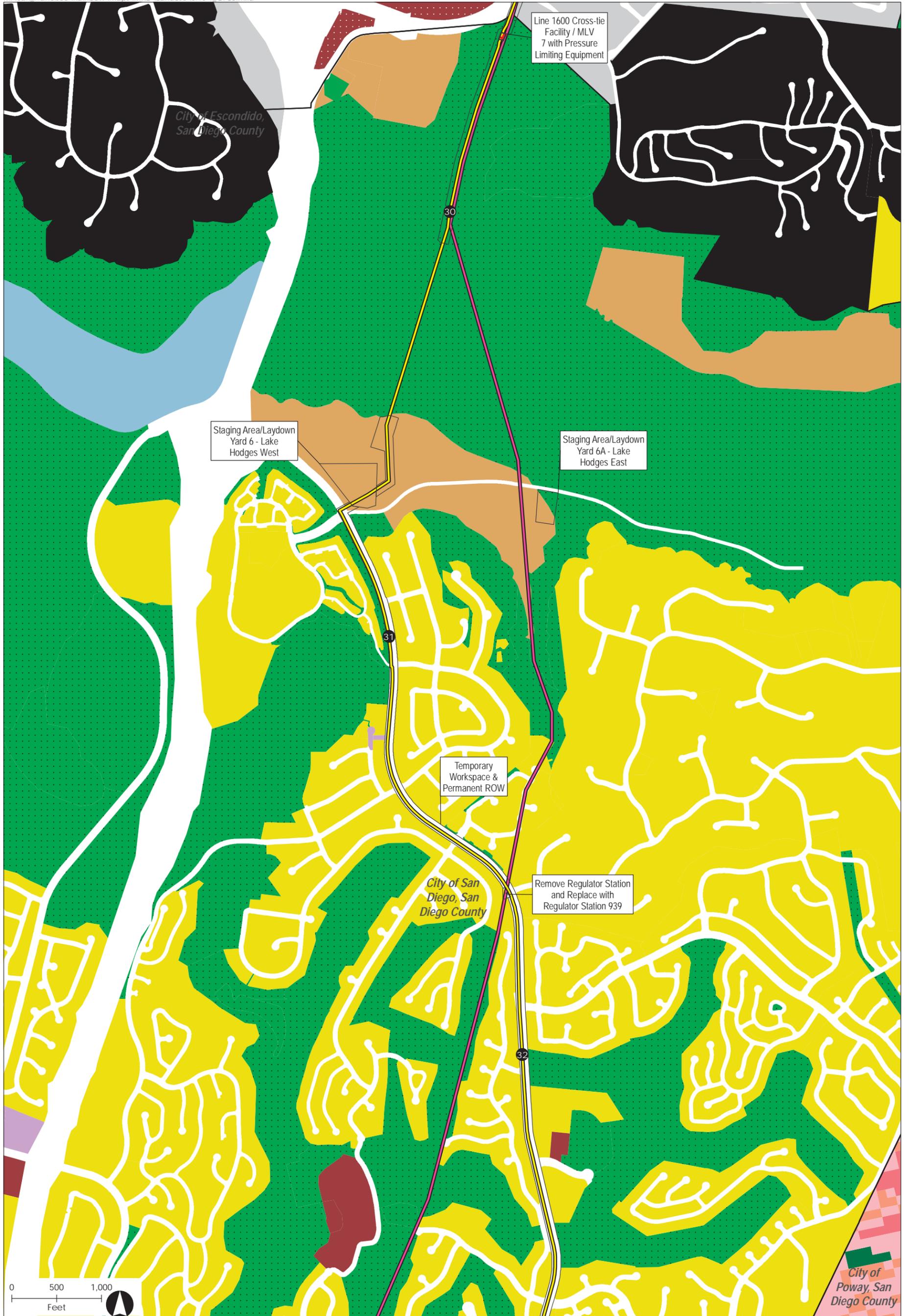
Figure 3.10-1
General Plan Land Use
 Page 17 of 27
 Pipeline Safety and Reliability
 Project - New Natural Gas
 Line 3602 and De-rating
 Line 1600
 San Diego County, CA



1 Milepost	San Diego County	Urban I - V	City of San Diego
Line 3602	Public/Semi-Public Facilities	General Commercial	Agriculture
Existing Line 1600	Semi-Rural Residential (Sr-1)	Planned Commercial	Park, Open Space, & Recreation
Bore Pits	Semi-Rural Residential (Sr-2)	Public Land/Open Space	
Workspaces	Village Residential	Suburban	
Municipal Boundary	City of Escondido	Rural I & II	
	Estate I & II	Specific Plan Area	

Key:
ROW Right-Of-Way

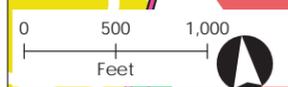
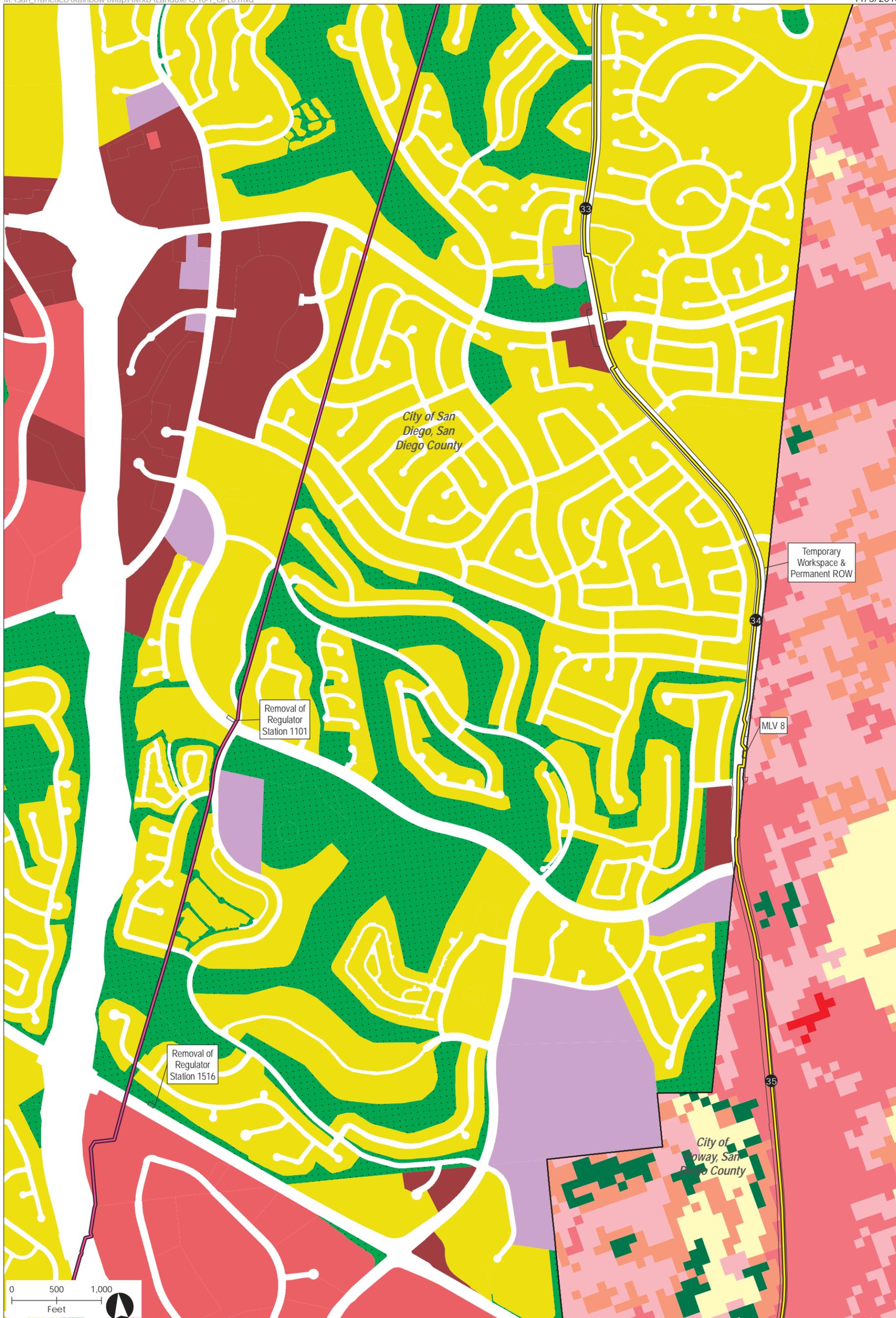
Figure 3.10-1
General Plan Land Use
 Page 18 of 27
 Pipeline Safety and Reliability
 Project - New Natural Gas
 Line 3602 and De-rating
 Line 1600
 San Diego County, CA



Milepost	Planned Commercial	Park, Open Space, & Recreation
Line 3602	Public Land/Open Space	Residential
Tie-Ins & Extensions	Rural I & II	Water Bodies
Existing Line 1600	Specific Plan Area	<i>City of Poway - North: NLCD Land Use/Land Cover</i>
Workspaces	<i>City of San Diego</i>	Developed, Medium Intensity
Municipal Boundary	Agriculture	Developed, Low Intensity
<i>City of Escondido</i>	Commercial Employment, Retail, & Services	Developed, Open Space
Estate I & II	Institutional & Public and Semi-Public Facilities	Herbaceous

Figure 3.10-1
General Plan Land Use
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 Pipeline Safety and Reliability
 Project - New Natural Gas
 Line 3602 and De-rating
 Line 1600
 San Diego County, CA

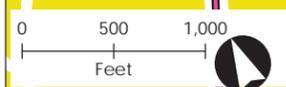
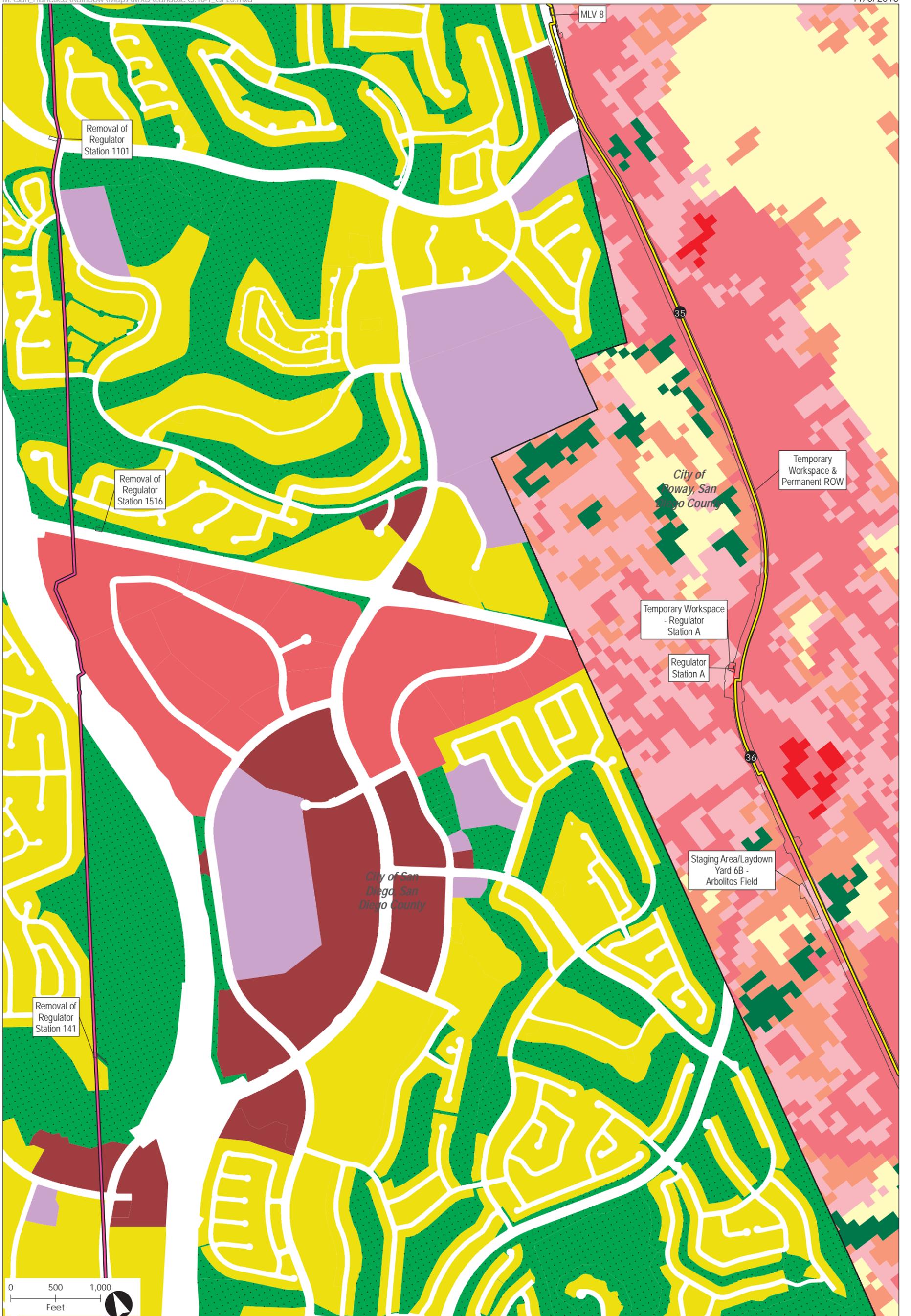
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Milepost	Industrial Employment	Developed, Low Intensity
Line 3602	Institutional & Public and Semi-Public Facilities	Developed, Open Space
Existing Line 1600	Park, Open Space, & Recreation	Herbaceous
Workspaces	Residential	Shrub/Scrub
Municipal Boundary	<u>City of Poway - North: NLCD Land Use/Land Cover</u>	
City of San Diego	Developed, High Intensity	
Commercial Employment, Retail, & Services	Developed, Medium Intensity	

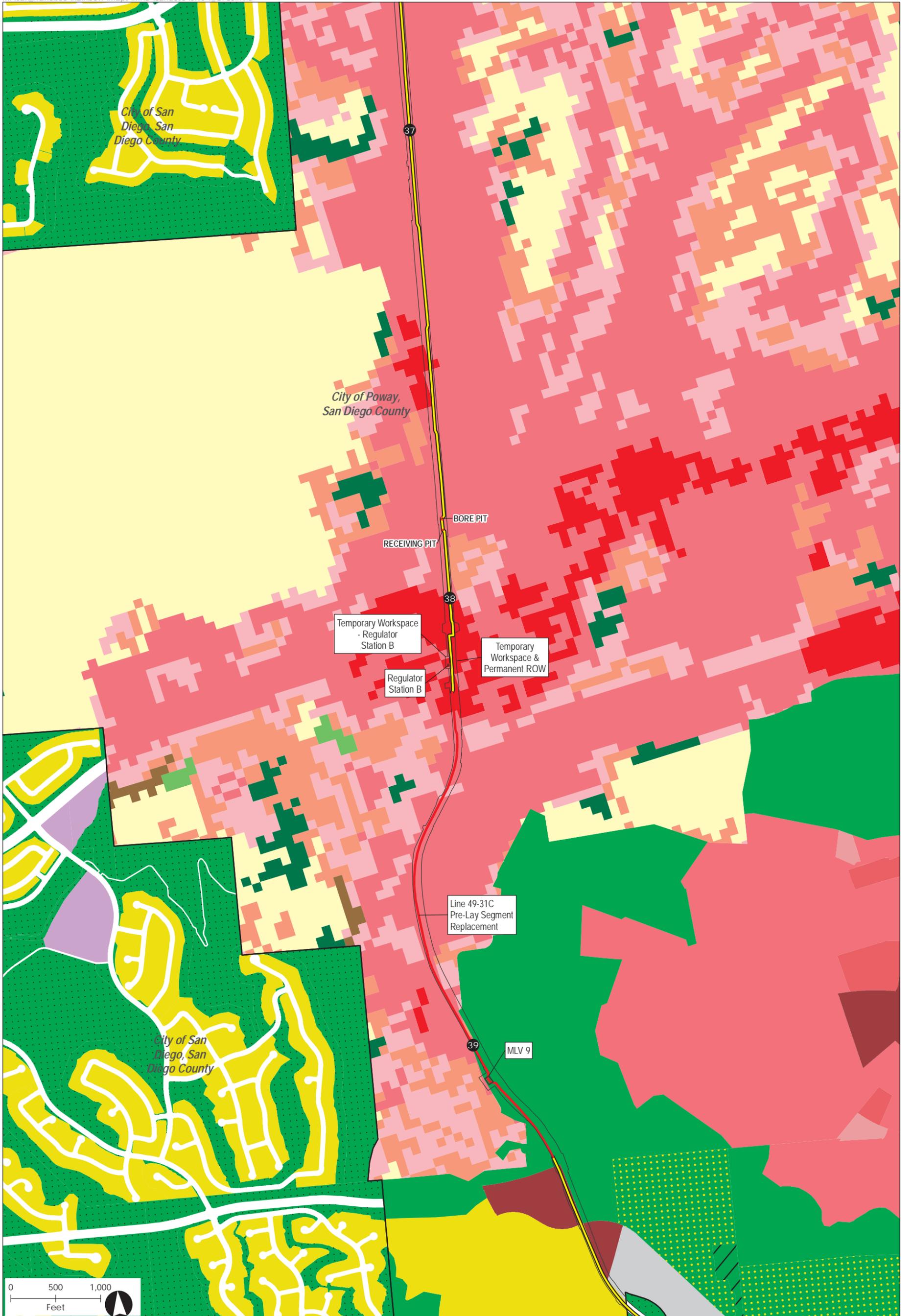
Figure 3.10-1
General Plan Land Use
 Page 20 of 27
 Pipeline Safety and Reliability
 Project - New Natural Gas
 Line 3602 and De-rating
 Line 1600
 San Diego County, CA

Sources: City of Escondido 2017g; City of Poway 2017d; City of San Marcos 2012b; City of Temecula 2017a; County of Riverside 2016; ESRI 2012; NLCD 2011; SanGIS 2009, 2016, 2017a; SDG&E 2017; USMC 2017



- ① Milepost
 - Line 3602
 - Existing Line 1600
 - Workspaces
 - Municipal Boundary
 - City of San Diego
 - Commercial Employment, Retail, & Services
 - Industrial Employment
 - Institutional & Public and Semi-Public Facilities
 - Park, Open Space, & Recreation
 - Residential
 - City of Poway - North: NLCD Land Use/Land Cover
 - Developed, High Intensity
 - Developed, Medium Intensity
 - Developed, Low Intensity
 - Developed, Open Space
 - Herbaceous
 - Shrub/Scrub
- Key:
ROW Right-Of-Way

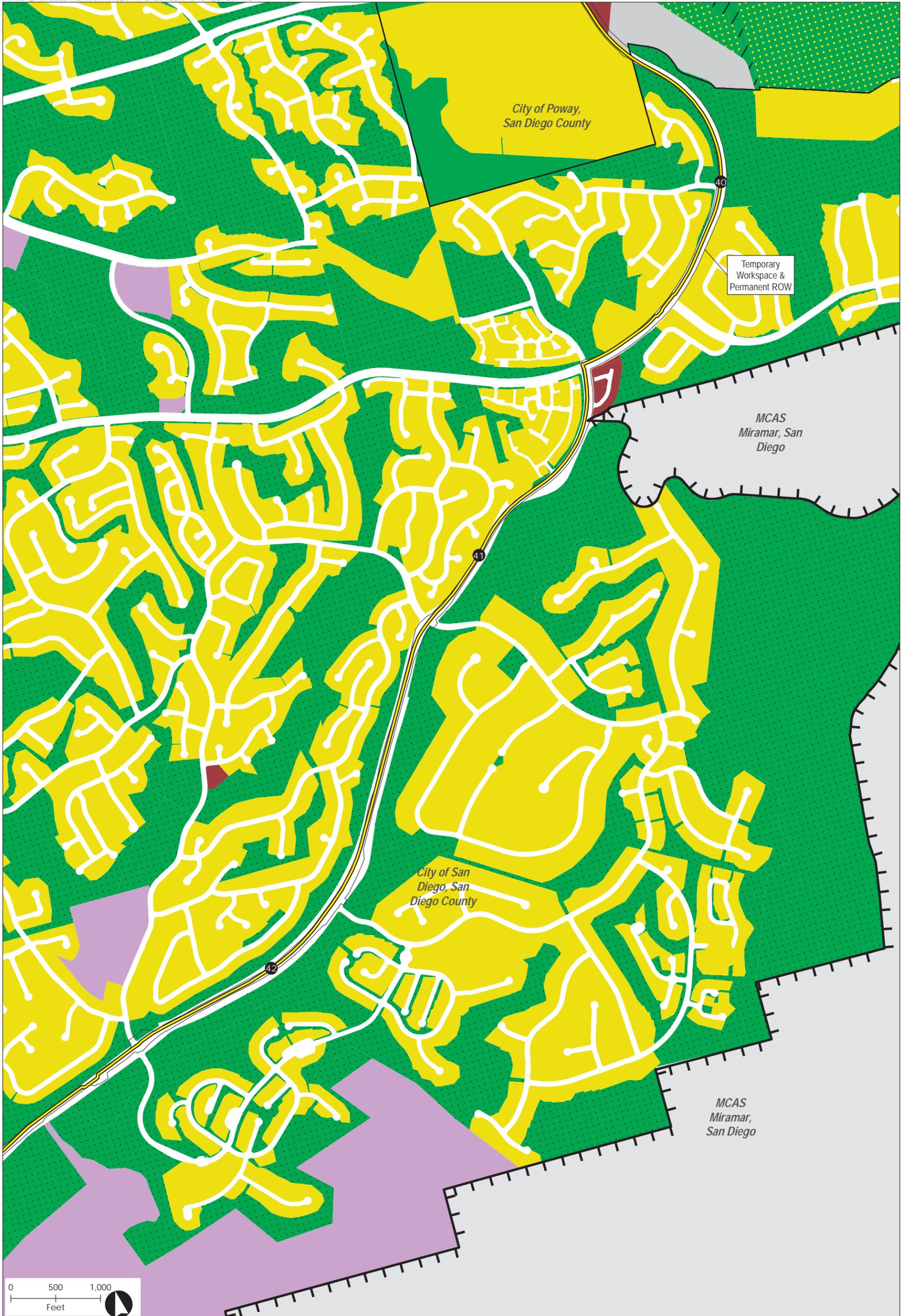
Figure 3.10-1
General Plan Land Use
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 Pipeline Safety and Reliability
 Project - New Natural Gas
 Line 3602 and De-rating
 Line 1600
 San Diego County, CA



Milepost	Residential	Creek Road Enclave Specific Plan	Herbaceous
Line 3602	City of Poway - South	Residential Single Family 2	Shrub/Scrub
Tie-Ins & Extensions	South Poway Commercial	City of Poway - North: NLCD Land Use/Land Cover	
Bore Pits	Industrial Park	Developed, High Intensity	
Workspaces	Light Industrial	Developed, Medium Intensity	
Municipal Boundary	Light Industrial/Outside Storage	Developed, Low Intensity	
City of San Diego	Open Space	Developed, Open Space	
Institutional & Public and Semi-Public Facilities	Open Space/1 Dwelling Unit	Woody Wetlands	
Park, Open Space, & Recreation	Open Space Resource Management	Evergreen Forest	

Figure 3.10-1
General Plan Land Use
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 Pipeline Safety and Reliability
 Project - New Natural Gas
 Line 3602 and De-rating
 Line 1600
 San Diego County, CA

Sources: City of Escondido 2017g; City of Poway 2017d; City of San Marcos 2012b; City of Temecula 2017a; County of Riverside 2016; ESRI 2012; NLCD 2011; SanGIS 2009, 2016, 2017a; SDG&E 2017; USMC 2017



<ul style="list-style-type: none"> Milepost Line 3602 Workspaces MCAS Miramar Municipal Boundary City of San Diego Commercial Employment, Retail, & Services Institutional & Public and Semi-Public Facilities 	<ul style="list-style-type: none"> Military Use Park, Open Space, & Recreation Residential City of Poway - South South Poway Commercial Open Space Open Space/1 Dwelling Unit Open Space Resource Management 	<ul style="list-style-type: none"> Creek Road Enclave Specific Plan Residential Single Family 2 City of Poway - North: NLCD Land Use/Land Cover Developed, Low Intensity Developed, Open Space Shrub/Scrub
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Key:
ROW Right-Of-Way

Figure 3.10-1
General Plan Land Use
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 Pipeline Safety and Reliability
 Project - New Natural Gas
 Line 3602 and De-rating
 Line 1600
 San Diego County, CA

Sources: City of Escondido 2017g; City of Poway 2017d; City of San Marcos 2012b; City of Temecula 2017a; County of Riverside 2016; ESRI 2012; NLCD 2011; SanGIS 2009, 2016, 2017a; SDG&E 2017; USMC 2017



- Existing Line 1600
- Workspaces
- Municipal Boundary
- City of San Diego**
- Commercial Employment, Retail, & Services
- Industrial Employment
- Institutional & Public and Semi-Public Facilities

- Park, Open Space, & Recreation
- Residential

Figure 3.10-1
General Plan Land Use
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 Pipeline Safety and Reliability
 Project - New Natural Gas
 Line 3602 and De-rating
 Line 1600
 San Diego County, CA

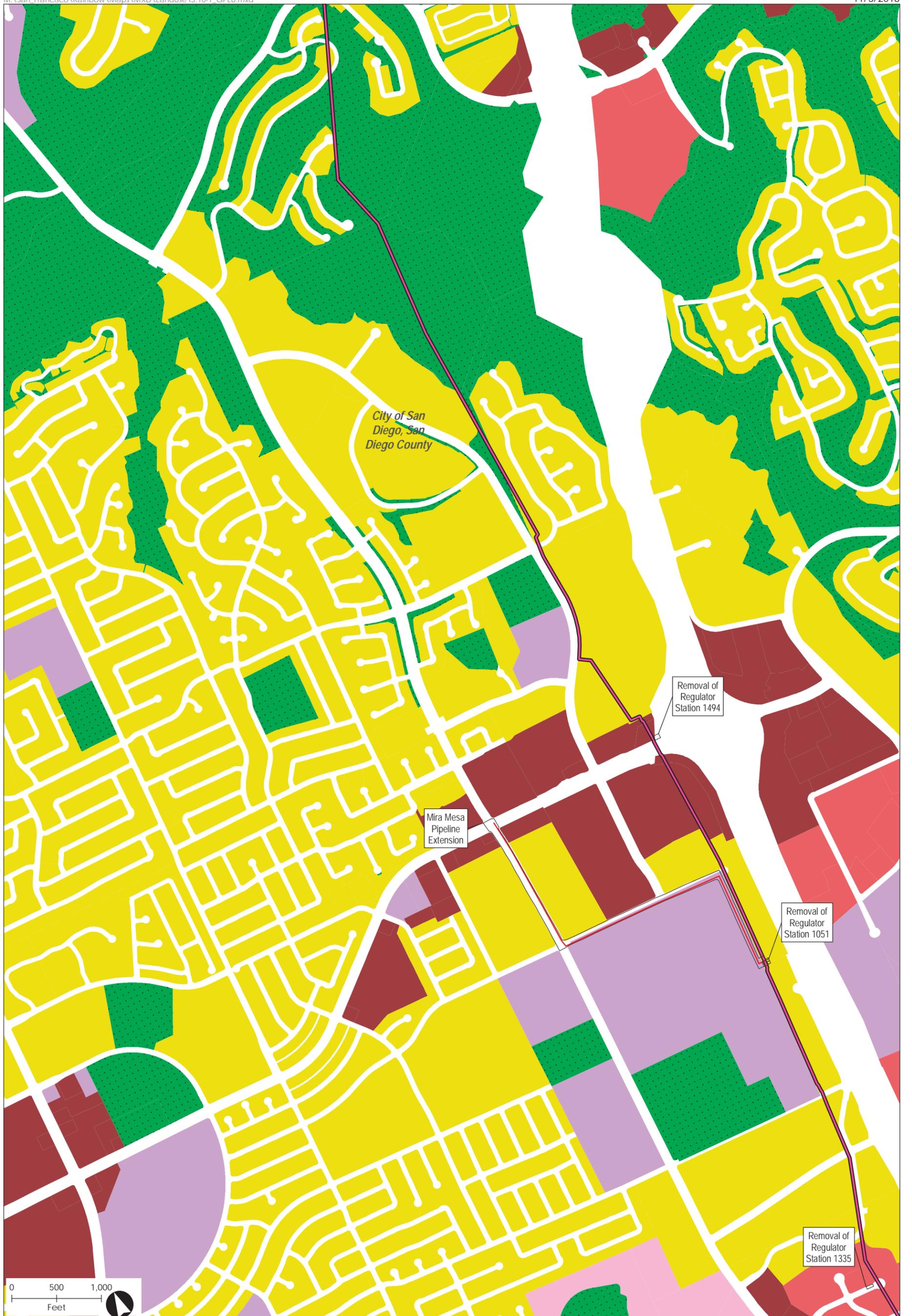
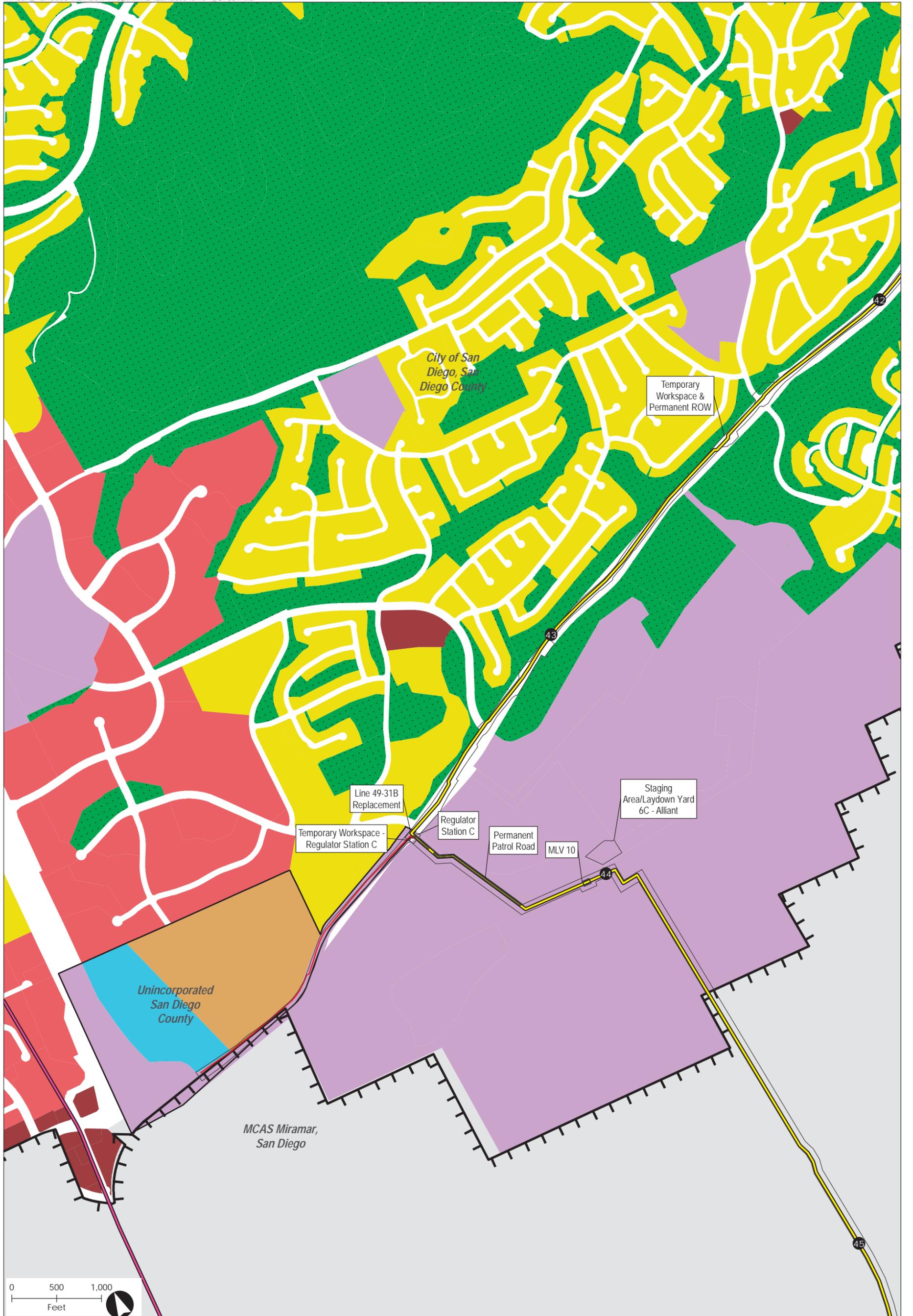


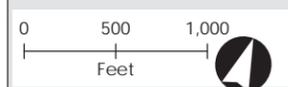
Figure 3.10-1
General Plan Land Use
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 Pipeline Safety and Reliability
 Project - New Natural Gas
 Line 3602 and De-rating
 Line 1600
 San Diego County, CA



	Milepost		San Diego County		Institutional & Public and Semi-Public Facilities
	Line 3602		Office Professional		Military Use
	Existing Line 1600		Public/Semi-Public Facilities		Park, Open Space, & Recreation
	Workspaces		Village Residential		Residential
	MCAS Miramar		City of San Diego		
	Municipal Boundary		Commercial Employment, Retail, & Services		
			Industrial Employment		

Figure 3.10-1
General Plan Land Use
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 Pipeline Safety and Reliability
 Project - New Natural Gas
 Line 3602 and De-rating
 Line 1600
 San Diego County, CA

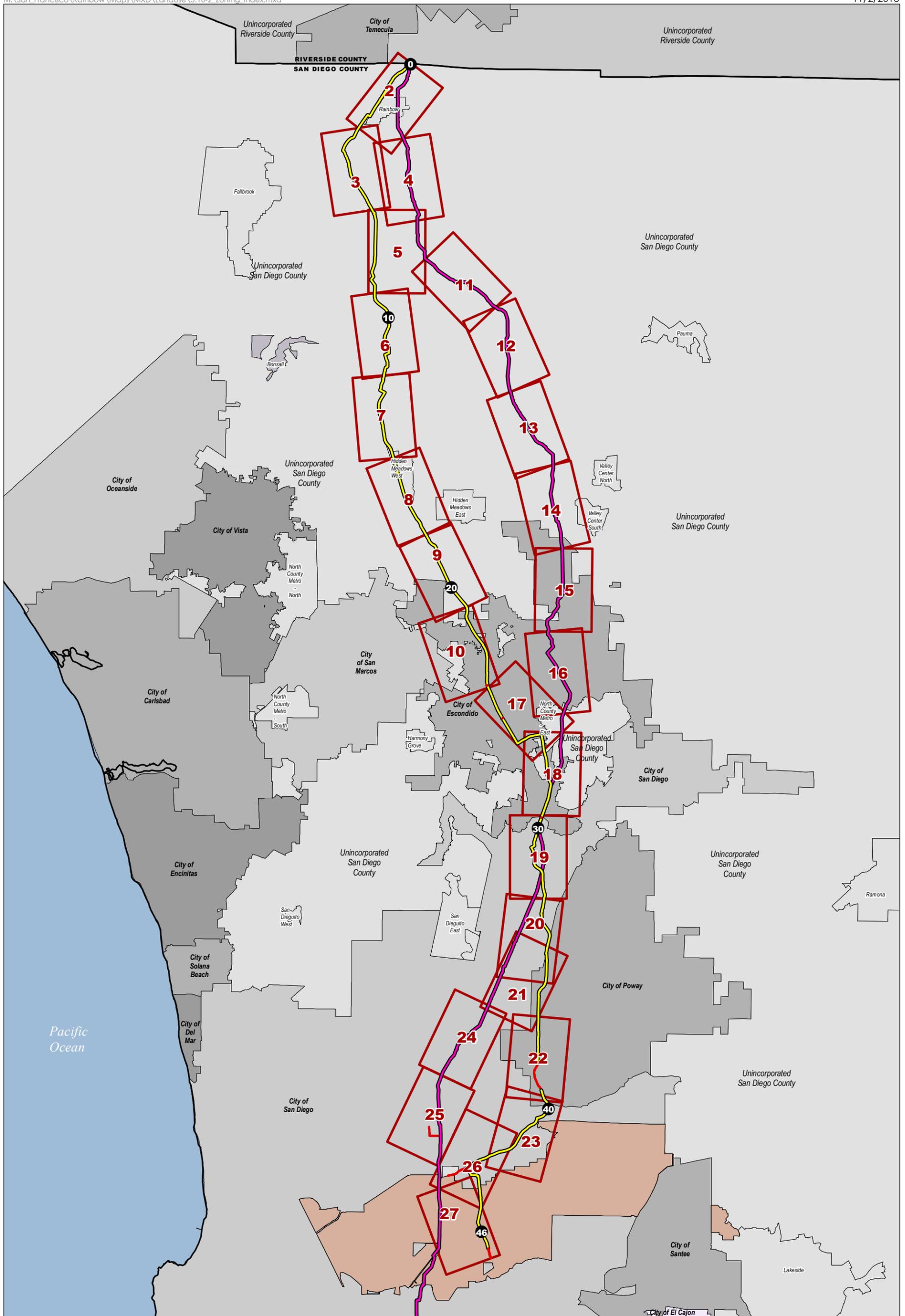
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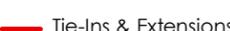


- | | |
|------------------------|---|
| ① Milepost | City of San Diego |
| — Line 3602 | ■ Institutional & Public and Semi-Public Facilities |
| — Tie-Ins & Extensions | ■ Military Use |
| — Existing Line 1600 | |
| □ Workspaces | |
| ■ MCAS Miramar | |
| □ Municipal Boundary | |

Key:
 ROW Right-Of-Way

Figure 3.10-1
General Plan Land Use
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 Pipeline Safety and Reliability
 Project - New Natural Gas
 Line 3602 and De-rating
 Line 1600
 San Diego County, CA



-  Milepost
-  Line 3602
-  Tie-Ins & Extensions
-  Existing Line 1600
-  MCAS Miramar
-  Map Series Index

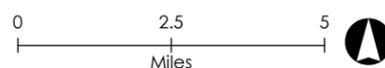
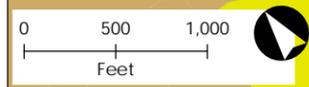
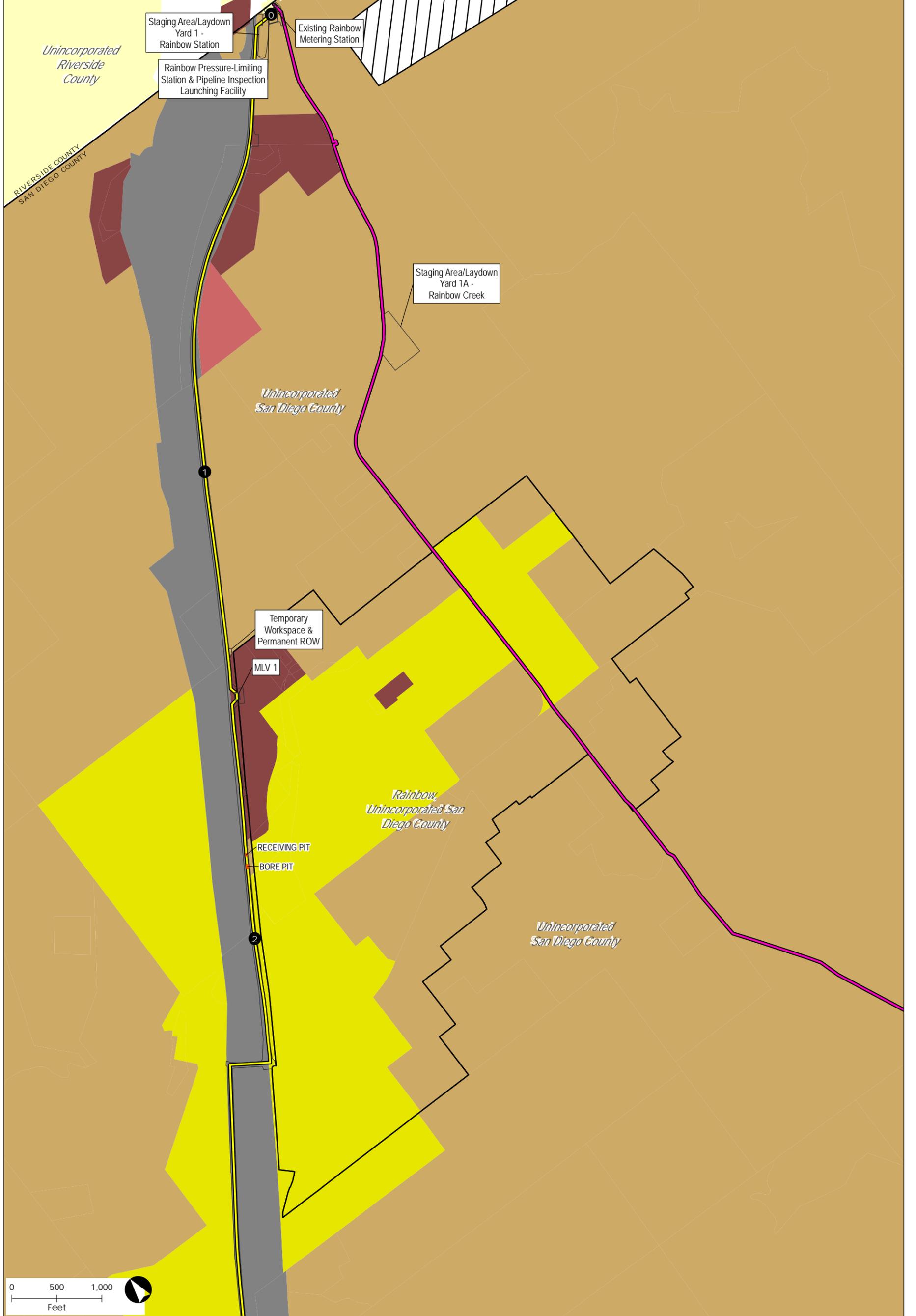


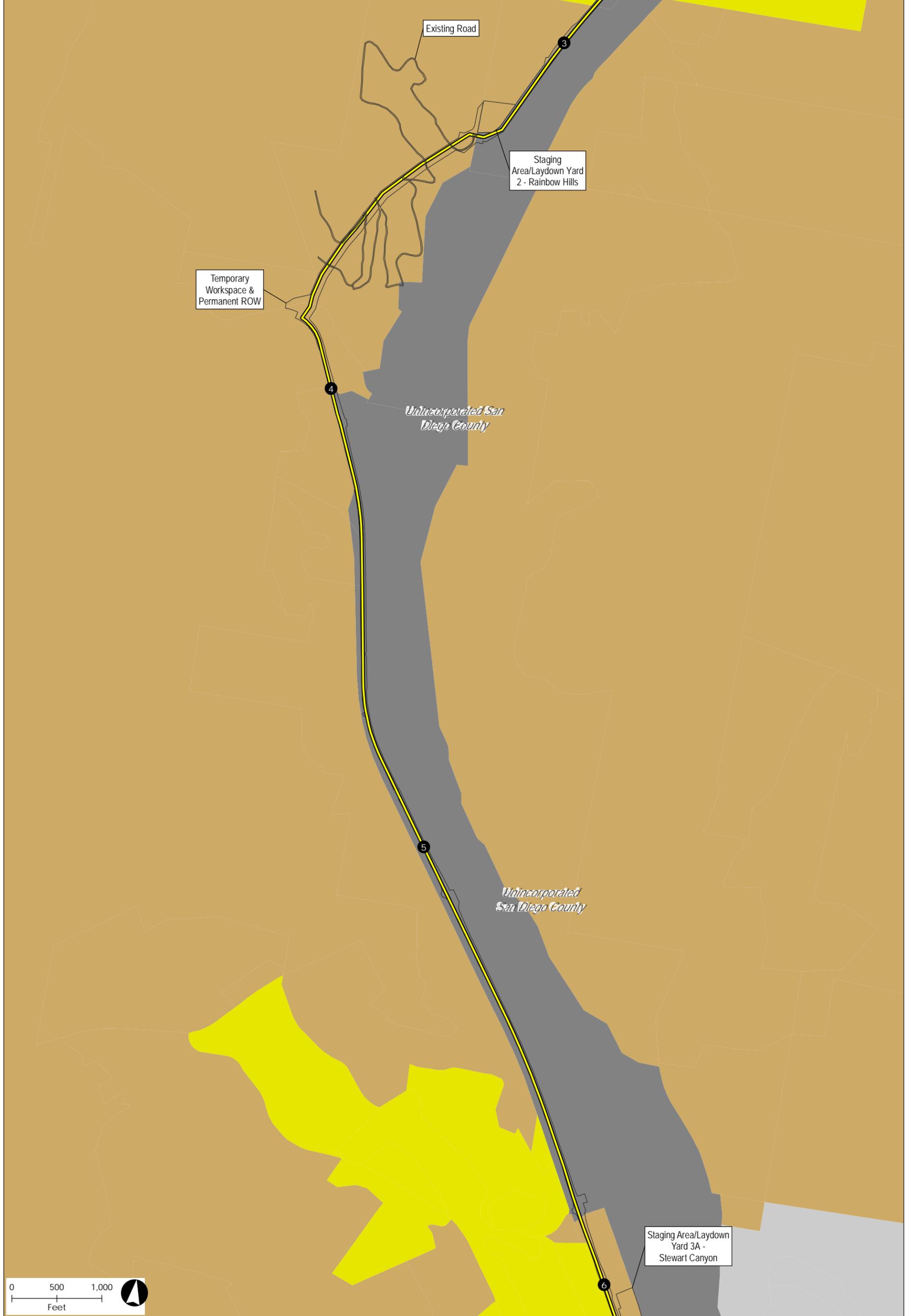
Figure 3.10-2
Zoning
 Page 1 of 27
 Pipeline Safety and Reliability
 Project - New Natural Gas
 Line 3602 and De-rating
 Line 1600
 San Diego County, CA



1 Milepost	Riverside County	Indian Reservation
Line 3602	Manufacturing - Service Commercial	Industrial
Existing Line 1600	Rural Residential	Residential
Bore Pits	San Diego County	Special Purpose
Workspaces	Agricultural	
Municipal Boundary	Commercial	

Key:
ROW Right-Of-Way

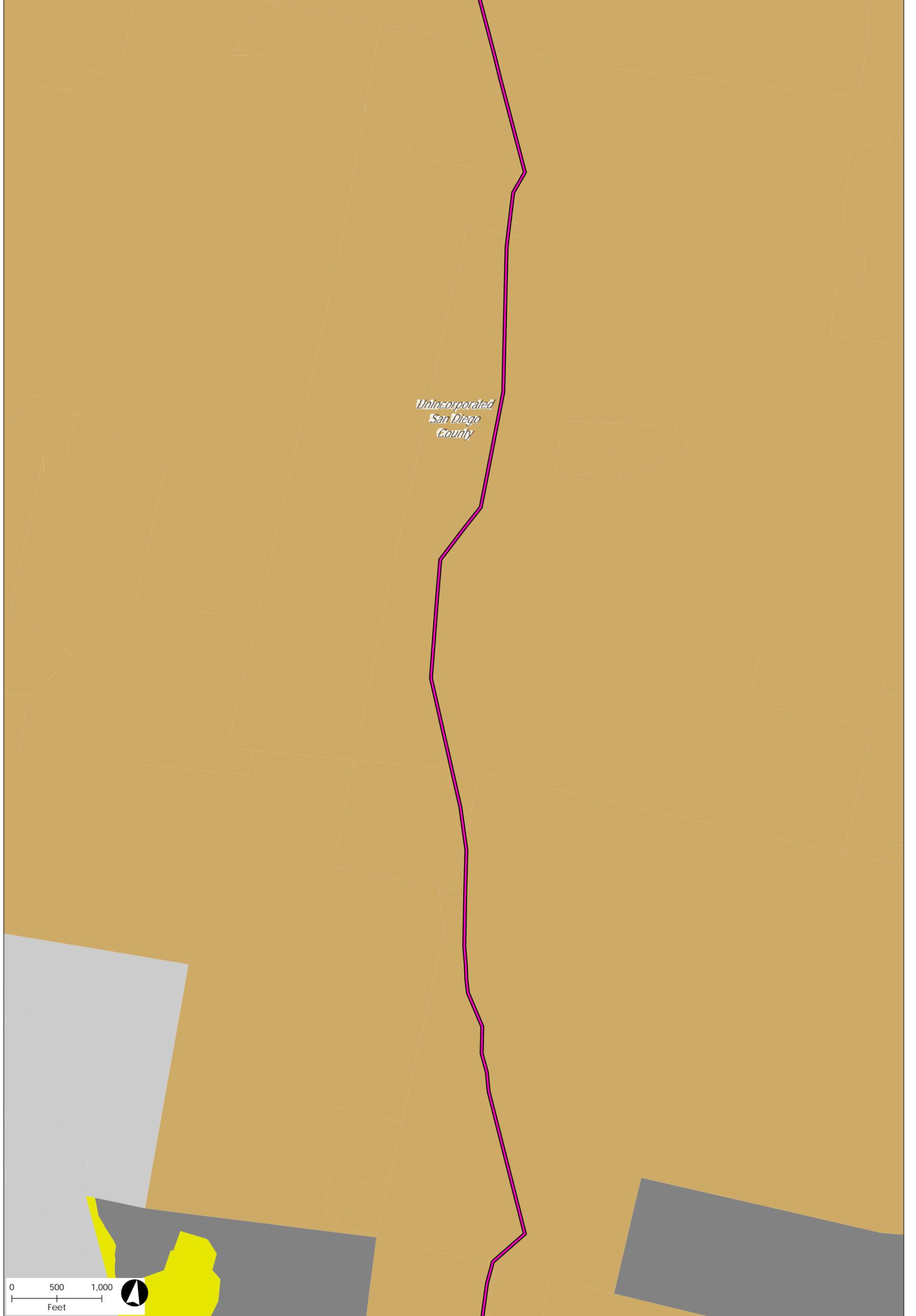
Figure 3.10-2
Zoning
Page 2 of 27
Pipeline Safety and Reliability
Project - New Natural Gas
Line 3602 and De-rating
Line 1600
San Diego County, CA



Milepost	Residential
Line 3602	Special Purpose
Workspaces	Specific Plan
Municipal Boundary	
San Diego County	
Agricultural	

Key:
ROW Right-Of-Way

Figure 3.10-2
Zoning
Page 3 of 27
 Pipeline Safety and Reliability
 Project - New Natural Gas
 Line 3602 and De-rating
 Line 1600
San Diego County, CA



— Existing Line 1600 Specific Plan
 Municipal Boundary
San Diego County
 Agricultural
 Residential
 Special Purpose

Figure 3.10-2
 Zoning
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 Pipeline Safety and Reliability
 Project - New Natural Gas
 Line 3602 and De-rating
 Line 1600
 San Diego County, CA



1 Milepost	San Diego County
Line 3602	Agricultural
Existing Line 1600	Commercial
Bore Pits	Residential
Workspaces	Special Purpose
Municipal Boundary	Specific Plan

Key:
ROW Right-Of-Way

Figure 3.10-2
Zoning
Page 5 of 27
Pipeline Safety and Reliability
Project - New Natural Gas
Line 3602 and De-rating
Line 1600
San Diego County, CA

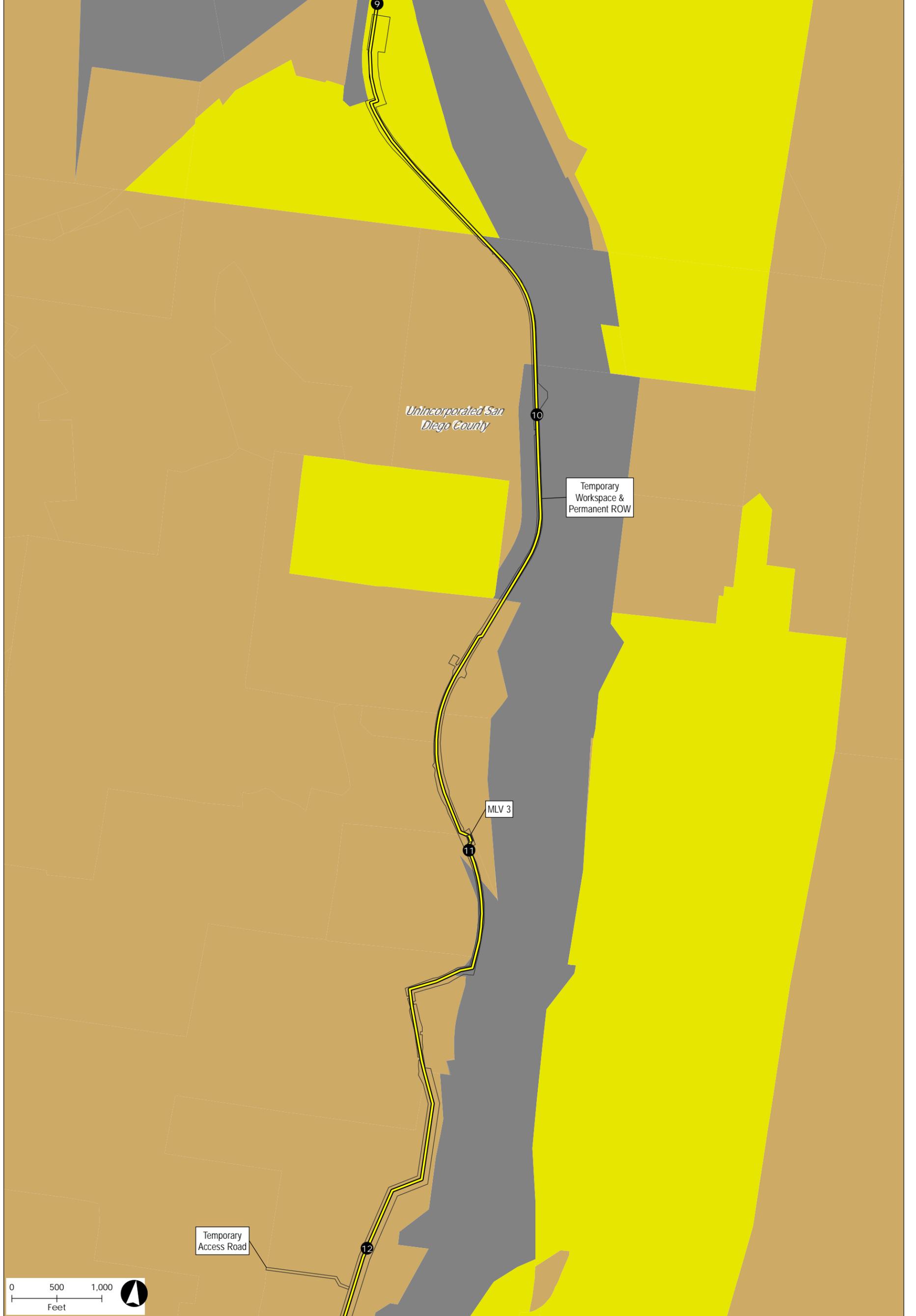
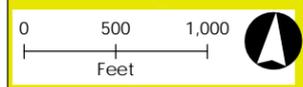
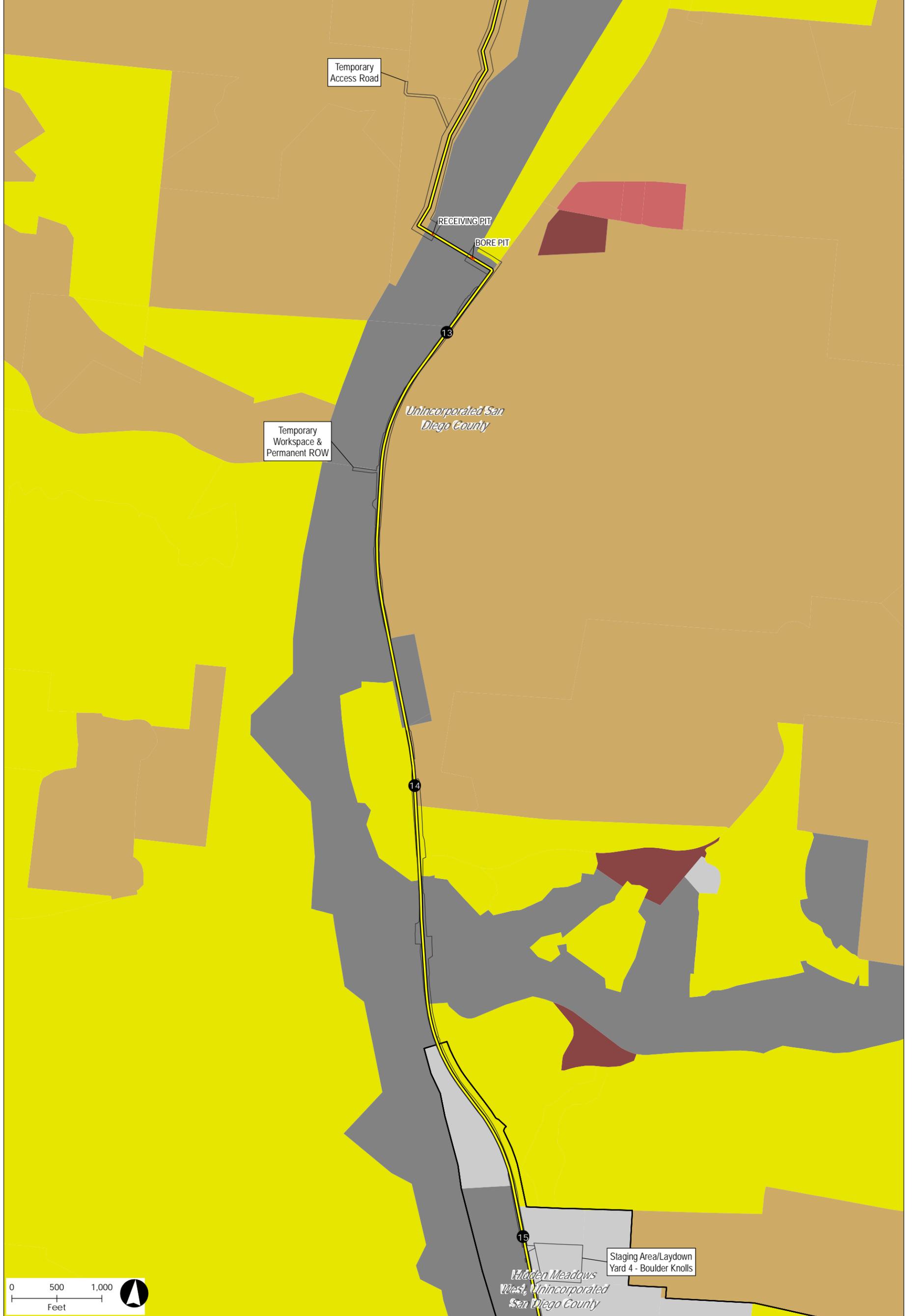


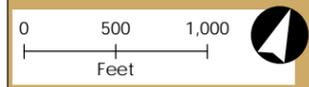
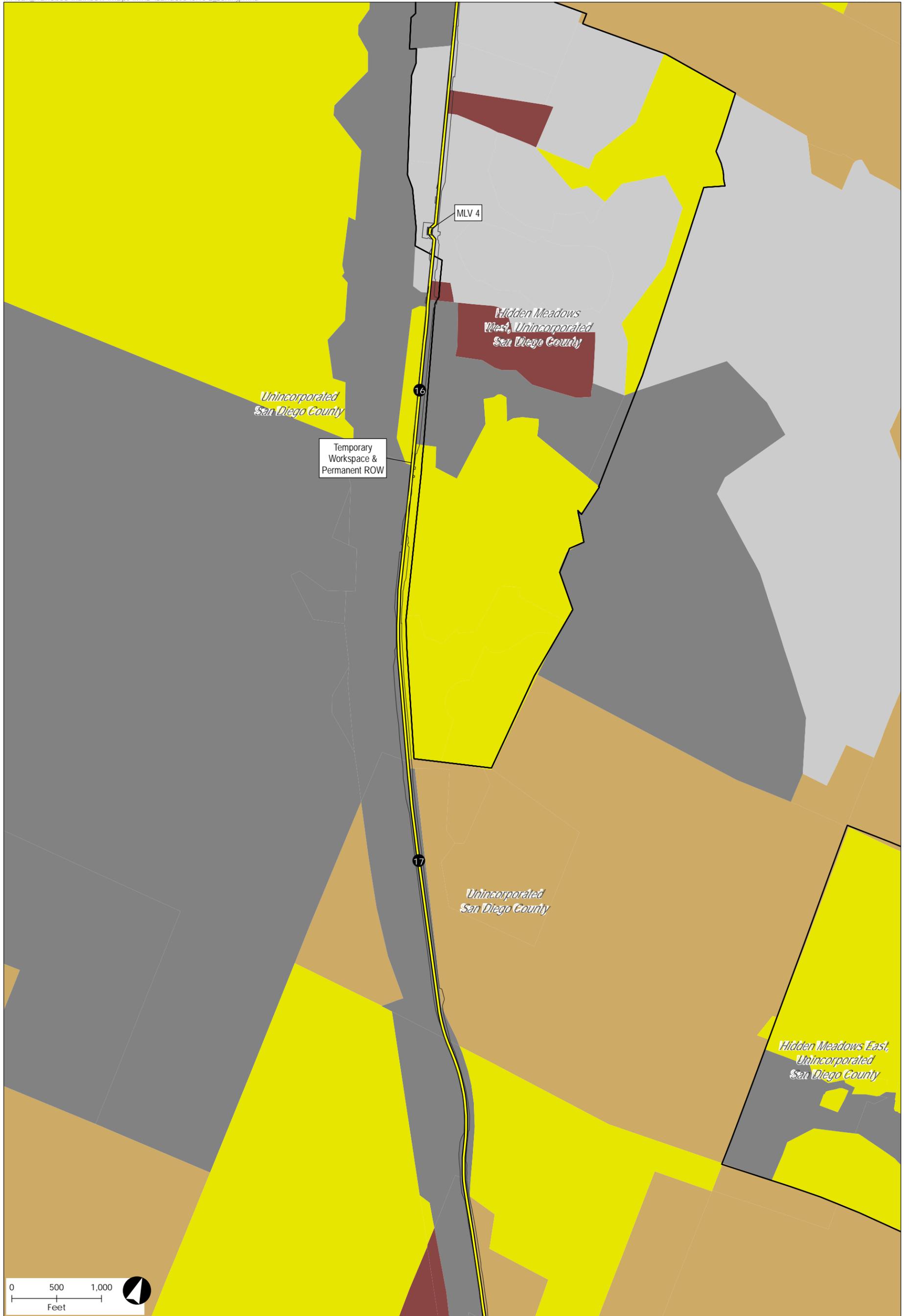
Figure 3.10-2
 Zoning
 Page 6 of 27
 Pipeline Safety and Reliability
 Project - New Natural Gas
 Line 3602 and De-rating
 Line 1600
 San Diego County, CA



1 Milepost	San Diego County	Specific Plan
Line 3602	Agricultural	
Bore Pits	Commercial	
Workspaces	Industrial	
Municipal Boundary	Residential	
	Special Purpose	

Key:
ROW Right-Of-Way

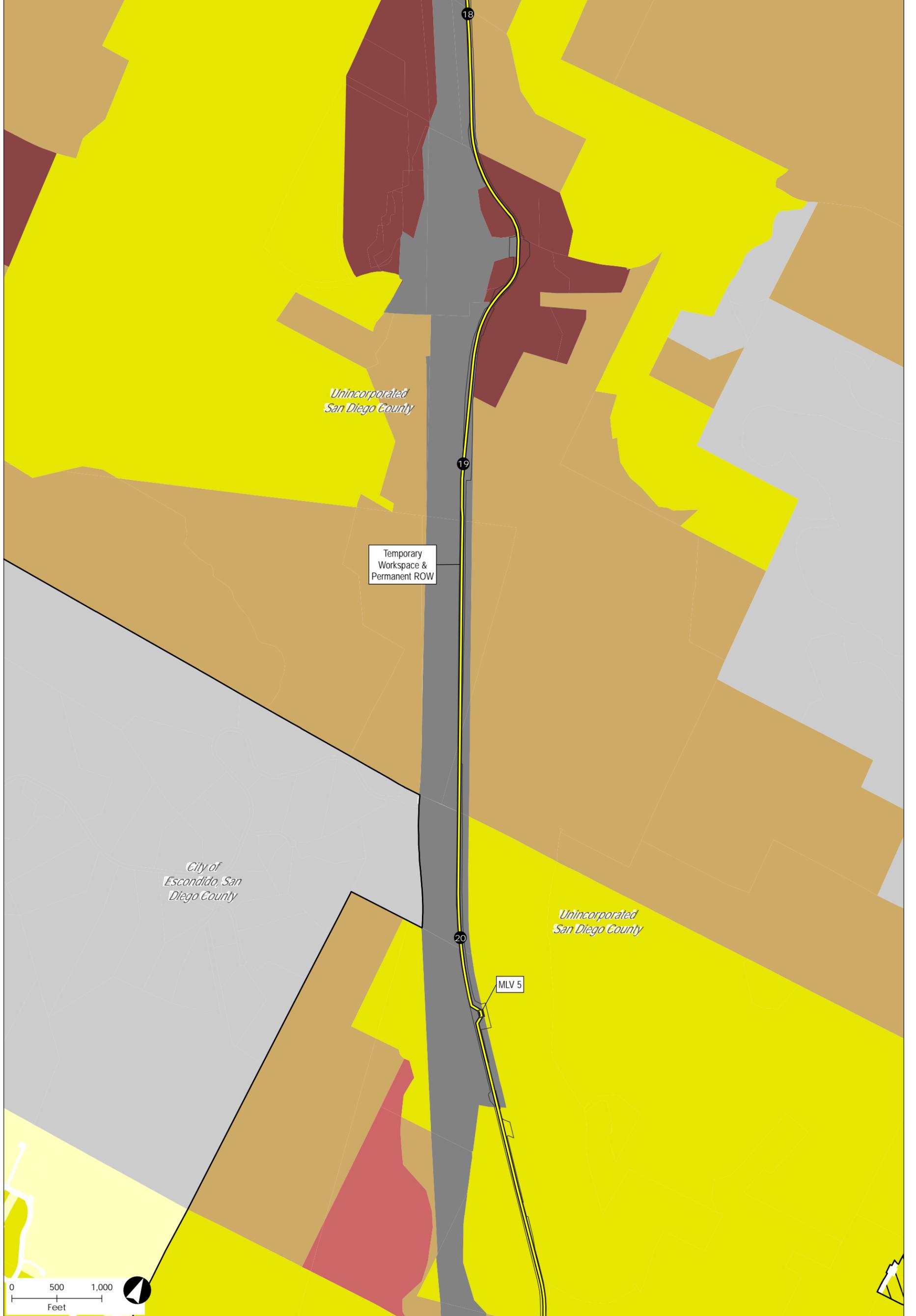
Figure 3.10-2
Zoning
Page 7 of 27
Pipeline Safety and Reliability
Project - New Natural Gas
Line 3602 and De-rating
Line 1600
San Diego County, CA



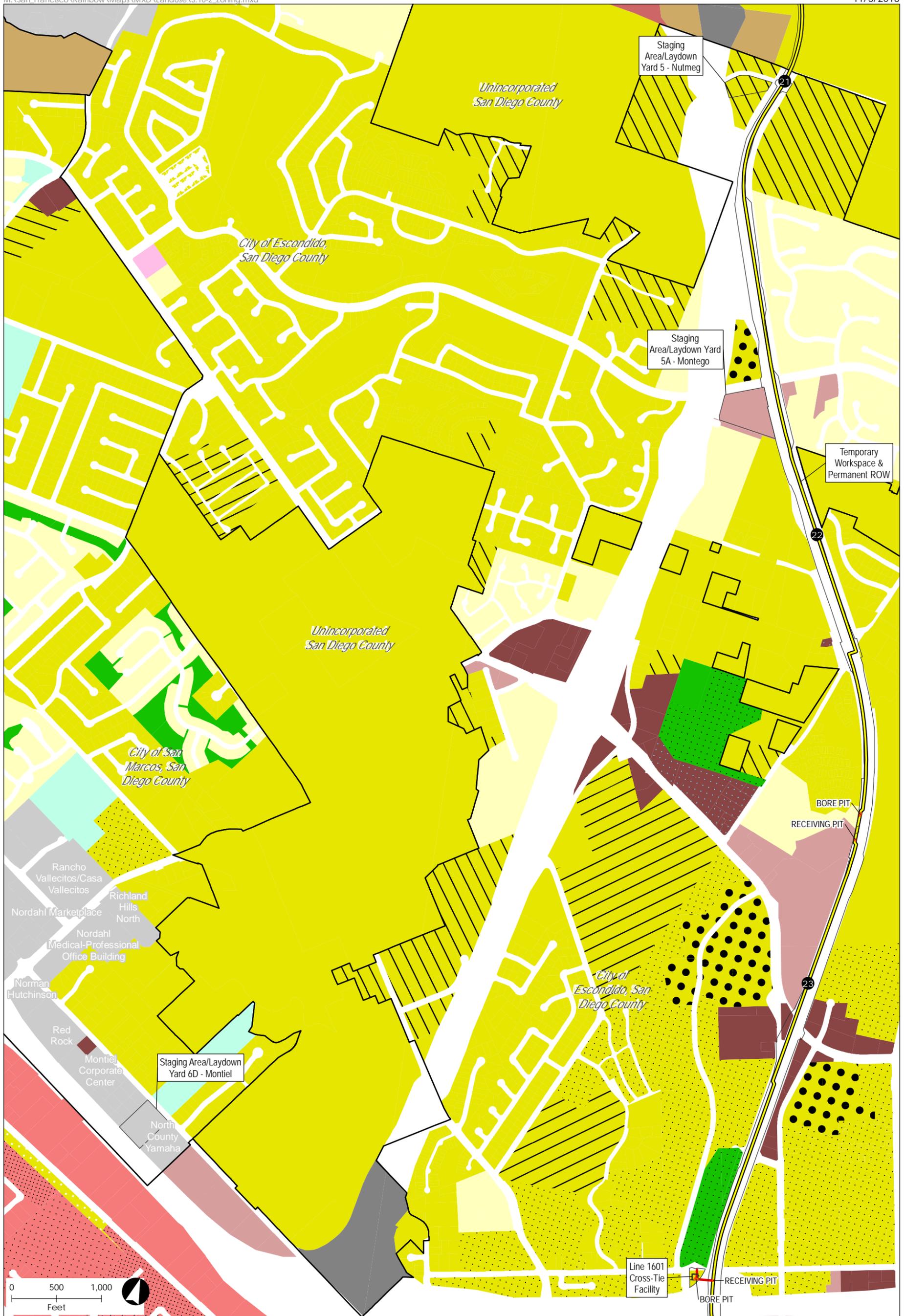
- Milepost
- Line 3602
- Workspaces
- Municipal Boundary
- San Diego County
- Agricultural
- Commercial
- Residential
- Special Purpose
- Specific Plan

Key:
ROW Right-Of-Way

Figure 3.10-2
Zoning
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Pipeline Safety and Reliability
Project - New Natural Gas
Line 3602 and De-rating
Line 1600
San Diego County, CA



<ul style="list-style-type: none"> Milepost Line 3602 Workspaces Municipal Boundary San Diego County Agricultural 	<ul style="list-style-type: none"> Commercial Industrial Residential Special Purpose Specific Plan 	<ul style="list-style-type: none"> City of Escondido Planned Dev - Residential Residential Estates Single Family Residential Specific Plan 	<p>Key:</p> <p>ROW Right-Of-Way</p>	<p>Figure 3.10-2 Zoning <i>Page 9 of 27</i> Pipeline Safety and Reliability Project - New Natural Gas Line 3602 and De-rating Line 1600 <i>San Diego County, CA</i></p>
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Milepost	Industrial	Residential - Very Low Density	Light Industrial	Residential Estates
Line 3602	Residential	Residential - Medium High Density	Light Industrial/General Industrial	Mobile Home Residential
Tie-Ins & Extensions	Special Purpose	Senior Residential	General Industrial	Single Family Residential
Bore Pits	City of San Marcos	Specific Plan	Open Space	Light Multiple Residential
Workspaces	Commercial	City of Escondido	Open Space - Park	Medium Multiple Residential
Municipal Boundary	Open Space	General Commercial	Planned Dev - Commercial	Specific Plan
San Diego County	Public-Institutional	Professional Commercial	Planned Dev - Residential	
Agricultural	Residential - Very Low (Planned)	Commercial Neighborhood	Rural Residential	

Figure 3.10-2
Zoning
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Pipeline Safety and Reliability
Project - New Natural Gas
Line 3602 and De-rating
Line 1600
San Diego County, CA

Sources: City of Escondido 2017g; City of Poway 2017d; City of San Marcos 2012b; City of Temecula 2017b; County of Riverside 2016b; ESRI 2012; SanGIS 2016, 2017b, 2017c; SDG&E 2017; USMC 2017

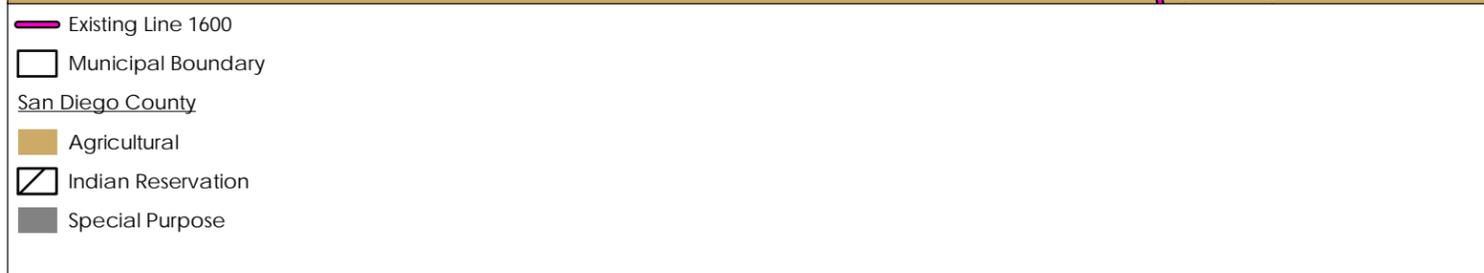
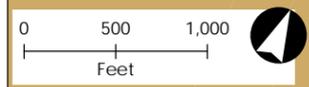
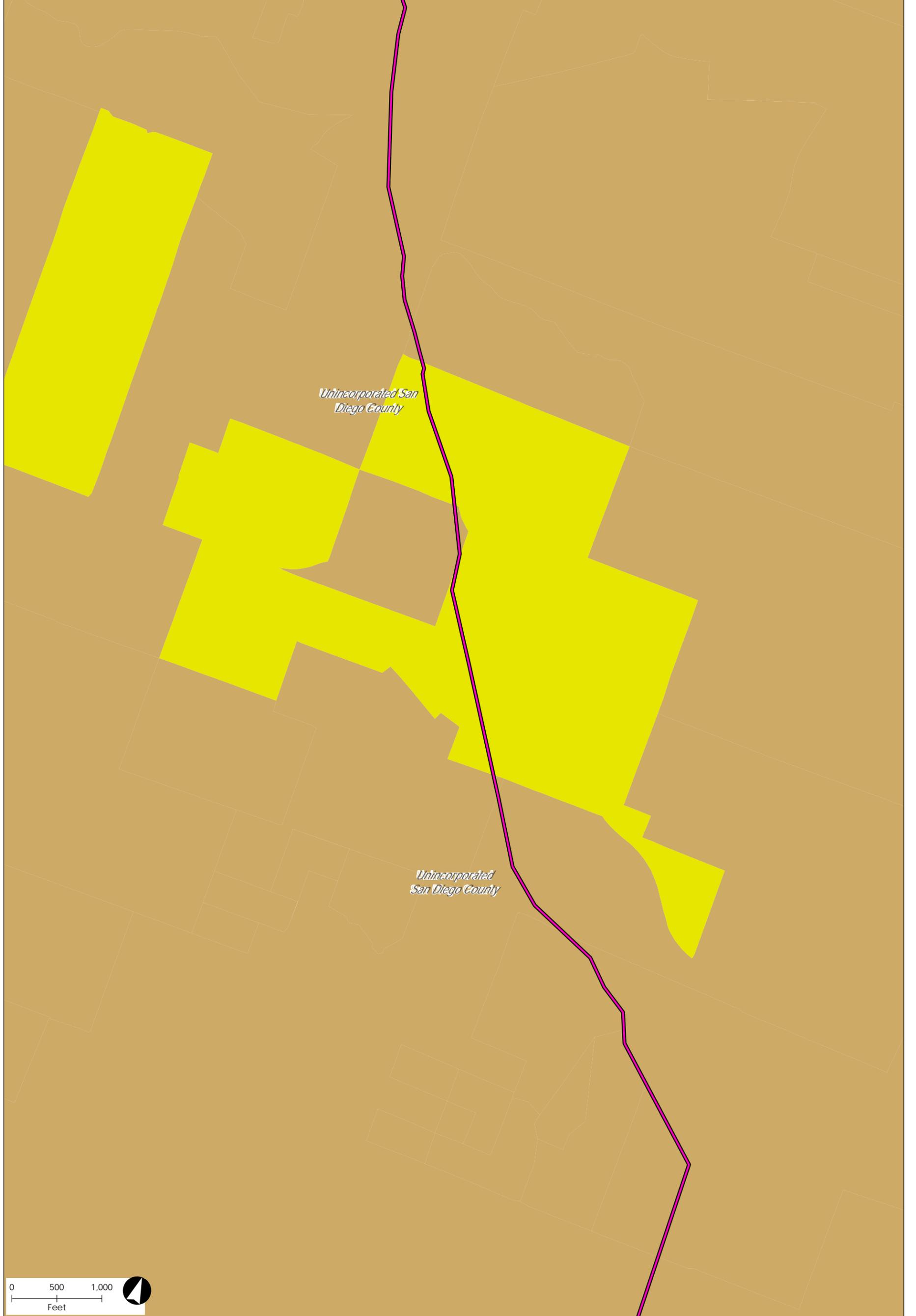


Figure 3.10-2
 Zoning
Page 11 of 27
 Pipeline Safety and Reliability
 Project - New Natural Gas
 Line 3602 and De-rating
 Line 1600
San Diego County, CA



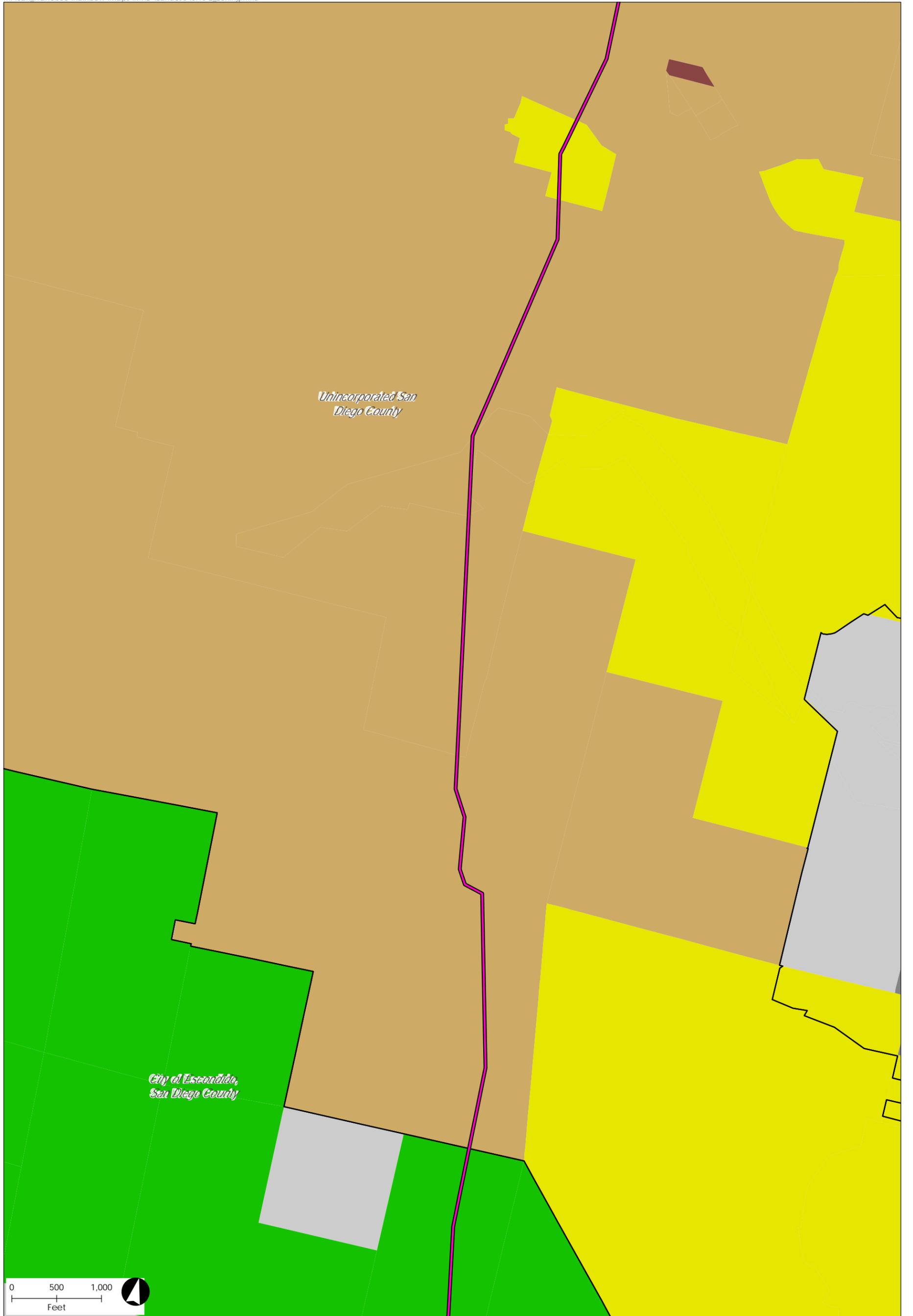
- Existing Line 1600
- Special Purpose
- Municipal Boundary
- San Diego County
- Agricultural
- Indian Reservation
- Residential

Figure 3.10-2
 Zoning
 Page 12 of 27
 Pipeline Safety and Reliability
 Project - New Natural Gas
 Line 3602 and De-rating
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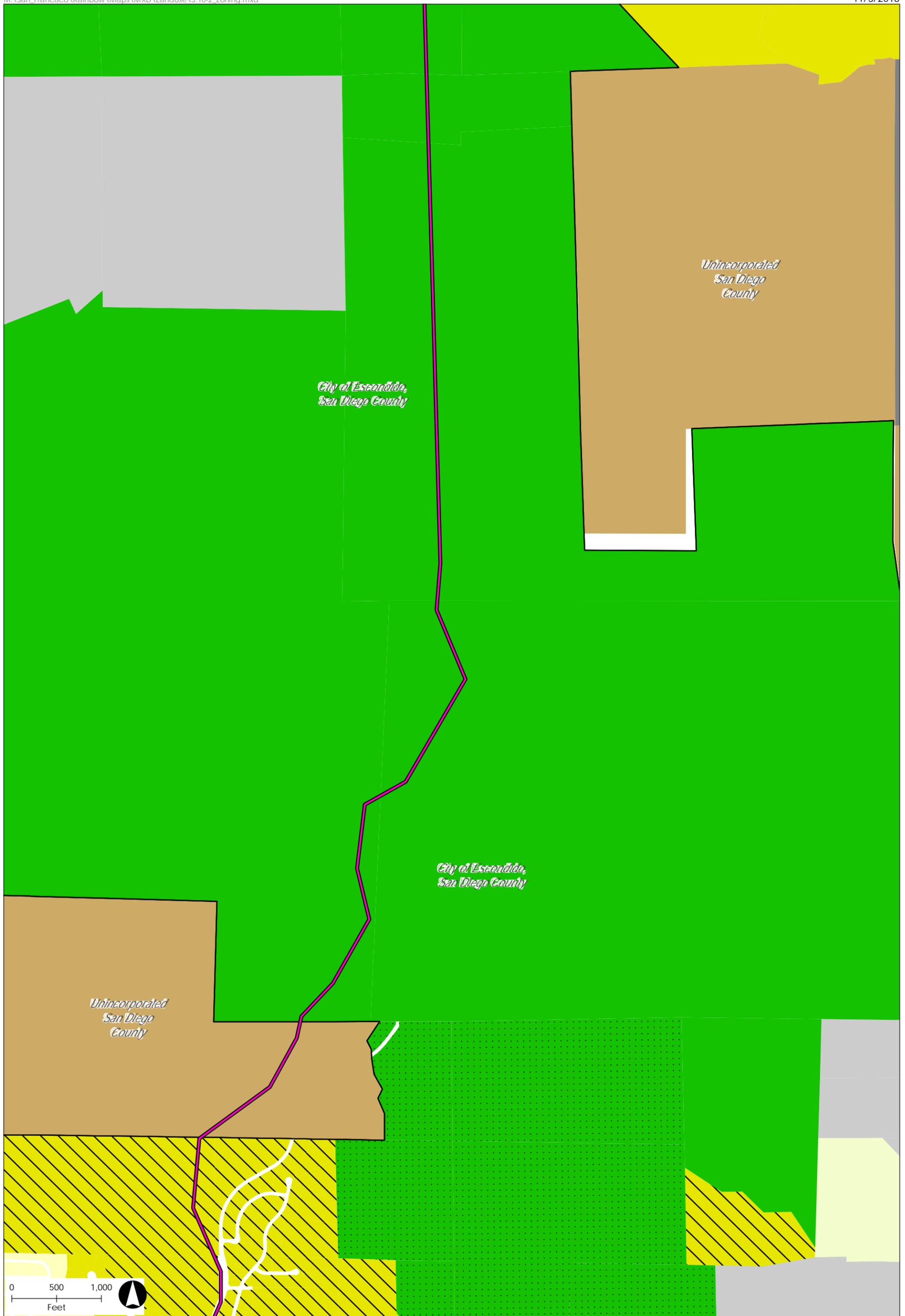
— Existing Line 1600
 Municipal Boundary
San Diego County
 Agricultural
 Residential

Figure 3.10-2
 Zoning
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 Pipeline Safety and Reliability
 Project - New Natural Gas
 Line 3602 and De-rating
 Line 1600
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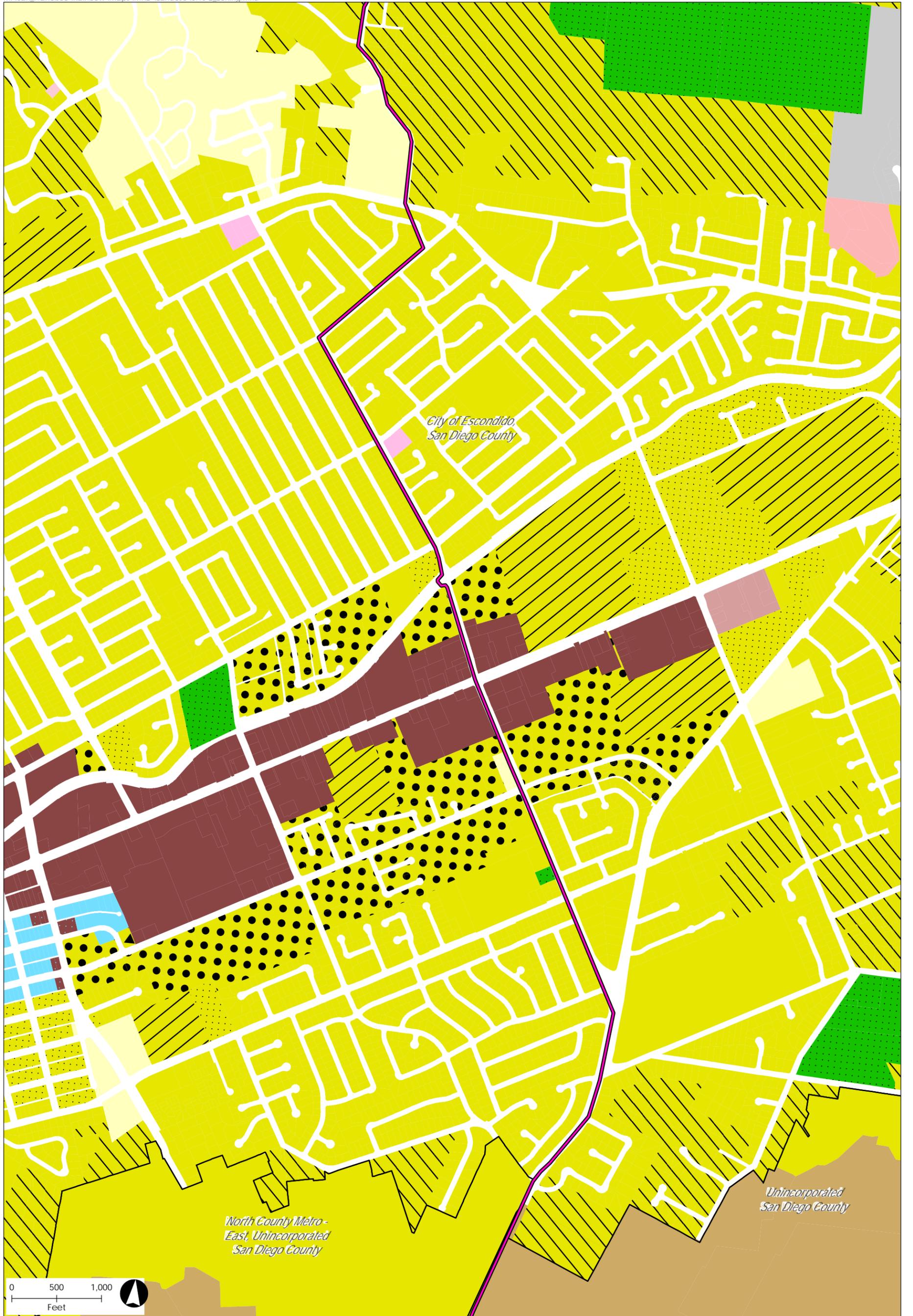
Existing Line 1600	Special Purpose
Municipal Boundary	Specific Plan
San Diego County	City of Escondido
Agricultural	Open Space
Commercial	Specific Plan
Residential	

Figure 3.10-2
Zoning
Page 14 of 27
Pipeline Safety and Reliability
Project - New Natural Gas
Line 3602 and De-rating
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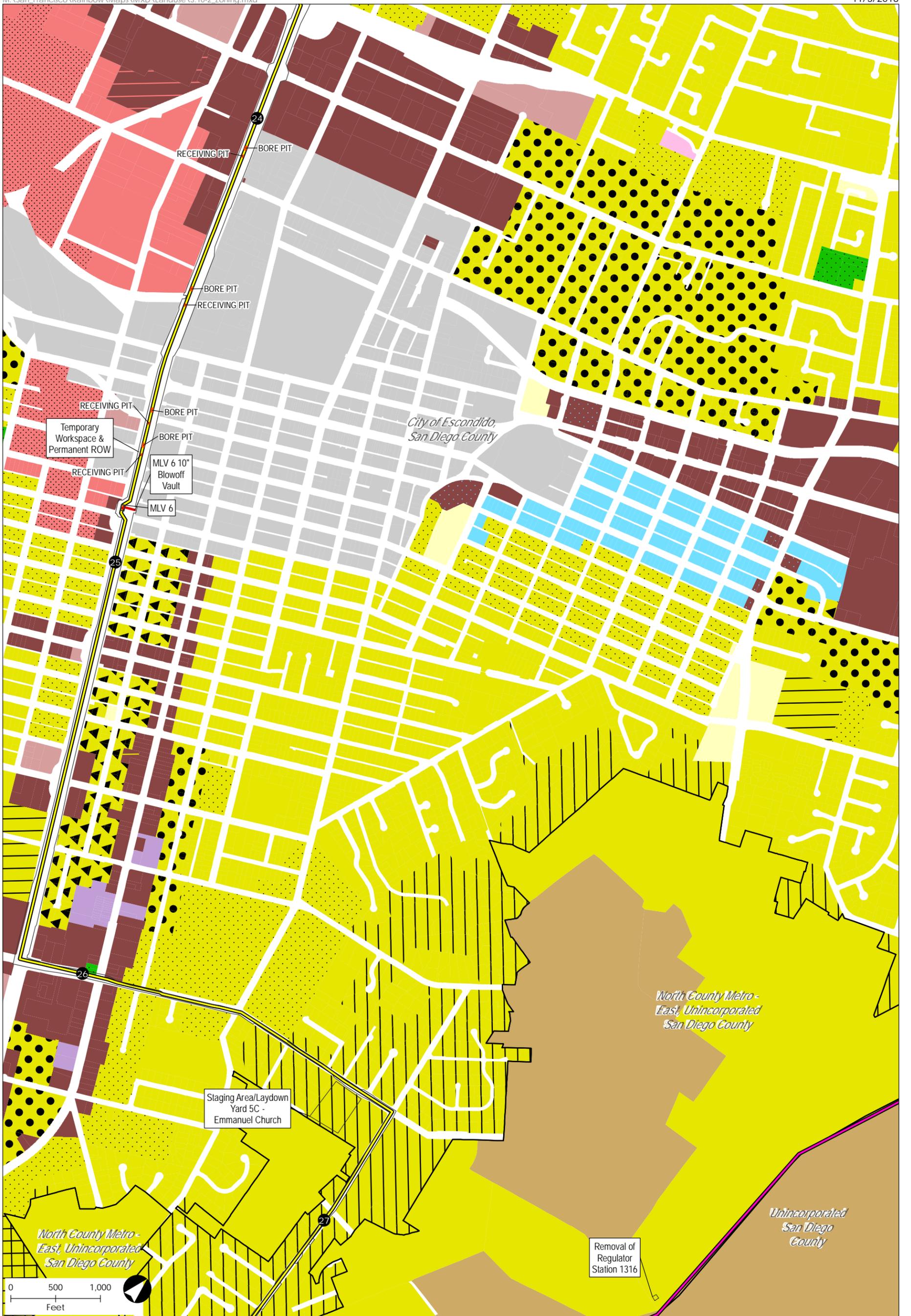
Existing Line 1600	City of Escondido	PZ-SP
Municipal Boundary	Open Space	Residential Estates
San Diego County	Open Space - Park	Single Family Residential
Agricultural	OS/R-A-5/PD-R	Specific Plan
Residential	Planned Dev - Residential	
Special Purpose	PZ-S-P	

Figure 3.10-2
 Zoning
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 Pipeline Safety and Reliability
 Project - New Natural Gas
 Line 3602 and De-rating
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 San Diego County, CA



Existing Line 1600	City of Escondido	Planned Dev - Commercial	Light Multiple Residential
Municipal Boundary	General Commercial	Planned Dev - Residential	Medium Multiple Residential
San Diego County	Professional Commercial	Residential Agriculture	Heavy Multiple Residential
Agricultural	Commercial Neighborhood	Residential Estates	R1-15/RE-20
Residential	Hospital Professional	Mobile Home Residential	Specific Plan
	Open Space - Park	Single Family Residential	

Figure 3.10-2
Zoning
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Pipeline Safety and Reliability
Project - New Natural Gas
Line 3602 and De-rating
Line 1600
San Diego County, CA



<ul style="list-style-type: none"> Milepost Line 3602 Tie-Ins & Extensions Existing Line 1600 Bore Pits Workspaces Municipal Boundary San Diego County Agricultural 	<ul style="list-style-type: none"> Residential City of Escondido General Commercial General Commercial/Light Industrial General Commercial/Heavy Multiple Residential Professional Commercial Commercial Neighborhood Hospital Professional Light Industrial 	<ul style="list-style-type: none"> General Industrial Open Space - Park Planned Dev - Commercial Planned Dev - Mixed Use Planned Dev - Residential Prezoning Residential Estates Residential Estates Mobile Home Residential/Residential Estates Mobile Home Residential 	<ul style="list-style-type: none"> Single Family Residential Light Multiple Residential Medium Multiple Residential Heavy Multiple Residential Specific Plan Specific Plan/Planned Dev - Comm 	<p>Key:</p> <ul style="list-style-type: none"> MLV Mainline Valve ROW Right-Of-Way 	<p>Figure 3.10-2 Zoning <i>Page 17 of 27</i> Pipeline Safety and Reliability Project - New Natural Gas Line 3602 and De-rating Line 1600 <i>San Diego County, CA</i></p>
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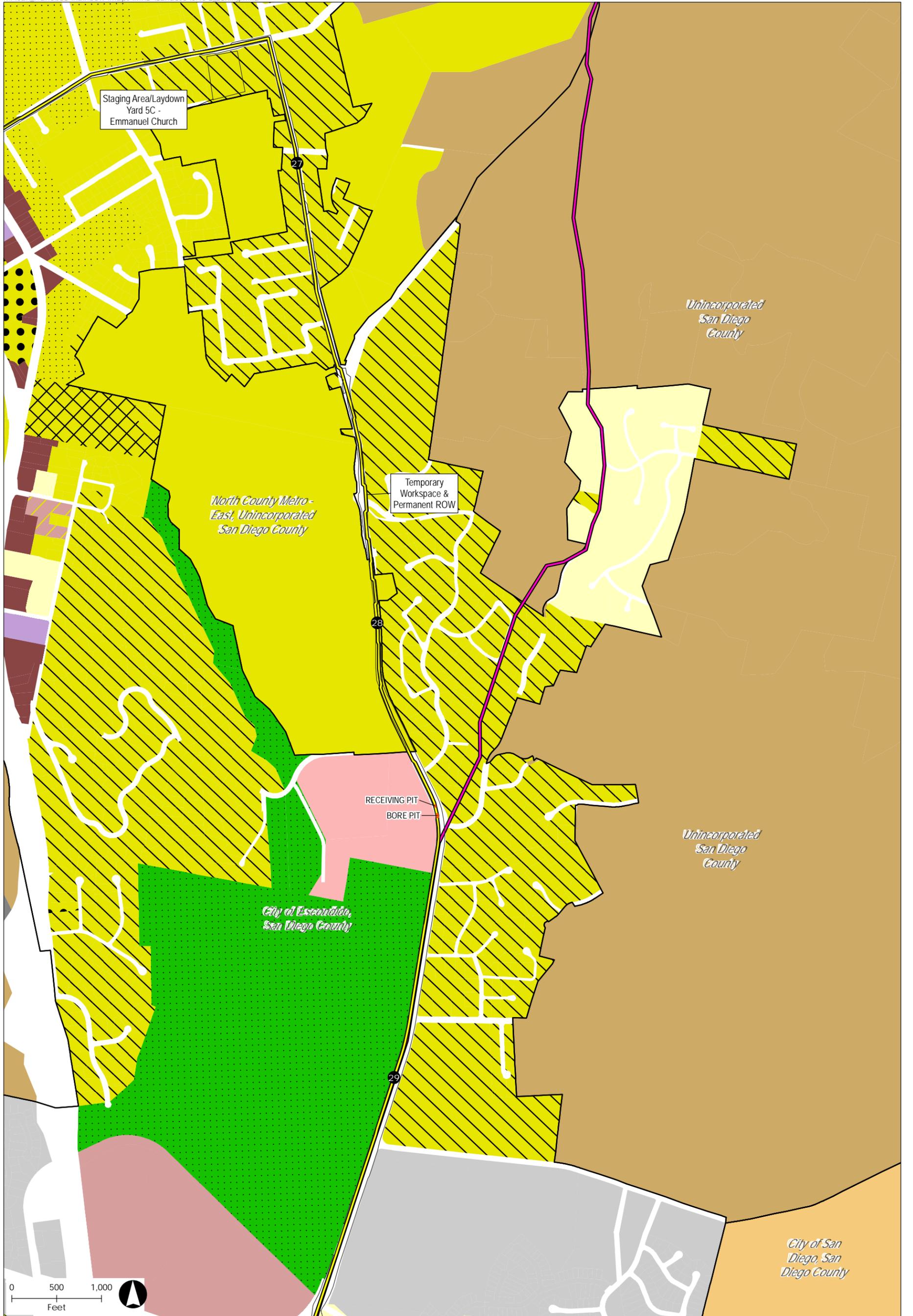
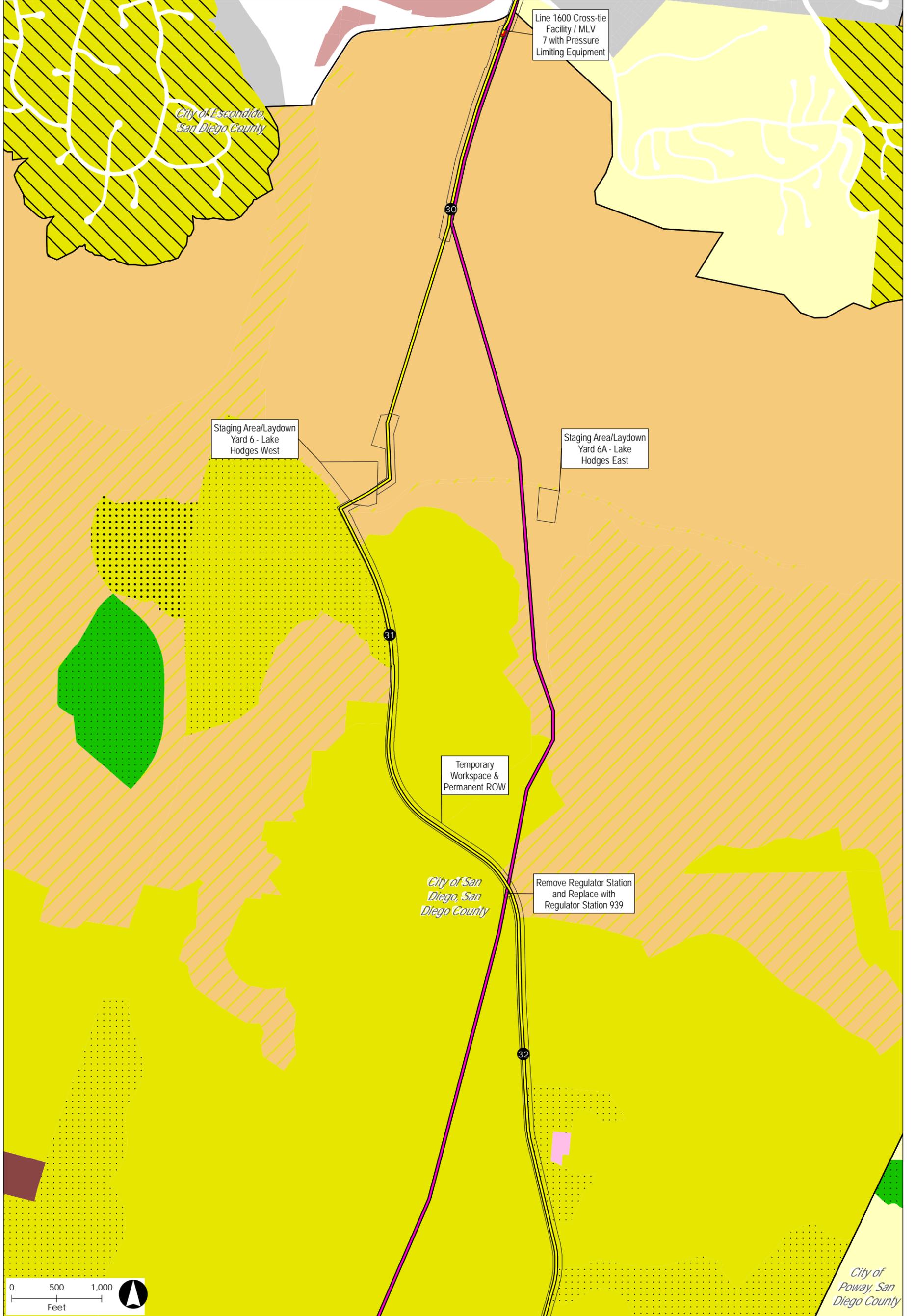
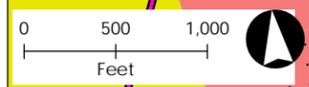
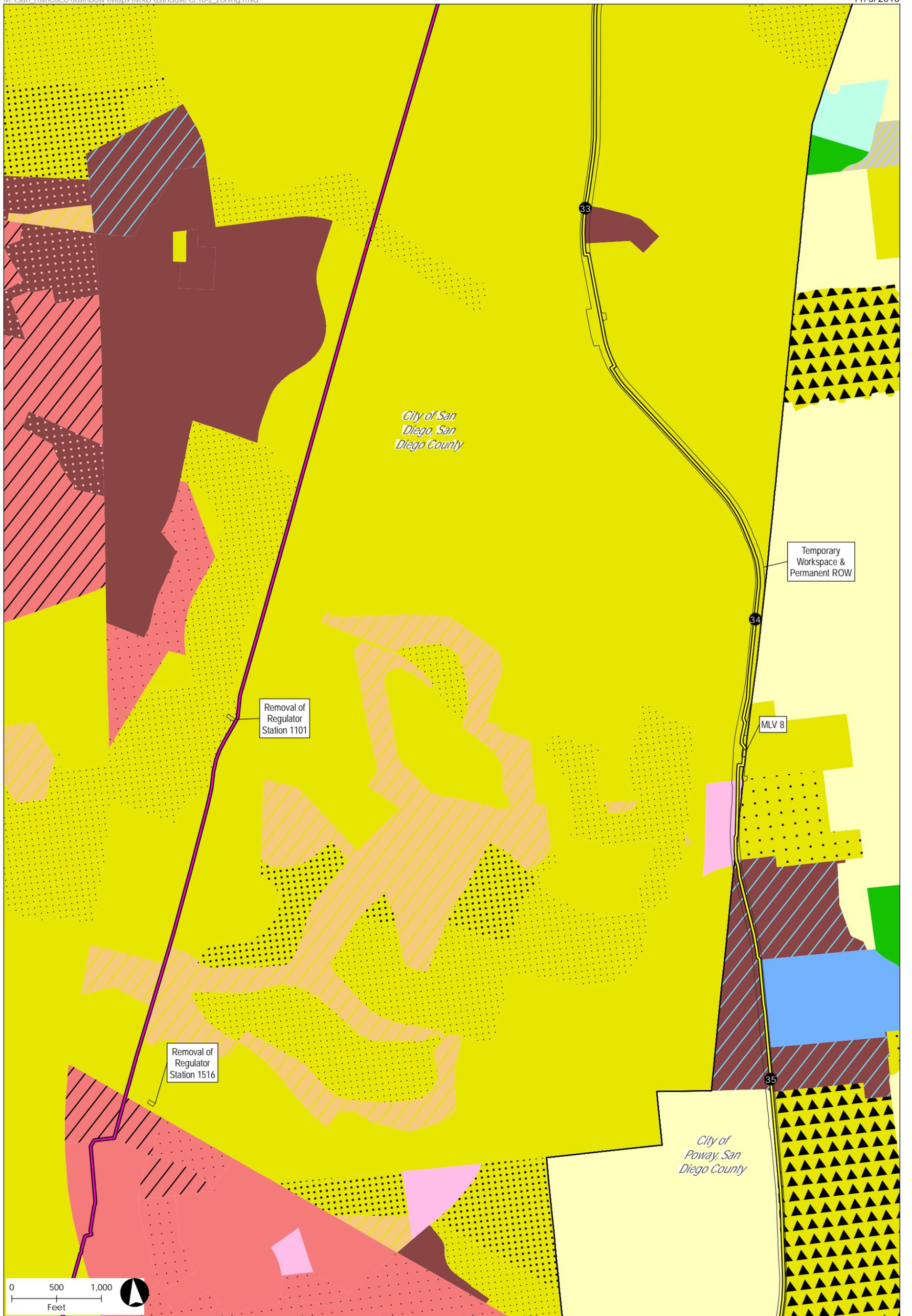


Figure 3.10-2
 Zoning
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 Pipeline Safety and Reliability
 Project - New Natural Gas
 Line 3602 and De-rating
 Line 1600
 San Diego County, CA

Sources: City of Escondido 2017g; City of Poway 2017d; City of San Marcos 2012b; City of Temecula 2017b; County of Riverside 2016b; ESRI 2012; SanGIS 2016, 2017b, 2017c; SDG&E 2017; USMC 2017



<ul style="list-style-type: none"> 1 Milepost Line 3602 Tie-Ins & Extensions Existing Line 1600 Workspaces Municipal Boundary 	City of Poway <ul style="list-style-type: none"> Open Space Recreation Rural Residential City of San Diego <ul style="list-style-type: none"> Agricultural - General Agricultural - Residential Commercial - Community 	<ul style="list-style-type: none"> Commercial - Neighborhood Open Space - Park Residential - Single Unit - Planned Urbanized Community or Prop A Residential - Multiple Units - Low Density Residential - Multiple Units - Medium Density 	City of Escondido <ul style="list-style-type: none"> Planned Dev - Commercial Planned Dev - Residential Residential Estates Specific Plan 	<p>Figure 3.10-2 Zoning Page 19 of 27 Pipeline Safety and Reliability Project - New Natural Gas Line 3602 and De-rating Line 1600 San Diego County, CA</p>
<p>Key: ROW Right-Of-Way</p>				

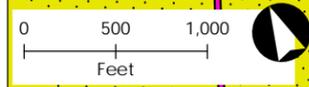
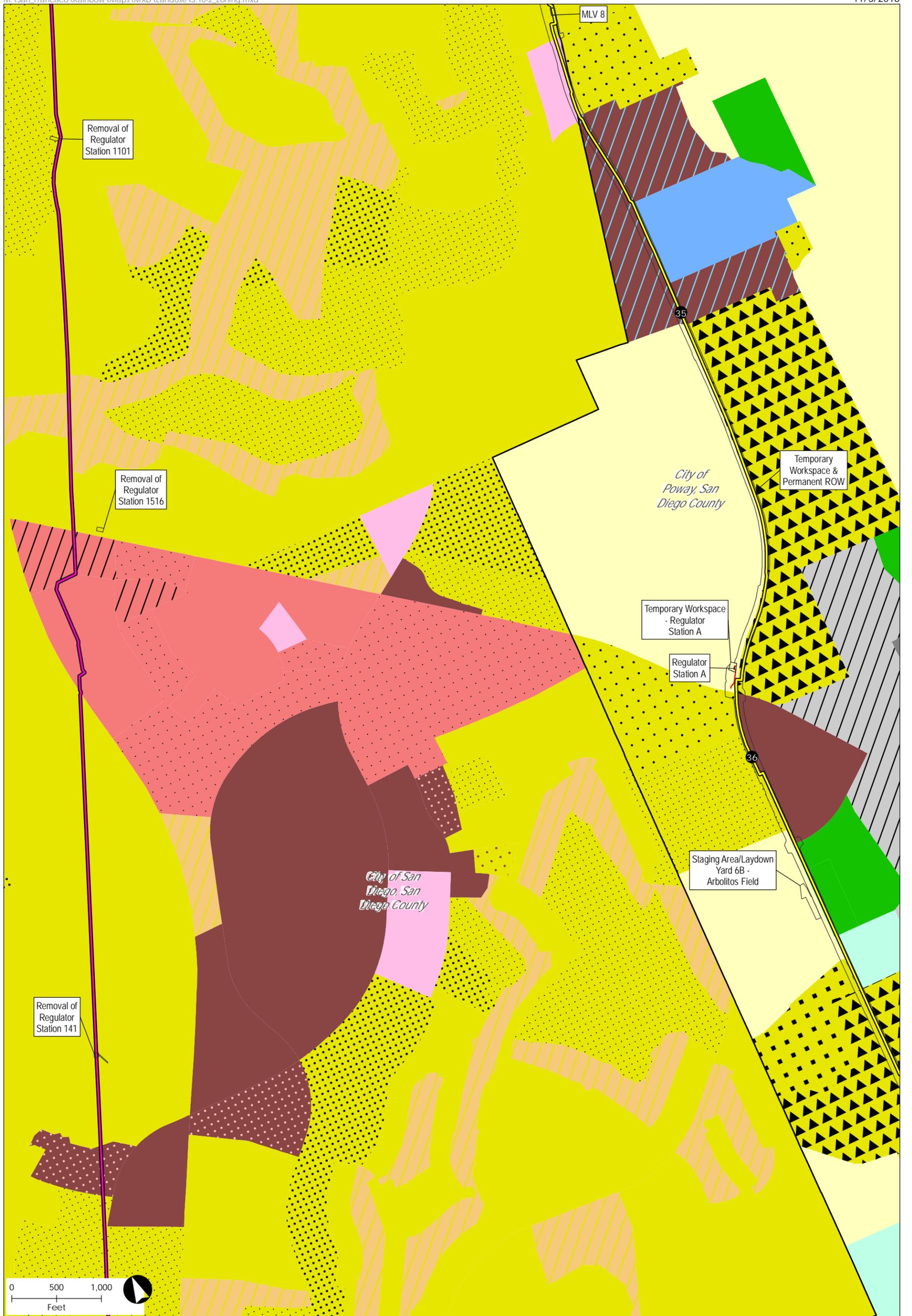


Milepost	Public Facility	Commercial - Neighborhood
Line 3602	Rural Residential	Industrial - Heavy
Existing Line 1600	Residential - Low Density	Industrial - Light
Workspaces	Residential - Medium High Density	Industrial - Park
Municipal Boundary	Residential - High Density	Residential - Single Unit - Planned Urbanized Community or Prop A
City of Poway	City of San Diego	Residential - Multiple Units - Low Density
Commercial Office	Agricultural - Residential	Residential - Multiple Units - Medium Density
Hospital Campus	Commercial - Community	
Open Space Resource Management	Commercial - Office	
Planned Residential Development 3 - Vineland Hills	Commercial - Visitor	

Key:
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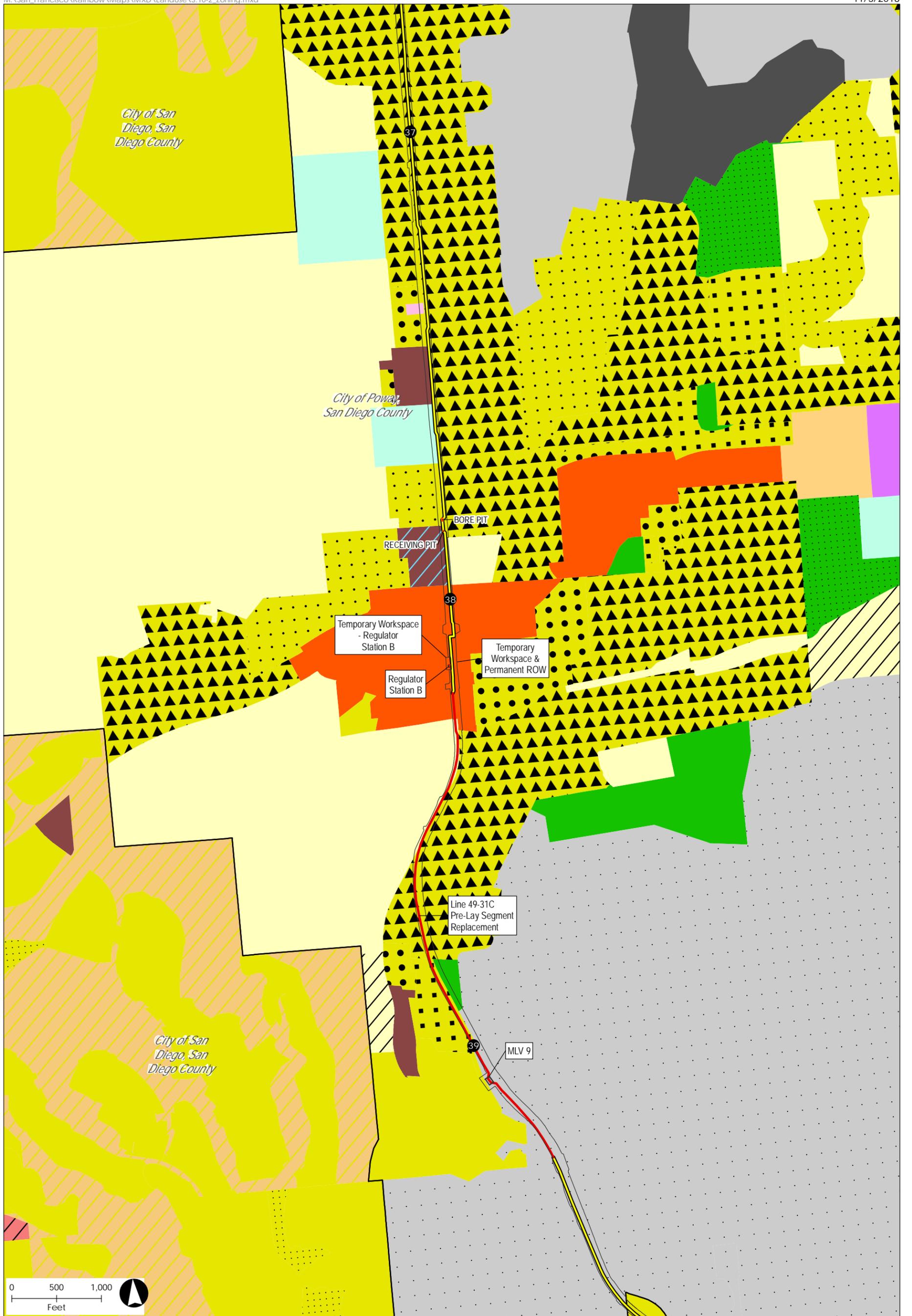
Sources: City of Escondido 2017g; City of Poway 2017d; City of San Marcos 2012b; City of Temecula 2017b; County of Riverside 2016b; ESRI 2012; SanGIS 2016, 2017b, 2017c; SDG&E 2017; USMC 2017



① Milepost	Blue Hospital Campus	Yellow Residential - Medium High Density	Red Industrial - Heavy
Yellow Line 3602	Green Open Space Resource Management	Yellow Residential Condo	Red Industrial - Light
Pink Existing Line 1600	Grey Planned Community - Rancho Arbolitos Woodside	Yellow Residential - High Density	Red Industrial - Park
White Workspaces	Dark Grey Planned Community 5 - Rancho Arbolitos Chimney Rock	City of San Diego	Yellow Residential - Single Unit - Planned Urbanized Community or Prop A
Black Municipal Boundary	Light Green Public Facility	Orange Agricultural - Residential	Yellow Residential - Multiple Units - Low Density
City of Poway	Light Yellow Rural Residential	Dark Brown Commercial - Community	Yellow Residential - Multiple Units - Medium Density
Dark Brown Commercial General	Yellow Residential - Low Density	Dark Brown Commercial - Visitor	Yellow Residential - Multiple Units - Medium Density, Limited Commercial
Dark Blue Commercial Office	Yellow Residential - Medium Density	Pink Commercial - Neighborhood	

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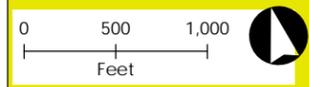
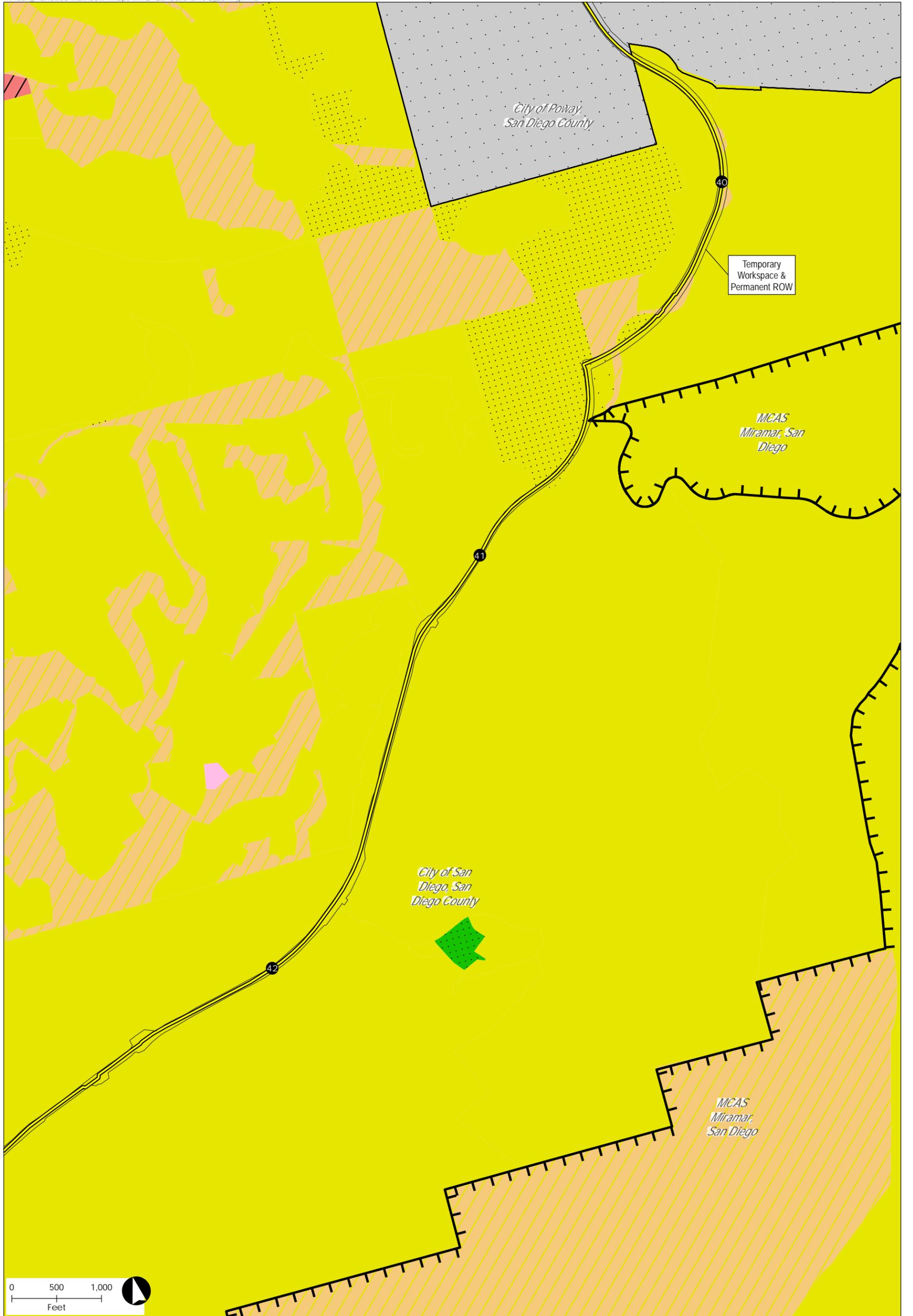
Sources: City of Escondido 2017g; City of Poway 2017d; City of San Marcos 2012b; City of Temecula 2017b; County of Riverside 2016b; ESRI 2012; SanGIS 2016, 2017b, 2017c; SDG&E 2017; USMC 2017



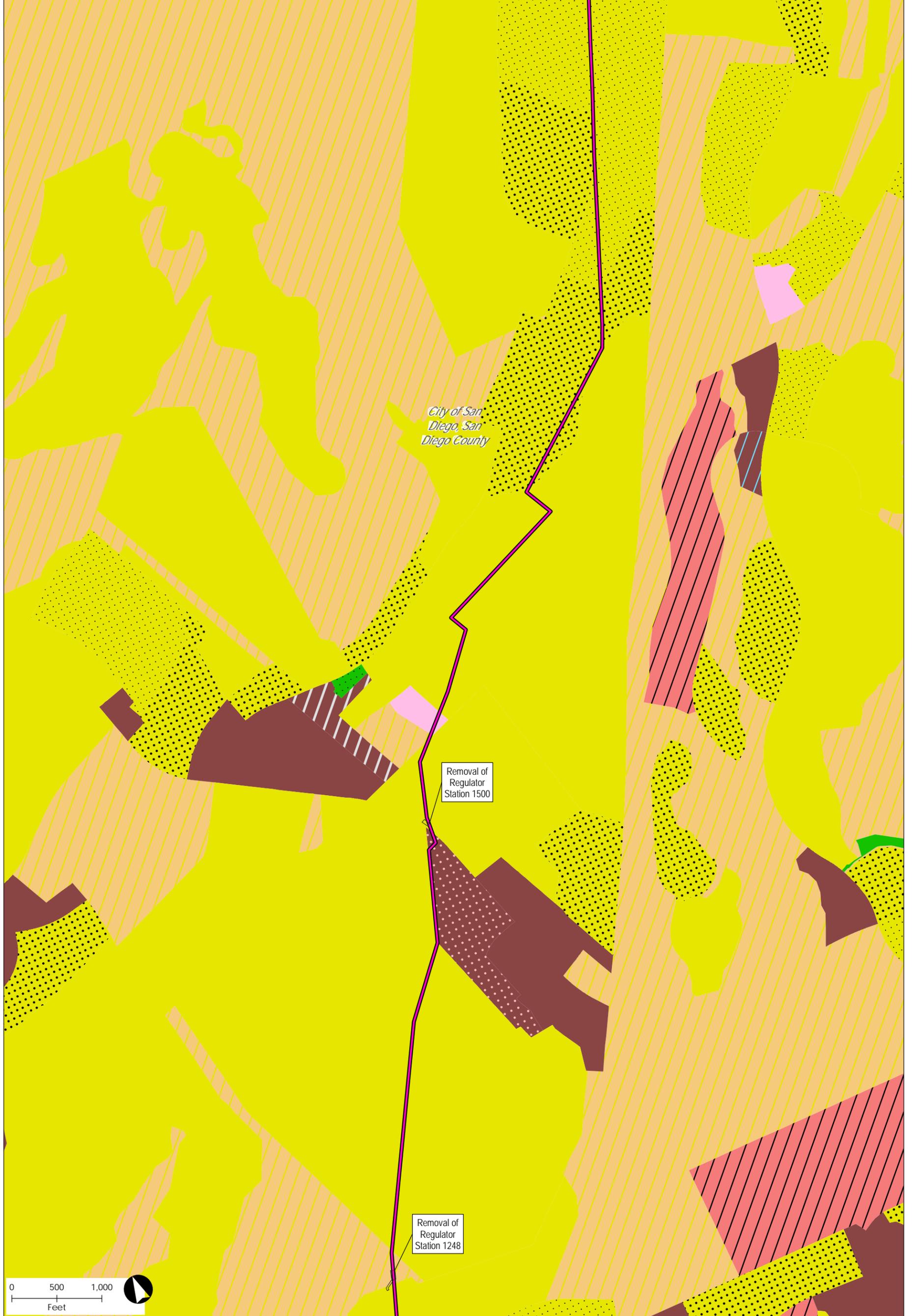
Milepost	Commercial Neighborhood	Town Center	City of San Diego	Key:
Line 3602	Community Business	Rural Residential	Agricultural - Residential	ROW Right-Of-Way
Tie-Ins & Extensions	Mixed Use	Mobile Home Park	Commercial - Community	
Bore Pits	Open Space Resource Management	Residential - Low Density	Industrial - Park	
Workspaces	Open Space Recreation	Residential - Medium High Density	Residential - Single Unit - Planned Urbanized Community or Prop A	
Municipal Boundary	Planned Community - Rancho Arbolitos Palisades	Residential Condo	Residential - Multiple Units - Low Density	
City of Poway	Planned Community 3 - Rancho Arbolitos Parkside	Residential Apartment		
Commercial General	Planned Community - South Poway Business Park	Residential - High Density		
Commercial Office	Public Facility			

Figure 3.10-2
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Sources: City of Escondido 2017g; City of Poway 2017d; City of San Marcos 2012b; City of Temecula 2017b; County of Riverside 2016b; ESRI 2012; SanGIS 2016, 2017b, 2017c; SDG&E 2017; USMC 2017



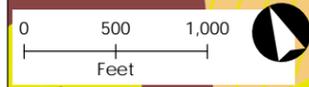
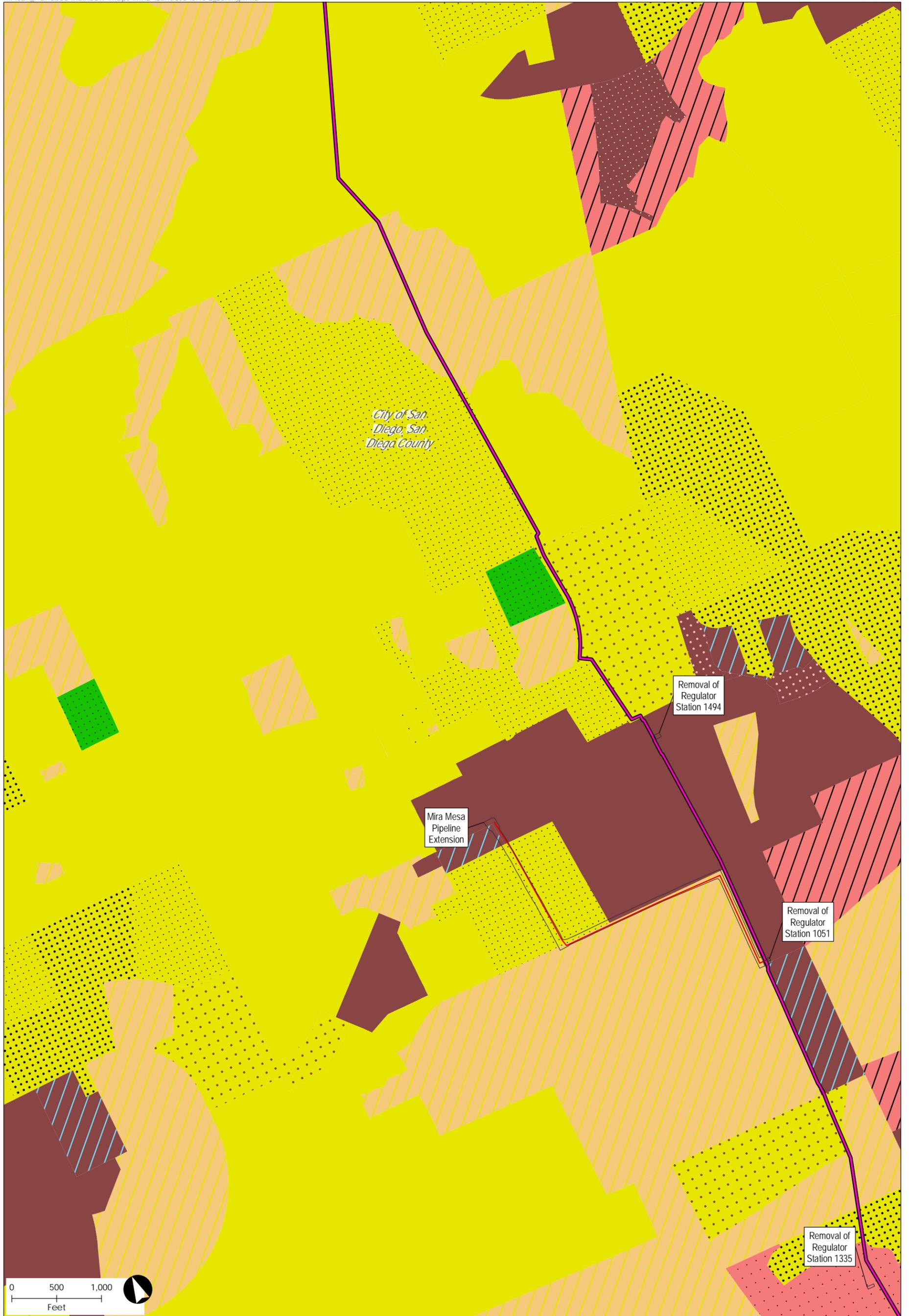
Milepost	City of Poway	Open Space - Park	Key: ROW Right-Of-Way
Line 3602	Planned Community - South Poway Business Park	Residential - Single Unit - Planned Urbanized Community or Prop A	
Workspaces	City of San Diego	Residential - Small Lot	<p>Figure 3.10-2 Zoning Page 23 of 27 Pipeline Safety and Reliability Project - New Natural Gas Line 3602 and De-rating Line 1600 San Diego County, CA</p>
MCAS Miramar	Agricultural - Residential	Residential - Multiple Units - Low Density	
Municipal Boundary	Commercial - Neighborhood		
	Industrial - Park		



Existing Line 1600	Commercial - Office	Open Space - Park
Workspaces	Commercial - Parking	Residential - Single Unit - Planned Urbanized Community or Prop A
Municipal Boundary	Commercial - Visitor	Residential - Multiple Units - Low Density
City of San Diego	Commercial - Neighborhood	Residential - Multiple Units - Medium Density
Agricultural - Residential	Industrial - Park	Residential - Multiple Units - Medium Density, Limited Commercial
Commercial - Community	Open Space - Conservation	

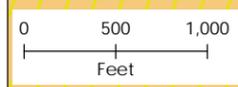
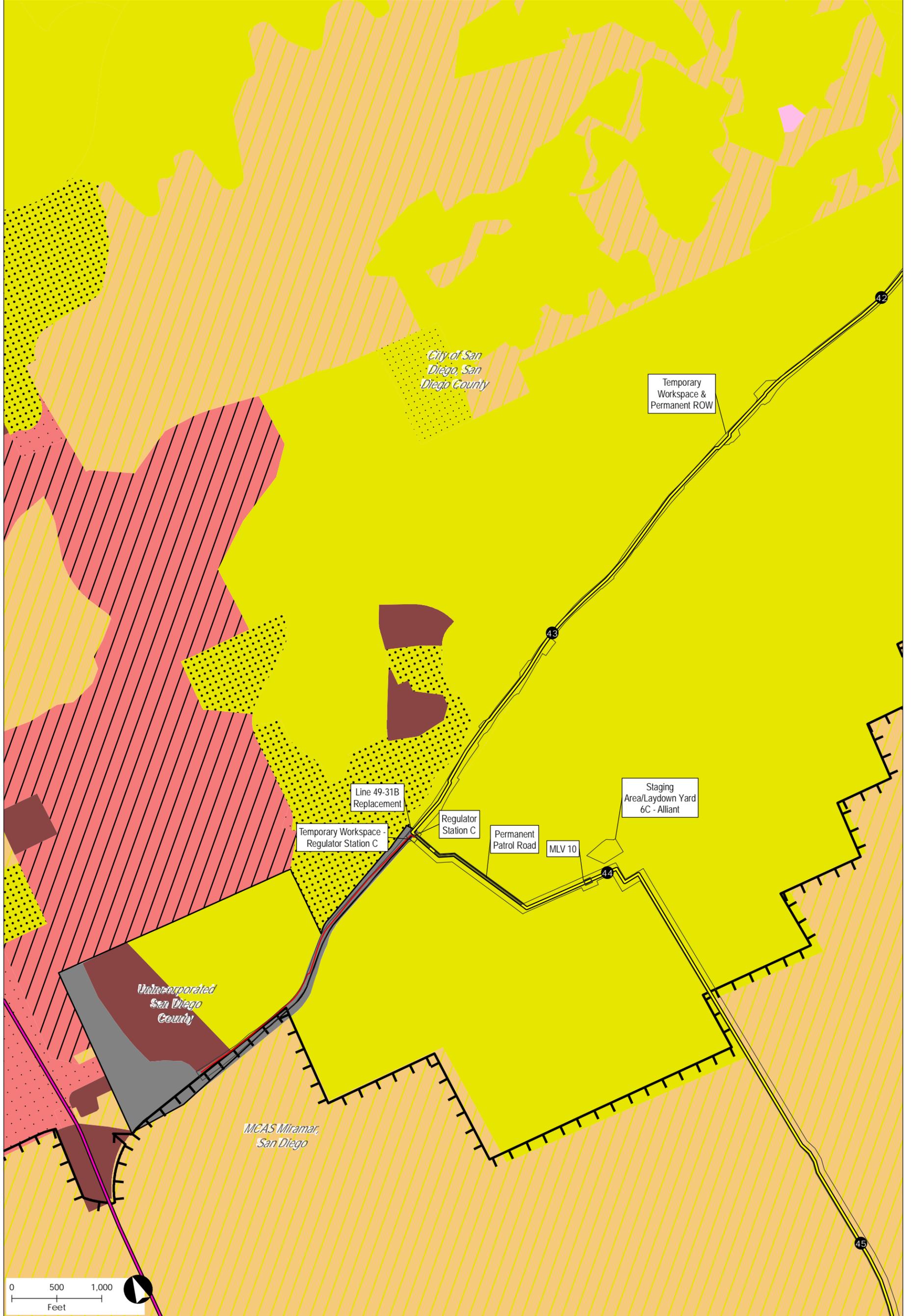
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 Line 1600
 San Diego County, CA

Sources: City of Escondido 2017g; City of Poway 2017d; City of San Marcos 2012b; City of Temecula 2017b; County of Riverside 2016b; ESRI 2012; SanGIS 2016, 2017b, 2017c; SDG&E 2017; USMC 2017



Existing Line 1600	Commercial - Office	Residential - Single Unit - Planned Urbanized Community or Prop A
Workspaces	Commercial - Regional	Residential - Small Lot
Municipal Boundary	Commercial - Visitor	Residential - Multiple Units - Low Density
City of San Diego	Industrial - Light	Residential - Multiple Units - Medium Density
Agricultural - Residential	Industrial - Park	Residential - Multiple Units - Medium Density, Limited Commercial
Commercial - Community	Open Space - Park	

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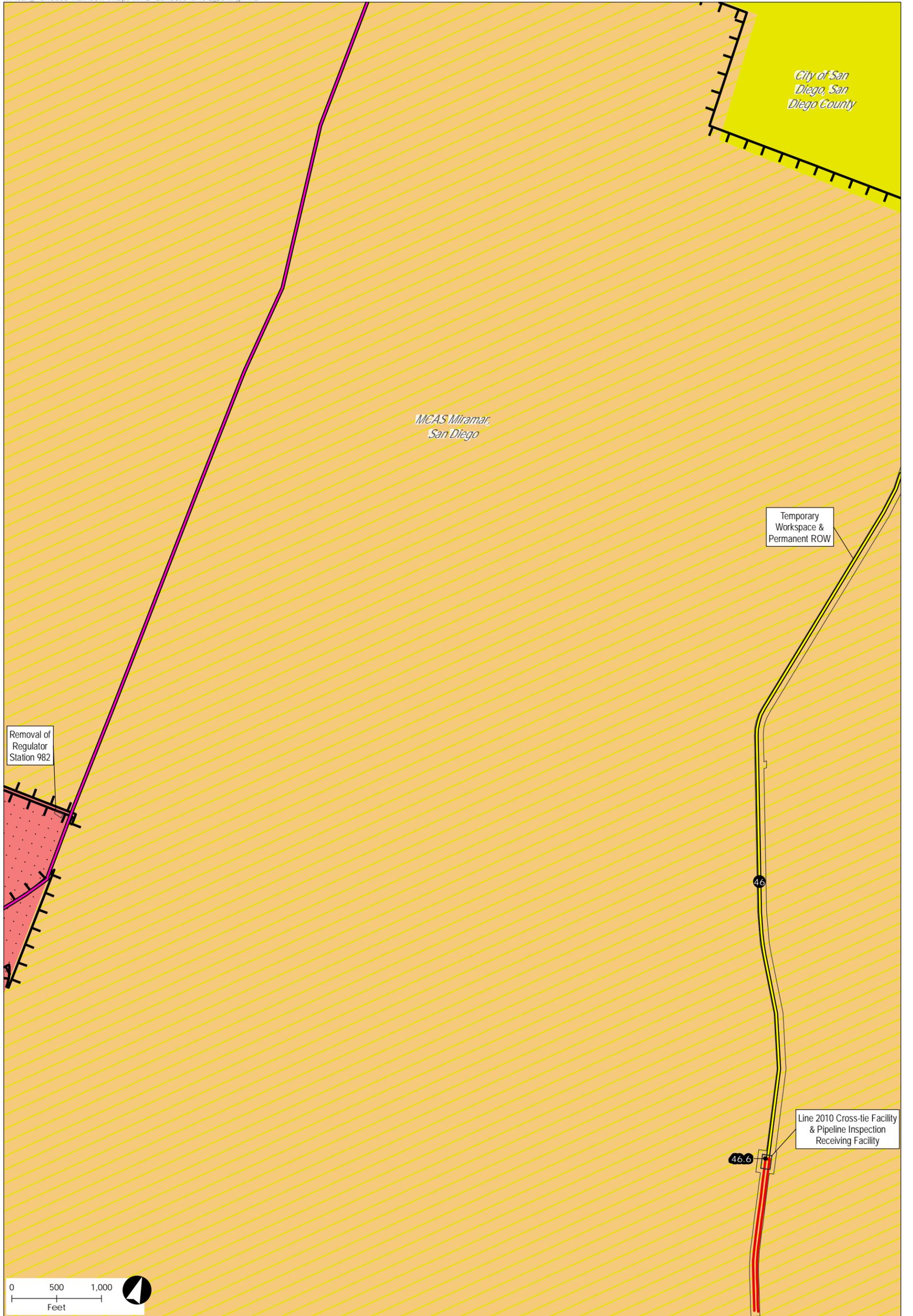


Milepost	San Diego County	Commercial - Neighborhood
Line 3602	Commercial	Industrial - Light
Existing Line 1600	Residential	Industrial - Park
Workspaces	Special Purpose	Residential - Single Unit - Planned Urbanized Community or Prop A
MCAS Miramar	City of San Diego	Residential - Multiple Units - Low Density
Municipal Boundary	Agricultural - Residential	Residential - Multiple Units - Medium Density
	Commercial - Community	

Key:
ROW Right-Of-Way

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- Milepost
- Municipal Boundary
- City of San Diego
- Agricultural - Residential
- Industrial - Light
- Residential - Single Unit - Planned Urbanized Community or Prop A
- Workspaces
- MCAS Miramar

Key:
ROW Right-Of-Way

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