

APPENDIX 1 -- LAND USE POLICY CONSISTENCY

Section/ Policy No.	Policy Statement	Consistency Determination
EAST BAY REGIONAL PARK DISTRICT MASTER PLAN		
Planning and Acquisition Policy	Undergrounding of Utilities. New utility lines will be placed underground on land owned, operated, or managed by the District to retain the optimal visual qualities of the area. Rights-of-way and easements for utilities will not be granted without under-grounding. The District will work in cooperation with the utility companies to place existing overhead utilities underground (unless doing so conflicts with applicable codes) as soon as practical and will work with other agencies and neighbors to reduce visual impacts on adjacent lands. The District will seek to avoid the construction of high voltage power lines within the parklands, particularly in areas of sensitive or aesthetically important resources and in preserve areas.	Inconsistent. The Phase II alignment passes through property recently acquired by the East Bay Regional Park District (EBRPD) to expand the Brushy Peak Regional Preserve. Following the completion of a planning and CEQA review process, the District intends to open this area to appropriate public use. It is intended that this property become the access point and visual gateway into the Preserve. It is also an area of sensitive resources, including wetlands and a number of endangered and threatened wildlife species. The proposed overhead alignment through this property would conflict with this policy. Potential impacts to EBRPD lands are addressed in Section C.7.6.
LIVERMORE AREA RECREATION & PARK DISTRICT MASTER PLAN		
Although the S1 and S2 alternatives have the potential to adversely affect the Sycamore Grove Regional Park, managed by the Livermore Area Recreation and Park District (LARP), none of the policies set forth in the LARP Master Plan are directly applicable to the proposed project or alternatives. Potential impacts to LARP lands are addressed in Section C.7.3.		
ALAMEDA COUNTY AIRPORT LAND USE POLICY PLAN		
Safety Zone Policy 2	Within the <u>inner</u> portion of the safety zone, extending up to 1/4 mile (1,320 feet) from the end of the runway, the following are defined as incompatible land uses: a) Permanent structures or objects projecting above the level of the primary surface of the runway. 2.x [other clauses not applicable to project]	Consistent. Alternative L2 would cross the safety zone at the east end of the Livermore Municipal Airport. To avoid a conflict with airport operations, this segment of the L2 alignment would be placed underground.
ALUC Height Policy 8	The ALUC adopts height restriction policies on new structures and vegetation within the height referral boundary. Compatible land use is defined consistent with standards and procedures set forth in FAR Part 77, including Subpart D (see Appendix C). Although findings contained in an FAA Aeronautical Study of a particular proposal are necessary and important background information for the Commission, the ALUC will review for Plan Consistency and may conduct an independent analysis and evaluation of proposals.	Consistent. The transmission lines and support towers for Alternative S1 along Stanley Boulevard would be located within the ALUC height referral area for Livermore Airport and would protrude into the airspace defined in FAR Part 77 as requiring notification of the Federal Aviation Administration (FAA). The project applicant will file FAA notification Form 7460-1 and the FAA will conduct an Aeronautical Study to determine whether the project would constitute a hazard to air navigation. The project will also be referred to the Alameda County Airport Land Use Commission (ALUC) for review.
ALUC Height Policy 9	Proposed new land uses must be consistent with ALUC Policy #8. To be consistent with the ALUC Policy Plan, affected local general plans or zoning ordinances shall not permit uses inconsistent with FAR Part 77.	Consistent. While the transmission lines and support towers for Alternative S1 along Stanley Boulevard would protrude into the airspace defined in FAR Part 77 as requiring notification of the FAA, they would not exceed the height limits applicable to their location with respect to Livermore Airport, as established in Part 77.
ALAMEDA COUNTY GENERAL PLAN		
Open Space Element Principle	Limit Development Within Open Space Areas. Development within open space areas should be permitted in selected areas and should be limited to facilities needed in conjunction with low density recreation areas or to selected public facilities.	Consistent. The project constitutes an important public facility necessary for the common good of the community.

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Open Space Element Principle	Utility Lines to be Consolidated and Located to Avoid Scenic Areas. Wherever feasible, power and pipe utility lines should be consolidated to prevent further severance of open space lands. Utility lines and aqueducts in open space areas should be located so as to avoid areas of outstanding beauty.	Inconsistent. The south alignment has been designed so as to conceal the transmission lines and towers from public view as the lines head north into Pleasanton from the Tesla-Newark transmission corridor. Once the transmission line reaches the top of the hills to the south of Pleasanton at about Milepost M2.8, the transmission line would be converted to an underground line so as to remain invisible to Pleasanton residents. The south alignment would therefore be consistent with this principle. The north alignment would traverse open space and be highly visible from the North Livermore area. The transmission line would stand out against the hillsides that form the northern backdrop to the valley and constitute an important component of the beauty of the area. The north alignment would therefore be inconsistent with this principle.
Open Space Element Principle	Limit Development in Agricultural Areas. Agricultural areas should be free of urban type development with dwellings permitted only for those persons involved in agricultural production.	Consistent. The south and north alignments pass through unincorporated land designated agricultural open space by Alameda County. The project would not include any dwellings and does not constitute the type of urban development referenced in this policy.
Scenic Route Element Principle	Locate Transmission Towers and Lines Outside of Scenic Route Corridors When Feasible. New overhead transmission towers and lines should not be located within scenic corridors when it is feasible to locate them elsewhere.	Inconsistent. North Livermore Avenue is designated a scenic route by Alameda County. The proposed overhead transmission line between Milepost V0 and V1 (north alignment) would conflict with this policy. In addition, Highway 84 is designated a scenic route, so the transition structure adjacent to the highway for Alternatives S1, S2, and L2 would conflict with this policy.
Scenic Route Element Principle	Use Landscaping to Increase Scenic Qualities of Scenic Route Corridors. Landscaping should be designed and maintained in scenic route corridors to provide added visual interest, to frame scenic views, and to screen unsightly views.	Consistent. The North Livermore substation, which would be located within a scenic route corridor, would be surrounded by an earthen berm, enclosed behind a concrete block wall, and ringed by trees and other landscaping that would serve to screen the substation from view along North Livermore Avenue.
Scenic Route Element Principle	Retain Public Easements for Recreation Trails. All public easements should remain free and clear of any structure or improvements other than planting, unless required by public necessity, as a means of providing unobstructed areas for future recreation trails.	Consistent. This policy applies to County scenic routes, including North Livermore Avenue, where the north alignment would be located. A recreational trail is planned for the west side of this roadway. The Proponent's Environmental Assessment states that no tower structures would be placed within existing or proposed trail right-of-ways.
Scenic Route Element Principle	Preserve and Enhance Natural Scenic Qualities in Areas Beyond the Scenic Corridor. Views from scenic routes will comprise essentially all of the remainder of the county beyond the limits of the scenic corridor. The corridor is intended to establish a framework for the observation of the views beyond. Therefore, in all areas in the county extending beyond the scenic route corridors, scenic qualities should be preserved through retaining the general character of natural slopes and natural formations, and through preservation and enhancement of water areas, water courses, vegetation and wildlife habitats. Development of lands adjacent to scenic route corridors should not obstruct views of scenic areas and development should be visually compatible with the natural scenic qualities.	Inconsistent. The transmission lines and support towers of the north alignment would be highly visible from North Livermore Avenue, a County-designated scenic route. These project components would not be considered visually compatible with the natural hillsides that lie to the north of the proposed alignment.

Section/ Policy No.	Policy Statement	Consistency Determination
Scenic Route Element Principle	Provide for Normal Uses of Land but Limit Overhead Utilities and Outdoor Advertising Structures. In both developed and undeveloped areas, outdoor advertising structures, utility and communication towers, poles and wires should be located only where they will not detract from significant scenic views. All other structures and use of land should be permitted as specified in the local zoning ordinance as supplemented by special height regulations (see General Scenic Development Standards, page 20).	Inconsistent. Views from the North Livermore area to the north constitute significant scenic views, which would be degraded by the placement of the north alignment approximately between Mileposts B10.4 and B13.
EAST COUNTY AREA PLAN (ALAMEDA COUNTY)		
Land Use Policy 113	The County shall require the use of landscaping in both rural and urban areas to enhance the scenic quality of the area and to screen undesirable views. Choice of plants should be based on compatibility with surrounding vegetation, drought-tolerance, and suitability to site conditions; and in rural areas, habitat value and fire retardance.	Consistent. The North Livermore substation would be surrounded by appropriate landscaping to screen the site from public view.
Land Use Policy 116	The County shall require that access roads be sited and designed to minimize grading.	Consistent. Access along most of the alignment would be via existing country roads and cross-country routes. New road segments would be required at some locations along both the north and south alignments. They would be routed and designed to minimize grading.
Land Use Policy 117	The County shall require that utility lines be placed underground whenever feasible. When located above ground, utility lines and supporting structures shall be sited to minimize their visual impact.	Inconsistent. While the south alignment would be consistent with this policy, the north alignment would not be placed underground and would be highly visible in the North Livermore area.
Land Use Policy 118A	The County shall encourage that wetland mitigation be consolidated in areas that are relatively large and adjacent to or otherwise connected to open space. To the extent possible, these areas should be included in, adjacent to, or linked through open space corridors with lands designated as "Resource Management" that are managed specifically for the preservation and enhancement of biological resources.	Consistent. The applicant will cooperate with the County in identifying appropriate locations for wetland mitigation.
Land Use Policy 118B	Where site-specific impacts on biological resources resulting from a proposed land use outside the Urban Growth Boundary are identified, the County shall encourage that mitigation is complementary to the goals and objectives of the ECAP. To that end, the County shall recommend that mitigation efforts occur in areas designated as "Resource Management" or on lands adjacent to or otherwise contiguous with these lands in order to establish a continuous open space system in East County and to provide for long term protection of biological resources.	Consistent. The applicant will cooperate with the County in identifying appropriate locations for wetland mitigation.
Land Use Policy 123B	The County shall designate a zone of approximately 200 yards around the perimeter of the defined Bird's Beak Preserve in North Livermore as a Special Management Area. Within this zone, all proposed land uses and project designs shall be evaluated regarding their potential to affect the viability of the Springtown valley sink scrub habitat, and mitigation shall be incorporated into the approval of detailed development plans within this 200 yard zone to avoid the impact. Mitigation may take the form of clustering development to avoid sensitive areas, management practices, land swap with the FCC Monitoring Station, or other appropriate measures.	Consistent. The Alternative L1 alignment, which would be immediately north of the Bird's Beak Preserve, would be located within the 200-yard zone referenced in the policy. The potential effects of this alternative on the habitat within the preserve are evaluated in this EIR, and mitigation is recommended for identified impacts.

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Land Use Policy Consistency Table

Section/ Policy No.	Policy Statement	Consistency Determination
Land Use Policy 133	The County shall ensure that all new uses approved near the Federal Communications Commission (FCC) station in North Livermore are compatible with FCC operations and that development in the vicinity of the FCC station does not expose the public to potential health hazards associated with high-frequency radio frequency (RF) radiation. Measures to ensure compatibility and safety may include clustering of new development, re-siting of land uses, providing a buffer between new urban uses and the facility, and/or relocation or reconfiguration of FCC facilities.	Consistent: While the Alternative L1 substation would be located on property currently owned by the FCC, the North Livermore Specific Plan calls for a land swap to create a consolidated buffer around the FCC monitoring station and enable development outside the buffer to occur. Since the FCC would not permit development on its monitoring station property, it is assumed that Alternative L1 would only be implemented if the land swap occurred, and construction of the L1 substation would comply with all applicable restrictions and requirements of the FCC. None of the other North Livermore alternatives, including the project, would conflict with FCC operations.
Land Use Policy 143	The County shall not approve land uses adjacent to any designated solid waste facility if the use would restrict or preclude the establishment, maintenance or potential expansion of the facility due to its incompatibilities with the proposed use, or if development of the new use would result in exposure of residential or other sensitive uses to possible adverse impacts of the solid waste facility.	Consistent. The Phase 2 north alignment passes immediately adjacent to Browning-Ferris Industries' Vasco Road Landfill. PG&E re-routed their alignment, which previously passed directly through the landfill, in order to avoid construction difficulties and potential conflicts with the landfill. Future expansion of the landfill would occur to the north, and would not be affected by the presence of the proposed transmission line.
Land Use Policy 161	The County shall discourage the development of uses and structures that are not compatible with wind energy operations within the Wind Resources Area (as shown on Figure 4).	Inconsistent. The Phase 2 north alignment would pass through the Wind Resources Area referenced in the policy. While the developers of the various wind farm operations along the alignment recognized PG&E's easement and most erected their windmills outside the easement, some were erected inside the ROW and would need to be removed. PG&E would also require removal of some wind turbines located outside their easement so as to prevent damage to the transmission line from blades breaking off and spinning into the support towers or conductors. This impact is addressed in Section C.7.6.1.
Land Use Policy 162	The County shall require that, where conflicts between a new use and an existing windfarm use are anticipated, the burden of mitigating the conflicts be the responsibility of the new use.	Consistent. As noted in the discussion on Land Use Policy 161, above, some wind turbines would be displaced by the proposed Phase 2 alignment. PG&E would pay the wind farm operators the costs of relocating displaced windmills.
Transportation Policy 199	The County shall require that, where conflicts between a new use and the airport [Livermore Municipal Airport] that could interfere with the airport's operations are anticipated, the burden of mitigating the conflicts will be the responsibility of the new use.	Consistent. While Alternatives S1 and L2 would be within an area surrounding the airport that requires notification of the Federal Aviation Administration, the transmission lines and support towers would not be of sufficient height to pose an obstruction to air navigation or otherwise interfere with the Livermore Airport's operations.
Public Services and Facilities Policy 200	The County shall allow development and expansion of public facilities (e.g., parks and recreational facilities; schools; child care facilities; police, fire, and emergency medical facilities; solid waste, water, storm drainage, flood control, subregional facilities; utilities; etc.) in appropriate locations inside and outside the Urban Growth Boundary consistent with the policies and Land Use Diagram of the <i>East County Area Plan</i> .	Partially consistent. As detailed in this table, the proposed project would be consistent with most of the policies of the <i>East County Area Plan</i> . Where inconsistencies have been identified, mitigation measures are recommended elsewhere in this EIR to address those inconsistencies. No inconsistencies with the referenced Land Use Diagram have been identified.
Public Services and Facilities Policy 262	The County shall facilitate the provision of adequate gas and electric service and facilities to serve existing and future needs while minimizing noise, electromagnetic, and visual impacts on existing and future residents.	Consistent. The proposed project is intended to provide facilities to meet the needs of existing and planned or anticipated growth in the Tri-Valley area. This EIR recommends mitigation measures and alternatives to meet the objectives of the project while minimizing noise, electromagnetic, visual, and other impacts.

Section/ Policy No.	Policy Statement	Consistency Determination
Public Services and Facilities Policy 263	The County shall work with PG&E to design and locate appropriate expansion of gas and electric systems.	Consistent. The applicant and the CPUC have consulted with the County during preliminary design of the project and the identification of alternative alignments addressed in this EIR.
CONTRA COSTA COUNTY GENERAL PLAN		
Land Use Policy 3-20	Where new electrical transmission lines are proposed, they should be developed parallel to existing transmission lines to the extent feasible. Mitigation of the environmental impact of building these facilities should be in close proximity to the area of impact.	Consistent. The Alternative D2 transmission line would largely parallel an existing transmission line as it crosses the Dougherty Hills. It would deviate from the existing line and dogleg to the south in the vicinity of Camp Parks in order to avoid future residential development and parallel the northern boundary of Camp Parks. East of Tassajara Road there are no transmission lines in the vicinity to be paralleled.
Conservation Element Soils Resources Policy 8-63	Erosion control procedures shall be established and enforced for all private and public construction and grading projects.	Consistent. The applicant will prepare an Erosion Control Plan prior to project construction that will identify procedures for minimizing erosion during grading and construction.
Open Space Element Scenic Resources Policy 9-17	New power lines shall be located parallel to existing lines in order to minimize their visual impact.	Partially Consistent. While the proposed north alignment in Contra Costa County would not be located parallel to existing power lines, there are no existing lines in the vicinity of the alignment. Construction of the proposed Dublin substation, and the north area transmission line, is required to meet the projected growth in demand in the Dublin/San Ramon area.
Open Space Element Scenic Resources Policy 9-24	The appearance of the County shall be improved by eliminating negative features such as non-conforming signs and overhead utility lines, and by encouraging aesthetically designed facilities with adequate setbacks and landscaping.	Partially consistent. The portion of the alignment within Contra Costa County is within grazing land, with no residences in the vicinity. Though not underground, the transmission line would not be visible to the general public.
Safety Element Seismic Hazard Policy 10-6	Structures for human occupancy, and structures and facilities whose loss would substantially affect the public safety or the provision of needed services, shall not be erected in areas where there is a high risk of severe damage in the event of an earthquake.	Consistent. The proposed Dublin substation (as well as the portion of the alignment within Contra Costa County) would not be located in an area designated by the County as prone to liquefaction or severe damage from seismic ground shaking.
Safety Element Seismic Hazard Policy 10-12	Prohibit construction of structures for human occupancy, and structures whose loss would affect the public safety or the provision of needed services, over the trace of an active fault.	Consistent. No project components would be placed on top of or across the trace of an active fault.
Safety Element Seismic Hazard Policy 10-15	To the extent practicable, the construction of structures requiring a high degree of safety and other critical structures shall not be allowed in an active or potentially active fault zone.	Consistent. No project components in Contra Costa County would be located within an active or potentially active fault zone.
Safety Element Seismic Hazard Policy 10-19	To the extent practicable, the construction of critical facilities, structures involving high occupancies, and public facilities shall not be sited in areas identified as having a high liquefaction potential, or in areas underlain by deposits classified as having a high liquefaction potential.	Consistent. No project components in Contra Costa County would be located within an area classified as having a high liquefaction potential.
Noise Element Policy 11-8	Construction activities shall be concentrated during the hours of the day that are not noise-sensitive for adjacent land uses and should be commissioned to occur during normal work hours of the day to provide relative quiet during the more sensitive evening and early morning periods.	Consistent. The applicant's PEA demonstrates an awareness that local agencies typically restrict construction activities to the hours of 7:00 a.m. to 6:00 p.m. It is anticipated that all construction work would occur during these hours.
Noise Element Policy 11-10	Development located within 6,000 feet of the Camp Parks Reserve Forces Training Area shall be required to prepare a detailed acoustical analysis. The analysis shall determine if the project will be affected severely by noise and, if so, what noise mitigation measures are available.	Consistent. Although the proposed Dublin substation would be located within 6,000 feet of Camp Parks, it would not be adversely affected by noise generated at the training facility. Noise issues are addressed in detail in Section C.8 of this EIR.

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Land Use Policy Consistency Table

Section/ Policy No.	Policy Statement	Consistency Determination
CITY OF PLEASANTON GENERAL PLAN		
Land Use Element Policy 1	Preserve the character of existing residential neighborhoods.	Consistent. The transmission line would be buried underground throughout the alignment within and adjacent to residential neighborhoods in Pleasanton, and would not alter the existing character of those neighborhoods.
Land Use Element Program 6.5	Require non-residential projects to provide a landscape buffer between new non-residential development and areas designated for residential use	Consistent. The existing Vineyard Substation is located in proximity to the senior housing residential development located to the south. A new transformer bank, circuit switches, a circuit breaker, and other equipment would be installed within the existing footprint of the substation. This property is currently screened from view in the senior housing development by an earthen berm, landscape buffer, and riparian vegetation growing along the Arroyo del Valle.
Land Use Element Policy 10	Preserve open space areas for the protection of public health and safety, the provision of recreational opportunities, use for agriculture and grazing, the production of natural resources, the preservation of wildlands, and the physical separation of Pleasanton from neighboring communities.	Consistent. Within the open space portion of the South Area alignment that is under the jurisdiction of Pleasanton, the proposed project transmission line would be placed underground, and would not conflict with the cattle grazing that currently occurs on the property. While there would be temporary disturbance during construction, only a small portion of the area would be affected relative to the surrounding open space, and the disturbance would be short-term.
Land Use Element Program 11.1	Permit only non-urban uses beyond the UGB [Urban Growth Boundary].	Consistent. The General Plan defines urban development as that which "requires public water and sewer service, as opposed to rural development which does not." ¹ Based on this definition, the transmission line that would be located south of the City's UGB would not be considered urban development.
Land Use Element Policy 12	Preserve scenic hillside and ridge views of the Pleasanton, Main, and Southeast Hills ridges.	Consistent. The southern portion of the South Area alignment passes through the area designated Southeast Hills by the City and referenced in Policy 12. Views of these hills from the adjacent residential areas in Pleasanton would be unaffected by the proposed project.
Circulation Element Program 4.4	Notify all residents and property owners who may be directly affected by potential street closures and traffic re-routing in advance of taking such actions.	Consistent. The project sponsor would provide advance notification of lane closures to residents along the alignment on Bernal and Hearst Avenues and within a 300-foot radius of the alignment. No road closures would be required, so no residents would be required to detour from their regular travel routes.
Public Facilities Element Policy 8	Ensure a sufficient gas and electric system to serve existing and future needs while minimizing impacts on existing and future residents.	Consistent. The proposed project has been conceived specifically consistent with the intent of Policy 8. It is intended to enable PG&E to meet projected electric demand in Pleasanton, as well as other cities and unincorporated areas in the Tri-Valley area. The proposed project has been designed with an attempt to minimize impacts on the environment and on existing and future residents within the project area. The CPUC is attempting during the EIR process to identify and mitigate potential impacts that may remain inherent with the project as currently proposed. The CPUC may also ultimately approve an alternative to the proposed project identified in this EIR that avoids one or more significant impacts that would result from implementation of the proposed project.

¹ City of Pleasanton, *City of Pleasanton General Plan*, August 6, 1996, p. II-21.

Section/ Policy No.	Policy Statement	Consistency Determination
Public Facilities Element Program 8.1	Work with PG&E to design and locate appropriate expansions of the gas and electric system.	Consistent. PG&E has been receiving input from the City of Pleasanton throughout the project design process. The City has also provided input to the CPUC during the environmental review process on alternative transmission corridor alignments preferred by the City. The City's input will be carefully considered by the CPUC prior to making a decision on whether or not to approve the proposed project or one of the alternatives to the project.
Public Facilities Element Program 8.2	Underground local serving electrical transmission and distribution lines in residential and commercial areas where feasible.	Consistent. The proposed project includes an underground transmission line where it passes through or adjacent to residential areas in Pleasanton.
Public Facilities Element Program 8.3	Place new regional serving transmission and distribution lines underground, wherever feasible.	Consistent. In designing the proposed project, PG&E has attempted to balance the avoidance of environmental impacts against the greater cost of underground as opposed to overhead transmission lines. In portions of the alignment where the impacts associated with an overhead line would be minimal, this type of construction was selected to contain project costs. Where the potential effects of an overhead line would be much greater, such as through the Kottinger Ranch residential neighborhood, the Applicant proposes to place the transmission line underground.
Public Facilities Element Program 8.4	Design utility substations in a visually-appealing structure, and minimize their impact on nearby residential areas.	Consistent. The proposed substation improvements within Pleasanton would be located at the existing Vineyard Substation, within the existing footprint of the property. This property is currently screened from Stanley Boulevard and from the nearby residential development to the south. The proposed project would not appreciably alter the appearance of the existing substation.
Public Facilities Element Program 17.3	Evaluate the effect of development on stormwater runoff in the CEQA process.	Consistent. This EIR evaluates the potential effects of construction and operation of the proposed project on stormwater runoff.
Public Facilities Element Program 17.5	Require the use of Best Management Practices for construction activities and ongoing business operations to prevent contaminants from entering the storm drain system.	Consistent. The Applicant would be required to employ Best Management Practices during project construction as a condition of the required National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board (SWRCB).
Conservation and Open Space Element Policy 1	Preserve and enhance the natural resources of the Planning Area, including plant and wildlife habitats, heritage trees, scenic resources, and water courses.	Consistent. The proposed project has been designed so as to minimize intrusion into natural habitats and water courses and to minimize adverse effects on the scenic resources in the project area.
Conservation and Open Space Element Program 1.6	Include potential impacts on wildlife populations and habitats in CEQA review of development projects.	Consistent. The Applicant would be required to employ Best Management Practices during project construction as a condition of the required National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board (SWRCB).
Conservation and Open Space Element Policy 2	Preserve heritage trees throughout the Planning Area.	Consistent. While it hasn't been definitively determined if any heritage trees would potentially be affected in Pleasanton, mitigation measures have been identified in the Biological Resources section of this EIR to protect any potentially affected heritage trees. In the event that removal of a heritage tree were necessary, a permit from the Director of Public Works and Utilities would be required which could entail additional measures to offset any impacts, including replacement at a 6:1 ratio.

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Section/ Policy No.	Policy Statement	Consistency Determination
Conservation and Open Space Element Program 3.4	Design projects adjacent to the arroyos to protect habitat areas.	Consistent. An underground segment of the proposed project alignment would cross Arroyo Valle near Milepost M5.1. This crossing would be dry bored horizontally at a depth of about 30 feet below grade in order to avoid impacts to the creek. Pits for the boring would be located outside the stream bed and banks.
Conservation and Open Space Element Program 12.1	Develop a system of bicycle, equestrian, and hiking trails in accordance with Figure III-9 of the Circulation Element.	Consistent. The referenced figure depicts a recreational trail alignment that parallels the Arroyo del Valle and crosses Bernal Avenue. This trail has not yet been constructed in the vicinity of Bernal Avenue. While construction of the proposed project at the trail's crossing point on Bernal Avenue would have the potential to temporarily disrupt trail use in the immediate vicinity, funding is not currently available for trail construction and it is anticipated that construction of the transmission line project would be completed before the trail is constructed, thus avoiding a potential temporary impact.
Air Quality Element Program 4.1	Review proposed projects for their potential to impact air quality conditions.	Consistent. The potential air quality impacts of the proposed project are evaluated in this EIR.
Subregional Planning Element Program 2.5	Work with special districts and other service providers to assure that necessary services are provided in advance of or concurrently with development.	Consistent. As discussed in the Project Description, the proposed project has been developed in anticipation of the projected residential and commercial growth in the Tri-Valley area, including Pleasanton, in the short-term and continuing over the next 15 to 20 years. Absent implementation of the project, electric supply deficiencies are expected in the area by 2002.
Subregional Planning Element Program 2.6	Consider subregional impacts and mitigation measures in the environmental review of all major public facilities and expansions of existing facilities.	Consistent. This EIR evaluates the regional, subregional, and local impacts that would result from implementation of the proposed project or one of the alternatives and, where potentially significant impacts have been identified, recommends mitigation measures to eliminate or reduce the impacts to less-than-significant levels.
VINEYARD AVENUE CORRIDOR SPECIFIC PLAN (CITY OF PLEASANTON)		
The <i>Vineyard Avenue Corridor Specific Plan</i> identifies policies from the <i>Pleasanton General Plan</i> that are applicable to the Specific Plan area, but does not promulgate any separate policies. General Plan policies applicable to the proposed project have been addressed above.		
EASTERN DUBLIN SPECIFIC PLAN		
Resource Management Policy 6-30	Structures built near designated scenic corridors shall be located so that views of the backdrop ridge (identified in Figure 6.3 as "visually sensitive ridgelands—no development") are generally maintained when view from the scenic corridors	Consistent. The Alternative D1 substation would be located about 1,000 feet north of Interstate 580, which is designated a scenic corridor by Alameda County. Due to the 1,000-foot distance from the scenic route and the low profile of the substation, it would not block views of the ridgelands from I-580.
Resource Management Policy 6-43	New development shall be designed to provide effective control of soil erosion as a result of construction activities and the alteration of site drainage characteristics.	Consistent. Prior to constructing the Alternative D1 substation, the Applicant would be required to prepare an erosion control plan specifying Best Management Practices (BMPs) to follow during project construction as a condition of the required National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board.

Section/ Policy No.	Policy Statement	Consistency Determination
SAN RAMON GENERAL PLAN		
Public Facilities and Utilities Element Implement-ing Policy B	Cooperate with Pacific Gas and Electric Company (PG&E) to monitor future utility expansion to ensure that facilities are designed and planned with minimal impact on existing and future residents.	Consistent. Alternative D2, the only alternative within the City of San Ramon, was carefully developed in consultation with the City to minimize impacts on the existing residents. The alignment would be underground from the top of the ridge at the eastern edge of the City to the substation so that it would not be visible to the residents flanking Alcosta Boulevard and to the west of Alcosta Boulevard.
Public Facilities and Utilities Element Implement-ing Policy C	Work with PG&E to improve transmission line corridors with attractive, community-serving uses. Ornamental planting and recreational uses, including trails and playing fields, should be encouraged.	Consistent. PG&E will cooperate with the City of San Ramon if it desires to place appropriate linear landscaping or other appropriate and compatible uses within its right-of-way, provided the City does not require PG&E, and by extension the ratepayers, to pay for such improvements.
Safety Element Implement-ing Policy E	Require comprehensive geologic and engineering studies of critical structures regardless of location. Critical structures are those most needed following a disaster or those, if damaged, which pose hazards of their own. They include utility centers and substations, water reservoirs, hospitals, fire stations, police and emergency communications facilities, and bridges and overpasses.	Consistent. The improvements that would be made to the San Ramon substation under Alternative D2 would occur on the existing substation site. Detailed geotechnical studies have already been performed on this site and would be utilized during design of any new equipment. Additional studies would be performed for the underground portion of the D2 alignment within San Ramon. These studies would consist of one or more soil borings, with laboratory analysis of the samples to determine the heat dissipation characteristics of the soil.
Resource Conservation Overlay Implement-ing Policy E	Structures within areas subject to this section of the Conservation Element shall be limited to a maximum height of 32 feet from the lowest to the highest points of the structure which are above the ground.	Consistent. The portion of the Alternative D2 alignment within the City of San Ramon would cross a Minor Ridgeline which is within the Resource Conservation Overlay District addressed by this policy. This segment of the alternative alignment would be underground, and thus consistent with this policy.
DOUGHERTY VALLEY SPECIFIC PLAN		
None of the policies set forth in the <i>Dougherty Valley Specific Plan</i> are directly applicable to Alternative D2, the only alternative within the Specific Plan area. Potential impacts associated with Alternative D2 are addressed in Section C.7.4.3.		
CITY OF LIVERMORE COMMUNITY GENERAL PLAN 1976-2000		
Visual Resources Policy (d)	The City shall permit not structure or appurtenance to exceed the height of the tree canopy in woodland areas.	Consistent. While a portion of the Alternative S1 and Alternative S2 alignments would be within the General Plan planning area, this portion of the City is essentially treeless and devoted to viticulture or gravel mining.
Visual Resources Policy (j)	The City shall protect and enhance public views within and from established scenic corridors, including the arroyos, and development shall not be allowed to obscure, detract from, or negatively effect [<i>sic</i>] the quality of these views.	Partially consistent. The City's Scenic Route Element identifies Vineyard Avenue as an existing scenic route and Isabel Avenue as a proposed scenic route. Alternatives S1 and L2 would be placed overhead on Isabel Avenue, which would adversely affect views along this roadway. The overhead lines and towers would also be visible from Vineyard Avenue. However, Isabel Avenue is not particularly scenic, and the negative impact on the existing views would not be significant. The proposed project and all other alternatives would be consistent with this policy.
Visual Resources Policy (k)	The City shall permit no development to wholly obstruct or significantly detract from views of any scenic area as viewed from a scenic corridor.	Consistent. The placement of Alternatives S1 and L2 along Isabel Avenue would not significant detract from views from the Vineyard Avenue scenic corridor. (Refer to the discussion on Visual Resources Policy (j), above.)

Appendix 1
Land Use Policy Consistency Table

Section/ Policy No.	Policy Statement	Consistency Determination
Seismic Safety Policy (b)	Major utility lines such as gas lines, water supply mains, fire protection mains, electric transmission lines, sewer collection and transmissions systems, and communication cables shall be carefully planned where they cross a fault. They shall cross at right angles, or nearly so, be accessible for rapid repair, and be provided with safety features such as automatic shutoff valves, switches and expansion joints. Other equipment shall be provided to ensure minimal adverse impact on adjacent and surrounding areas and to facilitate restoration of service in the event of fault displacement.	Inconsistent. The Alternative L2 alignment would cross the Livermore fault north of Airway Boulevard at an approximate right angle to the fault. However, there is no technically feasible way to protect the underground cable in the event of fault displacement. No other faults within the City of Livermore would be crossed by the proposed project or alternatives to the project.
Scenic Route Element Policy II.C	Location of transmission towers and lines outside of scenic route corridors. New overhead transmission towers and lines should not be located within Scenic Corridors.	Consistent. While Isabel Avenue is a proposed scenic route, it has not been officially designated as such by the City of Livermore. Therefore, placement of the Alternative S1 or L2 transmission lines overhead along this roadway would not conflict with this policy. No other scenic routes within Livermore's jurisdiction would be adversely affected by the project or alternatives.
Circulation Element Policy General Roadway Improvement Program 13	Utility Undergrounding. Require undergrounding of transmission and distribution lines with new road construction, whenever possible.	Partially consistent. Although a widening of Isabel Avenue is planned and Alternatives S1 and L2 include an overhead transmission line about 50 feet west of the roadway, placing this segment of transmission line underground is not feasible because Caltrans will not permit it within the highway right-of-way.
Circulation Element Public Utilities Policy (b)	The City shall ensure that, to the extent possible, all pipelines and electrical transmission lines are placed underground.	Partially consistent. (Refer to the discussion on Circulation Element Policy General Roadway Improvement Program 13, above.)
Circulation Element Public Utilities Program (a)	Coordination of Public Utility Improvements with Roadway Improvements. Installation of additional public utility extensions necessitated by new development shall be constructed concurrent with roadway improvements to minimize traffic disruption, associated environmental impacts, and construction costs.	Partially consistent. The widening of Isabel Avenue is already underway and scheduled to be open to traffic before construction of the proposed project. Coordination of these two projects is therefore not feasible.
Circulation Element Public Utilities Program (b)	Public Utility Coordination. Work with Pacific Gas and Electric, the Livermore-Amador Valley Waste Management Agency, and other involved public utility agencies to select alignments for pipelines and electrical transmission and distribution lines and associated utility rights-of-way.	Consistent. The applicant and the CPUC have both consulted with the City of Livermore during the development of the project proposal and alternatives to the project. The City's input will be further considered by the CPUC prior to making a decision on whether or not to approve the project or one of the alternatives examined in this EIR.
Circulation Element Public Utilities Program (c)	Undergrounding of Public Utilities. Require undergrounding of all new extensions of public utilities, including electricity, telephone, and cable services.	Partially consistent. Although the project does not strictly speaking entail an extension of service, but rather a reinforcement of existing facilities, Alternatives S1 and L2 would entail construction of a new transmission line within the City of Livermore that would not be placed underground. For additional discussion, refer to the discussion on Circulation Element Policy General Roadway Improvement Program 13, above.

Section/ Policy No.	Policy Statement	Consistency Determination
SOUTH LIVERMORE VALLEY SPECIFIC PLAN		
Public Utilities Policy 8-31	In order to minimize the visual impact on the area's open, rural character, all new utilities will be placed underground.	Potentially consistent. The Specific Plan recognizes existing transmission lines in the planning area and appears to acknowledge the distinction between local distribution utilities and these regional facilities. Policy 8-31 appears to apply to the former category. Therefore, while Alternatives S1, S2, and L2 would not be consistent with the explicit language of this policy, it is inferred that they would be consistent with the intent of the policy.
NORTH LIVERMORE GENERAL PLAN AMENDMENT		
Resource Protection Policy 14	Prior to the approval of Specific Plans or individual development permits, studies and surveys shall be conducted which document any evidence of special-status plant and animal taxa, sensitive plant communities, wetlands, and other significant biotic features. The loss or alternative of existing aquatic habitat and adjacent uplands shall be avoided to prevent disturbance to wildlife such as California Tiger salamander, California red-legged frog, northwestern pond turtle, and curve-footed hygrotylus driving beetle. Mitigation and preservation plans ("Habitat Conservation Plans") shall be developed in cooperation with the U.S. Fish and Wildlife Service (USFWS), the California Department of Fish and Game (CDFG), and other applicable agencies.	Consistent. General plant and wildlife surveys and special-status species surveys have been conducted during the development of the project proposal, additional studies and surveys were conducted during the preparation of this DEIR, and further specific surveys and other measures are recommended, as appropriate, in this document to prevent adverse impacts to special-status species or sensitive habitats. Measures to be taken include appropriate consultation with USFWS and CDFG, as indicated by applicable laws and regulations.
Resource Protection Policy 15	Habitat for special-status plant and animal taxa with legal protection will be preserved to the extent possible, and adequate mitigation will be provided for any loss considered significant by jurisdictional agencies. Proposed development in such areas will be required to demonstrate a high degree of compatibility with, and minimal adverse impact on, existing habitat for populations of special status taxa. If necessary, critical habitat will be preserved in contiguous areas which may cross property boundaries. Critical habitat should be preserved as permanent open space and management programs should be developed to protect and maintain these areas, minimizing direct or indirect disturbance resulting from future construction, grazing, agricultural production, and other activities.	Consistent. This DEIR identifies mitigation measures for potential impacts to or loss of habitat that would be considered significant by relevant jurisdictional agencies, including USFWS, CDFG, or the U.S. Army Corps of Engineers.
Resource Protection Policy 19	Landscaping within the planning area shall emphasize the use of drought-tolerant, native plant species, particularly in parks and other open space areas. Use of non-native, invasive species which may spread into areas of permanent, undeveloped open space should be prohibited. The design and maintenance of landscaping must recognize the ultimate conditions of a specific location and provide appropriate plantings which can survive and regenerate naturally.	Potentially Inconsistent. The applicant has stated the intention to provide a landscaped berm around the North Livermore substation, and has submitted a visual simulation of the site that shows it surrounded by trees and other screening vegetation. However, no details have been provided on the type of plant species that would be planted, so there is a potential for the project to be inconsistent with this policy. This potential conflict is addressed in the impacts discussion in Section C.7.5.
Resource Protection Policy 22	Structures will be built to the seismic standards of the most recent edition of the Uniform Building Code as adopted by the City (at the time of development) for all new construction within the planning area.	Consistent. The North Livermore substation control building will be designed in accordance with the latest version of the Uniform Building Code (UBC). In addition, substation equipment will be installed in accordance with the Institute of Electrical and Electronics Engineers (IEEE) 693 "Recommended Practices for Seismic Design of Substations" guidelines, which are more stringent than the UBC.

**Appendix 1
Land Use Policy Consistency Table**

Section/ Policy No.	Policy Statement	Consistency Determination
Resource Protection Policy 28	A comprehensive plan to prevent erosion, siltation, and contamination of storm water during construction will be required for any development proposal within the planning area prior to approval. This plan must be prepared in accordance with permit conditions and requirements of the State Water Resources Control Board and the Alameda County Urban Runoff Clean Water Program.	Consistent. The Applicant would be required to prepare an erosion control plan specifying Best Management Practices (BMPs) to follow during project construction for erosion control and to protect water quality as a condition of the required National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board (SWRCB).
Resource Protection Policy 42	The discovery of historic or prehistoric remains during grading and construction shall result in the cessation of such activities until the significance and extent of those remains can be ascertained by a certified archaeologist. If, in their opinion, the site would yield new information or important verification of previous findings, the site shall not be destroyed. At that time, contact shall be made to the Native American Heritage Preservation Project.	Consistent. Mitigation measures are identified in this EIR for potential impacts to archaeological resources, which include the requirement to halt earthmoving activities in the event archaeological artifacts are encountered during construction, further evaluation of the find, and notification of the appropriate parties.
Resource Protection Policy 45	If prehistoric archaeological deposits that include human remains are discovered, the County Coroner and the Native American Heritage Commission shall be notified immediately.	Consistent. Mitigation measures are identified in this EIR for potential impacts to archaeological resources, which include notification of the County Coroner and the Native American Heritage Commission if any human remains are discovered during construction activities.
NORTH LIVERMORE SPECIFIC PLAN		
Rural Area Land Use Policy 2.2.4	Permitted and Conditional Land Uses. Land uses in Zone B shall be limited to those that are compatible with the creation of an attractive and productive high value rural residential and agricultural zone. For Zone B land uses, see Table 2.1: Permitted and Conditional Land Uses. For land use definitions, see Table 2.2: Land Use Definitions.	Consistent. The proposed North Livermore substation and part of the northern route alignment would be located within Zone B of the <i>North Livermore Specific Plan</i> area. The referenced Table 2.1 identifies "public utility building or uses" as a conditional use within Zone B.
Rural Area Land Use Policy 2.8.1	Greenbelt Buffer at May School Road. A permanent greenbelt buffer shall be established at May School Road between those areas designated for rural use in Zone B and those designated for new urban uses in Zone A. The total amount of land within the greenbelt special use park will be approximately 79 acres, with 51 acres in Zone B. See Volume II, Chapter 5.	Inconsistent. The discussion associated with Policy 2.8.1 refers to the greenbelt buffer as depicted on Figure 7.34 of Volume I of the <i>North Livermore Specific Plan</i> . The depicted alignment extends west of the western terminus (at North Livermore Avenue) of May School Road, and extends north of the latitude of May School Road by 400 feet. The location of the proposed North Livermore substation falls within a portion of the designated greenbelt.
Rural Area Transportation and Circulation Policy 3.2.1	Regional Trails. The proposed East Bay Regional Park District regional trail from Shadow Cliffs to Morgan Territory shall be facilitated by providing a connection through the rural lands from the May School Road Greenbelt, north along North Livermore Avenue, to Morgan Territory Road via Manning Road. a) A 25-foot wide trail corridor right-of-way shall be offered for dedication as a condition of development approval for any rural development projects with property fronting the west side of North Livermore Avenue from May School Road to Manning Road and extending along Manning Road to Morgan Territory Road. b) [not applicable to project]	Partially consistent. The proposed North Livermore substation would be located within the described trail right-of-way described in this policy. As currently proposed, the project does not include dedication of the right-of-way. However, it should be noted that the Shadow Cliffs-Morgan Territory trail alignment depicted on the Regional Parkland and Trail Map in the East Bay Regional Park District's <i>Master Plan 1997</i> does not utilize North Livermore Avenue. Rather, the alignment is located well west of this roadway, then picks up Morgan Territory Road at Manning Road. Therefore, although the project would not be consistent with this policy, it would not conflict with the trail alignment addressed by the policy.
Rural Area Resource Protection Policy 4.3.1	Prehistoric/Archaeological Resources. If prehistoric sites are encountered during project development, the Prehistoric/Archaeological policies and implementation measures found in Volume II, Chapter Four shall be implemented as mitigation.	Consistent. The referenced Volume II, Chapter Four policies and implementation measures refer to mitigation for impacts to archaeological resources specified in <i>CEQA Guidelines</i> Section 15064.5. Mitigation measures identified in this EIR for potential impacts to archaeological resources would be consistent with those identified in Section 15064.5.

Section/ Policy No.	Policy Statement	Consistency Determination
Rural Area Resource Protection Policy 4.4.1	General Geotechnical. Development requiring grading (not otherwise exempt from the Grading Ordinance requirements) shall comply with the terms of the Alameda County Grading, Erosion, and Sediment Control Ordinance (see Code, Chapter 15.36). In the event of a discrepancy between the County's grading ordinance and the Specific Plan's geotechnical policies, the more restrictive shall apply as determined by the Alameda County Director of Public Works.	Consistent. Grading for the North Livermore substation site would be done in accordance with the County's grading ordinance.
Rural Area Resource Protection Policy 4.4.4	Geotechnical Investigations. Prior to approval, all development proposed within areas of older alluvial deposits (Constraint Area VI, as shown on Figure 4.1) shall be subject to site-specific geologic/geotechnical investigations which shall address the potential for liquefaction and/or densification of subsurface soils. a) Investigations shall be performed under direction of a Registered Geotechnical Engineer (RGE) and/or a Certified Engineering Geologist (CEG) licensed in the State of California. b) Development should only be approved after a demonstration that liquefaction/densification are unlikely to occur, or that appropriate structural measures will be incorporated into the project. c) The applicant shall provide sufficient funds for peer review by an independent RGE or CEG to be retained by the County.	Consistent. The proposed North Livermore substation is located within a Constraint Area VI, as depicted on the referenced figure. Mitigation measures have been identified in Section C.5 of this EIR requiring design-level geotechnical studies which will evaluate the potential for liquefaction and/or densification of subsurface soils and identify site-specific design measures to ensure the structural stability of the proposed project components.
Rural Area Resource Protection Policy 4.4.5	Resistance to Ground Shaking. All structures shall be built to seismic standards of the most recent edition of the Uniform Building Code effective at the time of development, and be designed and constructed to withstand groundshaking forces of a minor earthquake without damage, of a moderate earthquake without structural damage, and of a major earthquake without collapse of the structure. Critical facilities and structures (such as schools, fire stations, civic centers, etc.) shall be designed and constructed to remain standing and functional following an earthquake.	Consistent. The North Livermore substation control building will be designed in accordance with the latest version of the Uniform Building Code (UBC). In addition, substation equipment will be installed in accordance with the Institute of Electrical and Electronics Engineers (IEEE) 693 "Recommended Practices for Seismic Design of Substations" guidelines, which are more stringent than the UBC.
Rural Area Resource Protection Policy 4.4.7	Slope Stability Investigations. Site-specific investigations of slope stability issues shall be satisfactorily completed under the direction of a Registered Geotechnical Engineer or Certified Engineering Geologist licensed in the State of California prior to: a) Final approval by the County for any Zone B development within Constraint Area II, III and IV in the Geological Constraints map (see Figure 4.1). b) Reports shall identify slope stability hazards and present mitigations for any potential slope instabilities. c) The applicant shall provide sufficient funds for peer review by an independent RGE or CEG to be retained by the County.	Consistent. The northern route alignment would pass through Constraint Area IV within Zone B of the Specific Plan area. Constraint Area IV includes upland areas with moderately steep slopes ($\pm 15\%$) and moderate landslide potential. This policy is more applicable to projects requiring mass grading than to individual support towers such as those required for the project. PG&E would avoid the placement of any support towers in areas of high landslide or liquefaction potential, and the foundation support for each tower would be designed to ensure tower stability during seismic shaking.

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Section/ Policy No.	Policy Statement	Consistency Determination
Rural Area Resource Protection Policy 4.4.8	<p>Landslide Evaluation. All development proposed in areas within 200 feet of any mapped landslide shall be approved only after demonstration to the satisfaction of the County by a Registered Geotechnical Engineer and/or Certified Engineering Geologist licensed in the State of California, that proposed development will not be threatened by the landslide. Such investigations shall specifically be required for proposed development in the following areas:</p> <p>a) The east side of Constraint Area IV in the north-central portion of Zone B. Remediation techniques should be identified in a design-level geotechnical investigation. Remediation methods are expected to include removal of all or part of the slide debris, creation of a buttress fill, and installation of proper subsurface drains.</p>	<p>Consistent. The northern route alignment would pass through the east side of Constraint Area IV in the north-central portion of Zone B. However, support towers would be located away from steep hillsides and landslide debris flows. If construction is required within a shallow slide or area of slope creep, the foundation would be designed by a qualified geotechnical engineer to anchor the overlying structure to competent underlying material. The applicant would submit a copy of the substation design plans for review by the County.</p>
Rural Area Resource Protection Policy 4.4.9	<p>Soils Investigations. Prior to development approval, geotechnical investigations shall be performed for all areas to be paved (foundations, streets, driveways, etc.) to identify potential areas of expansive soils. If such soils are found, the report shall present recommendations for design and construction that can limit the effects of expansive soils. Such recommendations may include: increased road base; thicker foundation widths; pre-saturation of fill soils and placement above optimum moisture content; placing non-expansive imported soil in the upper portion of the building pad; spread footings, pad foundations, or footing wall foundations; or a combination of these methods.</p>	<p>Consistent. A geotechnical investigation will be performed for the proposed North Livermore substation prior to completion of final design plans for the facility.</p>
Rural Area Resource Protection Policy 4.4.10	<p>Erosion Control Plan. Prior to approval of grading permits for individual development projects, a detailed erosion control plan shall be prepared in accordance with permit conditions and requirements of the State Water Resources Control Board's Best Management Practices (BMPs) or equally effective measures.</p> <p>a) The report shall be prepared by a civil or geotechnical engineer registered in the State of California.</p> <p>b) This plan shall include appropriate measures to limit the effects of soil erosion and impacts on surface water quality due to soil erosion during construction, such as: the use of sediment basins and sediment traps; hay bale dikes and silt fences; gravel construction entrances and maintenance programs; and hydro-seeding.</p>	<p>Consistent. The Applicant would be required to prepare an erosion control plan specifying BMPs to follow during project construction as a condition of the required National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board (SWRCB).</p>
Rural Area Resource Protection Policy 4.4.12	<p>Grading Plans. Grading plans shall be prepared under supervision of a Civil Engineer or Landscape Architect (licensed in the State of California) to ensure that all cuts and fills are properly designed, placed, and compacted. Grading plans shall be reviewed by a Geotechnical Engineer and the County prior to project approval.</p>	<p>Consistent. The applicant would prepare a grading plan for the North Livermore substation and would submit the plan to the County for review.</p>
Rural Area Resource Protection Policy 4.4.13	<p>Monitoring Grading. All grading shall be observed and tested under supervision of a registered Geotechnical Engineer or a Certified Engineering Geologist.</p>	<p>Consistent. The grading of the North Livermore substation would occur under the supervision of an RGE or CEG.</p>
Rural Area Resource Protection Policy 4.4.14	<p>Grading Restrictions. No rough or mass grading activities shall be permitted between the period of October 1st and April 15, other than those grading activities exempted by the Grading Ordinance, without the specific authorization of the County Public Works Agency.</p>	<p>Consistent. The applicant would observe the County's restrictions on the grading period, along with other ministerial permit requirements.</p>

Section/ Policy No.	Policy Statement	Consistency Determination
Rural Area Infrastructure Policy 6.5.1	<p>Pacific Gas & Electric High Voltage Transmission Lines and Substations. The County shall consult with Pacific Gas & Electric regarding appropriate locations and design of any proposed high voltage transmission lines and/or substation within Zones B, C, or D. It shall be County policy that any such lines or substations be located to minimize visual impacts to the area.</p> <p>a) The transmission of power from the substation to the Urban Area should be in underground conduits.</p> <p>b) A substation, if required, should be adequately screened from all adjacent public right-of-ways.</p> <p>c) Overhead 230 kV lines visible from the central portion of the Project Area shall be strongly discouraged.</p>	<p>Partially consistent. PG&E has consulted with the County during the development of the project and alternatives, and additional consultation has occurred between the County and the CPUC during development of alternatives evaluated in this EIR and preparation of the EIR. Alternatives have been selected that would minimize visual impacts to the Specific Plan area. While the proposed project does not include distributing power from the North Livermore substation to the planned urban development in Zone A, it is anticipated that such distribution lines would be placed underground. The proposed substation would be screened from public view by earthen berms and vegetation. However, if the proposed northern alignment is implemented, the support towers and overhead lines would be visible from some locations within Zone A, the central project area.</p>
Rural Area Standards & Design Guidelines Policy 7.5.4	<p>Landscaping Around Buildings. Landscaping should be used in all development envelopes (residential and non-residential) to protect the visual quality and character of the area by integrating development with its setting. Given the openness of the landscape, particular attention should be paid to plantings that will screen views of buildings from public roadways and adjacent development. In this context, "screening" views does not mean completely obstructing views of new development. Instead, landscape screening should achieve a "filtering" of views and a "softening" of the development profile.</p>	<p>Consistent. The North Livermore substation site would be surrounded by a landscaped earthen berm that would appropriately screen the facility.</p>
Rural Area Standards & Design Guidelines Policy 7.6.2(a)	<p>North Livermore Avenue: Street Trees. A windrow of Locust trees shall be planted on both sides of North Livermore Avenue from May School Road north to Manning Road, restoring the trees that historically lined this roadway. Spacing of trees shall be 40 feet on center and just inside the road right-of-way.</p>	<p>Consistent. As currently proposed, the North Livermore substation would be set back approximately 60 feet from North Livermore Avenue, which would provide sufficient room for the street trees planned along this stretch of the roadway.</p>
Rural Area Standards & Design Guidelines Policy 7.6.2(b)	<p>North Livermore Avenue: Multi-use Trail. A regional multi-use trail corridor shall be developed adjacent to the west side of North Livermore Avenue and the south side of Manning Road between North Livermore Avenue and Morgan Territory Road. The trail corridor will accommodate separate pedestrian/bicycle and equestrian facilities that will connect to the trail system in the May School Road Greenbelt. The 25-foot wide trail corridor right-of-way will include a 10-foot wide paved path for combined bicycle and pedestrian use, and an 8-foot wide compacted gravel or earth trail for equestrian use. (See Policy 3.2.1, Regional Trails.)</p>	<p>Inconsistent. The proposed North Livermore substation property would lie within the multi-use trail corridor, although the substation itself would be set back approximately 60 feet from North Livermore Avenue. As currently proposed, the project does not include dedication of a trail right-of-way through the substation property.</p>
Rural Area Standards & Design Guidelines Policy 7.6.3	<p>May School Road and Greenbelt. The Land Use Plan establishes a greenbelt at the Urban Growth Boundary to provide a transition between the Urban Area and the Zone B Rural Management/Agricultural Enhancement Area and to facilitate pedestrian, bicycle, and equestrian movement along the edge of the urban community. See Figure 7.34, which shows the realignment of May School Road and trail locations. See Figures 7.35 and 7.36, which show the planting scheme of the greenbelt in cross-section.</p>	<p>Inconsistent. Figure 7.34 referenced in Policy 7.6.3 depicts a greenbelt of 400 feet flanking the boundary between Zone A and Zone B in the Specific Plan Area. The Specific Plan indicates that the greenbelt shall extend 350 feet north of the Urban Growth Boundary (delineated by the Zone A/Zone B boundary) and 50 feet south of the boundary. The North Livermore substation, which would be located in Zone B adjacent to the Urban Growth Boundary, would therefore be located within the planned greenbelt, and would not be an allowable use within the greenbelt.</p>

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Section/ Policy No.	Policy Statement	Consistency Determination
Rural Area Large Parcel Agriculture Land Use Policy 9.4.1	Land Use Compatibility. The County shall require that, where conflicts between a new use and existing use are anticipated, the burden of mitigating the conflicts be the responsibility of the new use.	Consistent. The purpose of this EIR is, among other things, to identify potential land use conflicts of the proposed project with existing land uses and recommend mitigation to eliminate or reduce the impacts to acceptable levels.
Rural Area Large Parcel Agriculture Resource Protection Policy 11.4.1	General Geotechnical. [Same as Rural Area Resource Protection Policy 4.4.1.]	Consistent. [See discussion under Rural Area Resource Protection Policy 4.4.1.]
Rural Area Large Parcel Agriculture Resource Protection Policy 11.4.4	Geotechnical Investigations. [Same as Rural Area Resource Protection Policy 4.4.4.]	Consistent. [See discussion under Rural Area Resource Protection Policy 4.4.4.]
Rural Area Large Parcel Agriculture Resource Protection Policy 11.4.5	Resistance to Ground Shaking. [Same as Rural Area Resource Protection Policy 4.4.5.]	Consistent. [See discussion under Rural Area Resource Protection Policy 4.4.5.]
Rural Area Large Parcel Agriculture Resource Protection Policy 11.4.7	Slope Stability Investigations. [Same as Rural Area Resource Protection Policy 4.4.7, though it applies to development in Zones C and D.]	Consistent. [See discussion under Rural Area Resource Protection Policy 4.4.7.]
Rural Area Large Parcel Agriculture Resource Protection Policy 11.4.8	Landslide Evaluation. [Same as Rural Area Resource Protection Policy 4.4.8, though it applies to landslides mapped in Zones C and D.]	Consistent. [See discussion under Rural Area Resource Protection Policy 4.4.8.]
Rural Area Large Parcel Agriculture Resource Protection Policy 11.4.9	Erosion Control Plan. Prior to approval of grading permits for individual development projects, a detailed erosion control plan shall be prepared in accordance with County Grading Ordinance requirements.	Consistent. The applicant would prepare an erosion control plan for the North Livermore substation and would submit the plan to the County for review.
Rural Area Large Parcel Agriculture Infrastructure Policy 13.4.1	Pacific Gas & Electric High Voltage Transmission Lines and Substations. [Same as Rural Area Infrastructure Policy 6.5.1.]	Partially consistent. [See discussion under Rural Area Infrastructure Policy 6.5.1.]
Rural Area Large Parcel Agriculture Implementa-tion Policy 13.4.1	Electric Facilities. The County shall strongly encourage PG&E to implement low-impact facility designs, overhead alignments, and underground installations. See Policy 6.5.1.	Consistent. The County has conveyed its preferences regarding project design and alternative alignments to both PG&E and the CPUC. The intent of this EIR is to identify mitigation measures and alternatives that will minimize potential impacts related to the project.

Section/ Policy No.	Policy Statement	Consistency Determination
Urban Area Land Use Policy 2.9.3	<p>FCC Buffers and Protections. A buffer and land use controls shall be required to protect the mission of the existing FCC monitoring station.</p> <p>a) No overhead conductors or structures of any kind shall be permitted within 750 feet of the center of the direction finder antennas. Land within this zone is shown on the Land Use Plan as transferred to the FCC as part of a land swap, which will provide this clearance entirely within FCC property.</p> <p>b) Any structures located within a zone of approximately 1,250 feet from the center of the Direction Finder antenna array shall be limited to a maximum of thirty-five feet (35') in height, and shall be in accordance with restrictions regarding electrical conducting materials. The nature and manner of accommodating these requirements shall be established in consultation with the FCC. Such restriction may, for example, require the use of non-conducting downspouts and wooden or fiberglass street light poles.</p>	<p>Possibly inconsistent. The proposed project would be located more than 1 mile from the FCC facility. The Alternative L1 substation was originally within the buffer and was moved to just north of the buffer zone. Although the alternative substation would be located within 1,250 feet from the center of the Direction Finder antenna array, all facility components would be under 35 feet in height. However, the nature of conducting materials at the substation could be in conflict with FCC requirements. This potential conflict is addressed in Section C.7.</p>
Urban Area Public Infrastructure Policy 6.7.1	<p>Utility Services. Project developers shall coordinate with the appropriate service vendors (PG&E, PacBell, etc.) to provide electrical, gas, and telecommunications services to the Plan Area.</p> <p>a) Within the Urban Area (Zone A) all utility transmission and distribution lines shall be placed underground.</p> <p>b) Siting for all gas, electrical, and telecommunication service facilities shall minimize visual and noise impacts on future residents. Any above-ground facilities necessary should be landscaped in such a manner as to hide the facilities, and placed within public open space areas where practicable.</p>	<p>Consistent. The proposed North Livermore substation would be just outside Zone A. It would be up to private developers and the City of Livermore to ensure that distribution lines leading from the substation into the Urban Area are placed underground. However, it should be noted that the Specific Plan discussion on energy indicates that the North Livermore substation "would be connected via overhead transmission lines to the Urban Area," while the distribution lines within the Urban Area will run underground. (<i>North Livermore Specific Plan</i>, Vol. II, Section 6.7, page 6-21.)</p>
Urban Area Community Design Policy 7.3.1	<p>Grading Objectives. Site grading within the Urban Area shall emphasize creation of safe, usable areas, with transitions to undisturbed areas that appear natural and harmonious with the surrounding natural terrain. All grading shall be designed to anticipate the long term stability and appearance of the community, and avoid impacts on existing trees, natural drainage ways, and wetlands.</p>	<p>Consistent. The Alternative L1 substation would be located within the designated Urban Area of the <i>North Livermore Specific Plan</i> area. Geotechnical studies would be performed to ensure that the substation would be constructed on stable ground. Grading would be designed to maintain existing drainage patterns. There are no trees or wetlands in the L2 substation site study area.</p>
Urban Area Community Design Policy 7.3.4	<p>Erosion Control Plan. Prior to approval of grading permits for individual development projects, a detailed erosion and sedimentation control plan shall be prepared in accordance with permit conditions and requirements of the State Water Resource Control Board's Best Management Practices (BMPs) or equally effective measures.</p> <p>a) The plan shall be prepared by a Civil Engineer or Geotechnical Engineer registered in the State of California.</p> <p>b) This plan shall include appropriate measures to limit the effects of soil erosion and impacts on surface water quality due to soil erosion during construction, such as: the use of sediment basins and sediment traps; straw bale dikes and silt fences; gravel construction entrances and maintenance programs; and hydro-seeding.</p>	<p>Consistent. This policy would apply to the Alternative L1 substation, which would be located in the Urban Area. The Applicant would be required to prepare an erosion control plan specifying BMPs to follow during project construction as a condition of the required National Pollutant Discharge Elimination System (NPDES) permit from the State Water Resources Control Board (SWRCB). Grading for the L1 substation site would also be done in accordance with the County's grading ordinance, and would include such control measures as sediment basins and traps, straw bale dikes, and silt fences.</p>

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Section/ Policy No.	Policy Statement	Consistency Determination
Urban Area Community Design Policy 7.3.5	Grading Plans. Grading plans shall be prepared under supervision of a Civil Engineer or Landscape Architect (licensed in the State of California) to ensure that all cuts and fills are properly designed, placed, and compacted. Grading plans shall be reviewed by a registered Civil Engineer.	Consistent. Grading for the L1 substation site would be done in accordance with the County's grading ordinance.
Urban Area Community Design Policy 7.3.6	Monitoring of Grading. All grading conducted within the Plan Area shall be observed and tested under supervision of a registered Geotechnical Engineer or a Certified Engineering Geologist.	Consistent. Grading for the Alternative L1 substation would be performed in accordance with the County's requirements for a grading permit.
Urban Area Community Design Policy 7.7.1	Trail System. Trails shall be provided as described by Figure 7.27: Pedestrian and Bicycle Circulation and Figure 7.28: Creek Corridor Trail Network.	Consistent. The figure referenced in the policy designates a multi-use path and equestrian trail along the northern and western boundaries of the Alternative L1 substation site study area. If Alternative L1 were selected for implementation, the applicant would coordinated with the City to ensure that the final siting of the substation would not conflict with future trail alignments.
Urban Area Community Design Policy 7.13.6	Service Areas and Security Lighting. Lights in service areas shall be designed to avoid spillover onto adjacent use areas, and to shield the direct view of the light source. Building-mounted fixtures are prohibited unless the light source is completed shielded from view. a) Low-pressure sodium or other light types which contrast excessively with the normal use area lighting are prohibited.	Inconsistent. This alternative would apply to the Alternative L1 substation, which would be lit with low-intensity sodium vapor lights, in conflict with Urban Area Community Design Policy 7.13.6.
Resource Conservation Program Program 2E	Hydrologic Control Program. To minimize the potential effects of the project on the existing hydrology of the alkali sink and the bird's beak population, several project design features and management techniques should be implemented. a) [not applicable to project] b) Potential impacts on groundwater flow resulting from installation of utility trenches should be minimized by designing trenches to allow the passage of water in permeable zones, and by capping trench bottoms and ends in groundwater flow zones to prevent flow diversion. c) In developed areas adjacent to the sink, controls on landscaping or irrigation should be implemented as necessary to prevent "nuisance flows" from entering the sink. d) Practices and procedures for implementation of these measures are described in the RCP Management Practices Handbook.	Inconsistent. The Alternative L2 alignment would be located in an underground trench immediately north of Raymond Road and the alkali sink referenced in this policy. Due to the shallow groundwater in this area, the underground trench would interfere with the existing groundwater flow into the alkali sink. The impacts of Alternative L2 on the hydrology of the alkali sink are addressed in Section C.6.5.
Resource Conservation Program Policy 3.2	Wetlands Funding. In addition to the Resource Conservation Fee, landowners impacting wetlands habitat shall separately fund wetlands mitigation needed to offset the impacts caused by their specific development projects. This obligation shall be satisfied dependent on the schedule of subsequently required resource agency approvals and regulatory permits.	Consistent. As discussed in Section C.3, implementation of the project would result in the loss of emergent wetland habitat due to the construction of access roads. The applicant-proposed mitigation measure for this impact includes funding or carrying out replacement of lost wetlands at a 1:1 ratio.

Section/ Policy No.	Policy Statement	Consistency Determination
Resource Conservation Program Policy 5.2	Wetlands. Where loss of wetlands cannot be completely avoided, project applicants shall be required to provide mitigation consisting of the creation and enhancement of new wetlands to ensure there is no net loss of wetland acreage or habitat value in order to achieve the RCP conservation goals. Based on the current plan-level impacts assessment, approximately 34 acres of new seasonal wetlands habitat shall be created within protected habitat management lands identified in the RCP for implementation of this measure by the Conservancy as shown in Figure 6 and Table 3, and described in the RCP Management Practices Handbook.	Consistent. As explained in the discussion on Resource Conservation Program Policy 3.2, the applicant proposes as part of the project to provide 1:1 mitigation of lost wetland acreage.
Resource Conservation Program Policy 5.3	Management of New Habitat by Specific Development Projects. Where there is no practicable alternative to development on lands possessing high habitat value (e.g., wetlands and riparian areas), new habitat created by or on behalf of landowners shall be located in designated areas and managed by the Conservancy as habitat management lands.	Consistent. The applicant-proposed mitigation for lost emergent wetland habitat includes a flexible approach to providing 1:1 replacement. The applicant is willing to create or fund new habitat in areas designated by the North Livermore Conservancy.
Resource Conservation Program Implementation Program 5B	Wetlands Mitigation. Where project applicants are required to provide mitigation consisting of the creation and enhancement of new wetlands to ensure there is no net loss of wetland acreage or habitat value, the project applicant's mitigation plan and the firm selected by the applicant to implement the mitigation plan shall be subject to the approval of the appropriate jurisdictional agencies in consultation with the City and the County. a) Project applicants shall provide sufficient funding (in addition to the Resource Conservation Fee and the actual cost of wetland creation/enhancement) for monitoring of the replacement habitat by the Conservancy for a minimum of 5 years. b) All modifications to wetlands or other waters (including the filling of drainage swales, seasonal wetlands, creek crossings, etc.) shall be coordinated with the California Department of Fish and Game, the U.S. Army Corps of Engineers, and the Regional Water Quality Control Board to the extent required by state and federal law to ensure that all mitigation requirements and any design modifications are incorporated into individual development projects.	Consistent. In addition to the applicant-proposed mitigation measures discussed under Resource Conservation Program Policy 3.2, Section C.3 of this EIR identifies mitigation requiring monitoring of replacement habitat for 5 years and approval of the habitat mitigation plan by the Corps of Engineers and the RWQCB. The project would also comply with all state and federal requirements pertaining to permitting and coordination with resource agencies.
Resource Conservation Program Policy 6.3	Permitting Program. Landowners shall be responsible for filing, either separately or jointly with the City or County, applications for federal, state, and regional permits, approvals, and authorizations necessary to commence development.	Consistent. The applicant assumes responsibility for obtaining all necessary federal, state, and regional permits in accordance with applicable laws and regulations.
Resource Conservation Program Policy 8.2	May School Road Buffer. Establish a greenbelt buffer between Zones A and B at May School Road as shown on the Land Use Plan. Funds or property required to ensure permanent protection of the May School Road greenbelt buffer shall be secured in conjunction with Phase I development through either: a) The dedication, via the provisions of a development agreement, of property within the buffer owned by Phase I landowners, or b) The commitment of Phase I Resource Conservation fees for the purchase of lands within the buffer.	Inconsistent. As currently proposed, the North Livermore substation would be located within the May School Road greenbelt and would not be an allowable use within the greenbelt.

Appendix 1
Land Use Policy Consistency Table
