4.10 LAND USE

4.10.1 Environmental Setting

Existing Land Use Designations

The proposed substation and transmission corridor are located within the City of Chula Vista. The existing Miguel Substation is located within unincorporated San Diego County. Approximately 0.9 miles of TL 6965 would be located within unincorporated San Diego County, and the remaining 4.3 miles of the power line would be located within the City of Chula Vista. All permanent project components would be located on land owned by SDG&E or within SDG&E's existing ROW and easements. SDG&E also proposes to use temporary work areas within the City and outside of SDG&E ROW, including the Hunte Parkway staging yard and OTC alternative staging yards.

The City of Chula Vista and County of San Diego General Plans consist of policies and programs to guide future growth and development. These policies become the basis for decisions related to the use of land and future expansion of the community. The City and County zoning ordinances contain the regulations that implement the General Plan policies and land use and development goals.

The proposed project area includes residential (low-medium, medium, and high density), open space, public and quasi-public space, and park and recreation land uses. The City of Chula Vista General Plan (City of Chula Vista 2005) and County of San Diego General Plan (County of San Diego 2011) land use designations for the project area are shown on Figures 4.10-1 and 4.10-2. These land uses are defined in Table 4.10-1. Current land uses and zoning in the County closely align with the General Plan land use designations and are not discussed separately. The entire project area located within the City is zoned as P-C. The project area and vicinity is part of the Otay Ranch master-planned community, which was established to meet the high demand for single family homes. Allowable uses within the P-C zone include residential, civic facilities, schools, agriculture, and parks and recreation land uses.

Existing Land Uses

Proposed Substation

The proposed substation site is located on a parcel owned by SDG&E. The undeveloped area east of the site is part of the City of Chula Vista MSCP Preserve (refer to Figure 4.4-3: Biological Resources). The MSCP Preserve is used for compensatory mitigation and conservation/protection of special-status species and natural communities. The TL 6910 loop-in would be constructed within the substation parcel owned by SDG&E and in the existing transmission corridor adjacent to the substation property within SDG&E ROW. Public/quasi-public land uses, including the High Tech schools complex, exist to the southwest of the parcel. Hunte Parkway bounds the site on the north with low to medium density residential land uses across the parkway (Figure 4.10-2).

Figure 4.10-1 General Plan Land Use Designations in the Project Area (1 of 2)

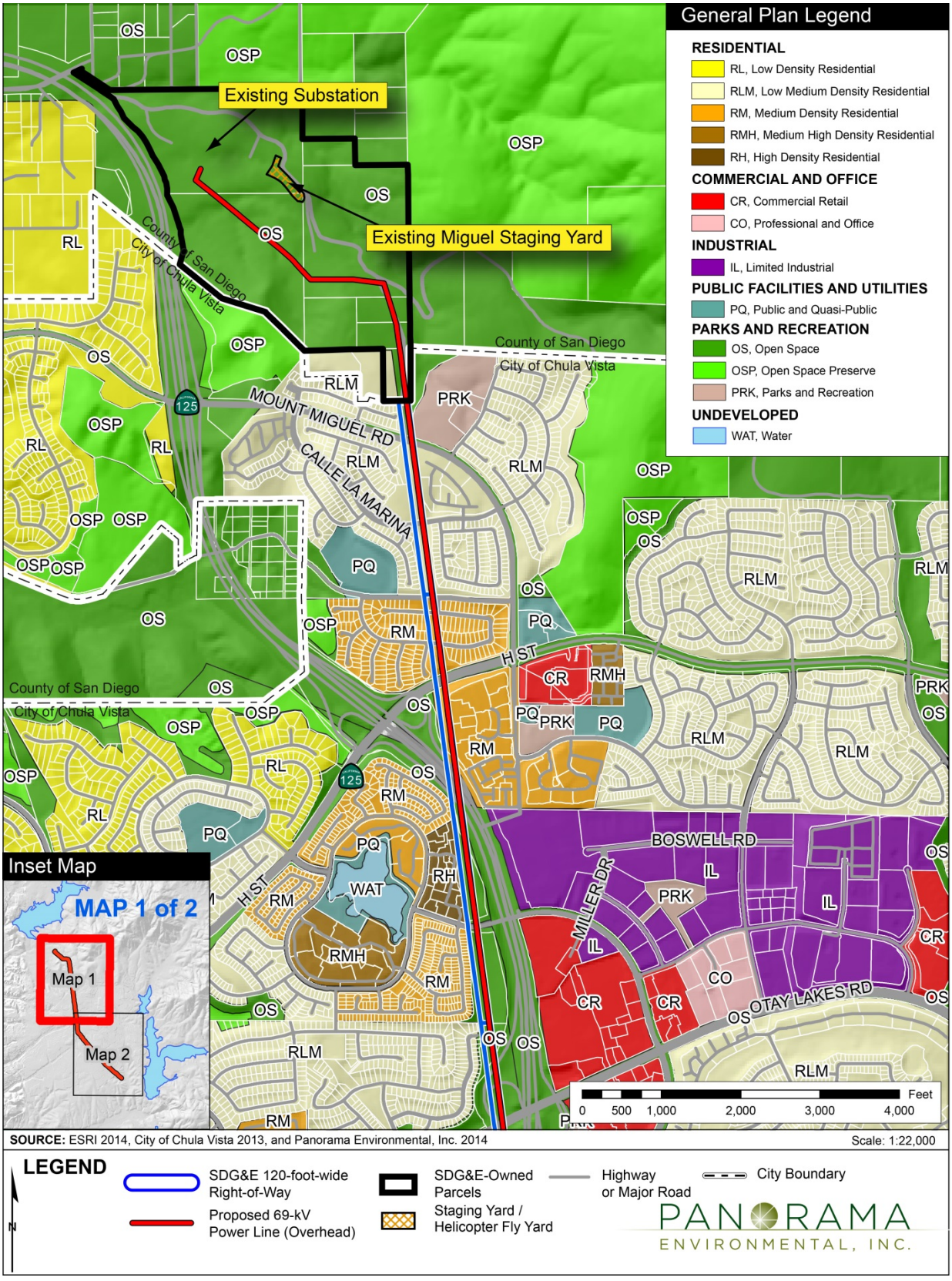

Figure 4.10-2 General Plan Land Use Designations in the Project Area (2 of 2)

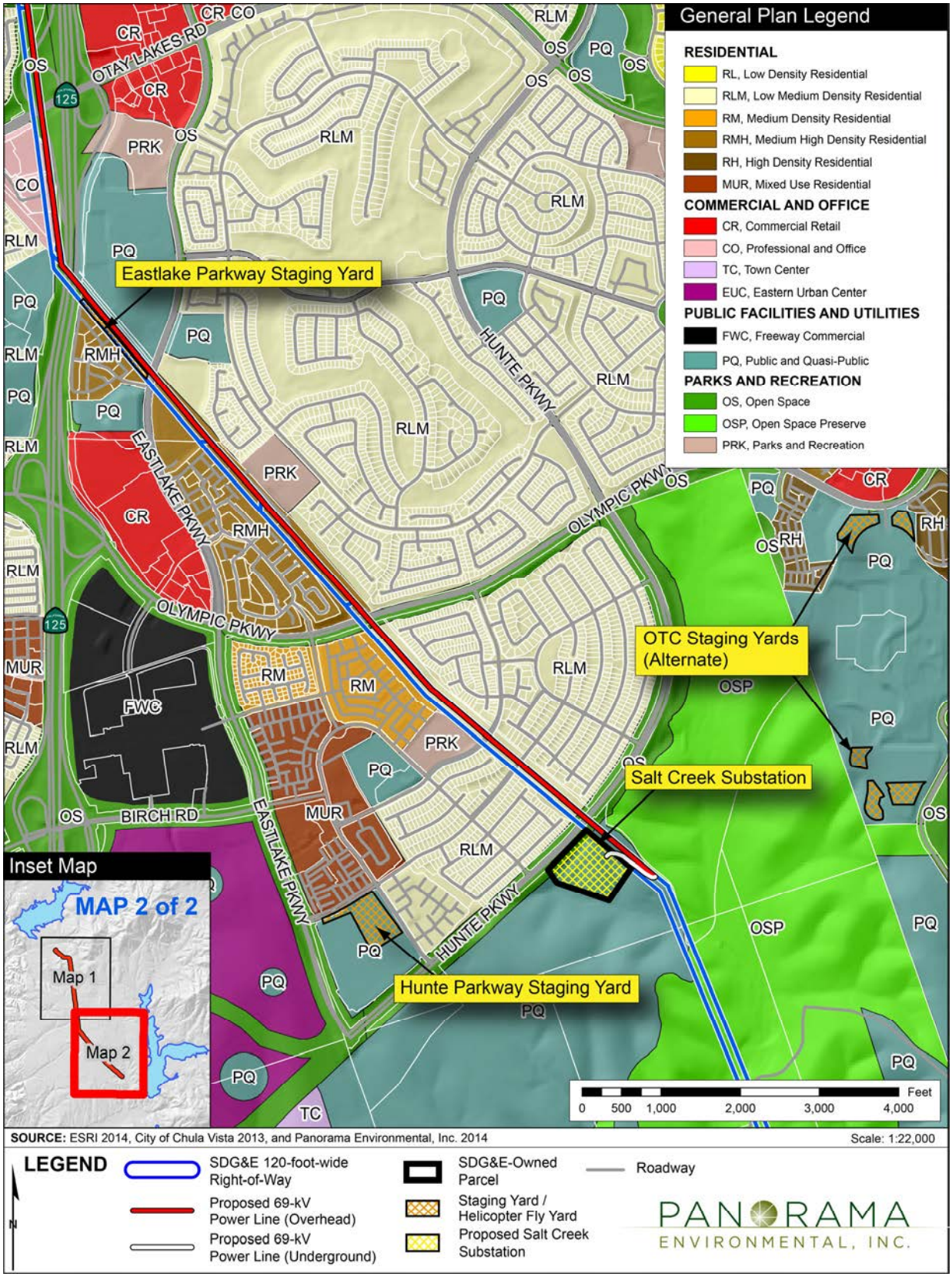

Table 4.10-1 General Plan Land Use Designations in the Project Area

Land Use Designation	Intended Land Use
Eastern Urban Center	The Eastern Urban Center designation is applied to an area generally bounded by SR-125, Birch Road, East Lake Parkway and the extension of Rock Mountain Road from SR-125 to Eastlake Parkway within the East Area Plan. The Eastern Urban Center is a high-density, mixed use urban center that will serve eastern Chula Vista and the broader south county area, and will also function as the urban core for the Otay Ranch. It will contain residential densities that range from Medium-High density to Urban Core residential as well as a variety of integrated mixed use, commercial, cultural, public, and office uses. Standards unique to the Eastern Urban Center for public and private uses will be developed to create its distinct urban character.
Mixed Use Residential	The Mixed Use Residential designation allows a mix of multi-family residential, retail shops, financial, business and personal services, restaurants, entertainment, and office opportunities in a pedestrian-friendly environment. Ground floor uses are predominantly non-residential in order to promote pedestrian activity.
Open Space	The Open Space designation is intended for lands to be protected from urban development, including floodplains, canyon, mountain, and agricultural land. These lands may include unique natural conditions, provide scenic vistas, or are areas to be set aside that have potential exposure to hazards such as earthquakes, landslides, fires, floods, erosion, or even high levels of roadway noise. Passive recreation uses, such as trails, staging areas, scenic overlooks, and picnic areas may occur within these areas.
Open Space Preserve	The Open Space Preserve designation is intended for areas designated within the Chula Vista MSCP Subarea Plan for the permanent conservation of biological resources.
Parks and Recreation	The Parks and Recreation designation is intended for parks, sports fields, playgrounds, golf courses, and other passive and active recreation uses. The designation may also include community centers and urban parks.
Public and Quasi-Public Space	The Public and Quasi-Public designation depicts areas used by schools, churches, hospitals, civic centers, fire stations, libraries, utilities, or other similar uses.
Residential (including Low-Medium, Medium, Medium-High, and High density)	The Low-Medium residential designation includes single-family detached dwelling units on medium-sized lots. Density for this designation ranges from 3.1 to 6 dwellings per gross acre. The Medium residential designation is intended for single-family detached homes on smaller lots; zero-lot-line homes; patio homes; and attached units, such as duplexes and townhouses. Density for this designation ranges from 6.1 to 11 dwelling units per gross acre. This category also includes mobile home parks. The Medium-High residential designation is intended for multi-family units such as townhomes and garden apartments, with densities ranging from 11 to 18 dwelling units per gross acre. This category also includes mobile home parks. The High residential designation is intended for multi-family units, such as apartment and condominium-type dwellings in multiple-story buildings, with densities ranging from 18.1 to 27 dwelling units per gross acre.

TL 6965
TL 6965 would be constructed within SDG&E's ROW, approximately 15 feet west of the eastern boundary of the 120-foot-wide transmission corridor between Miguel Substation and the proposed substation. A single-circuit 69-kV power line on wood and steel poles and two double-circuit 230-kV transmission lines on steel lattice towers exist within the western and center alignment of the transmission corridor, respectively. Various segments of the transmission corridor are adjacent to surface streets, SR-125, and other utility ROWs. TL 6965 would be located in the existing ROW, which is adjacent to residential, parks and recreation, public facilities, and open space land uses (Figures 4.10-1 and 4.10-2). Approximately 2.4 miles (46 percent) of TL 6965 would be located adjacent to residential uses.

Miguel Substation Modifications
Miguel Substation is located on land owned by SDG&E. All project work associated with modifications to the Miguel Substation would take place on this SDG&E-owned land. The Miguel Substation is adjacent to residential and open space land uses.

Staging Yards
Several staging yards are proposed to be used during project construction:

- The Hunte Parkway staging yard is located approximately 0.35 miles west of the proposed substation site, north of Hunte Parkway. Nearby land uses include single-family and mixed-use residential, and part of the designated Eastern Urban Center.
- The Eastlake staging yard is located within the transmission corridor, just south of the southern crossing of TL 6965 over SR-125. Adjacent land uses include multi-family residential and public and quasi-public uses.
- The Miguel Substation staging yard is located entirely on land owned by SDG&E within designated open space.
- The OTC alternative staging yards are located on land designated for public/quasi-public uses with surrounding lands designated as open space. The closest of these yards is located approximately 0.6 miles east-northeast of the proposed substation site.

4.10.2 Regulatory Setting

Federal
There are no federal regulations regarding land use and planning that are relevant to the proposed project.

State

CPUC General Order 131-D
The CPUC has sole and exclusive jurisdiction over the siting and design of the proposed project and alternatives. The proposed project and alternatives are exempt from local land use and zoning regulations and discretionary permitting under GO 131-D (i.e., they would not require any land use approval that would involve a discretionary decision to be made by a local agency body such as a planning commission, city council, or county board of supervisors). GO 131-D,

Section XIV.B, requires that "the public utility shall consult with local agencies regarding land use matters" in locating a project. The public utility is required to obtain any required non-discretionary local permits (e.g., building, encroachment, grading).

Local

San Diego County General Plan
The San Diego County General Plan (2011) is based on a set of guiding principles designed to protect the County of San Diego's unique and diverse natural resources and maintain the character of its rural and semi-rural communities. The San Diego County General Plan contains six elements: Land Use, Mobility, Conservation and Open Space, Housing, Safety, and Noise. The Miguel Substation is located within the County unincorporated community of Sweetwater with a designated land use of No Jurisdiction.

Sweetwater Community Plan
The Sweetwater Community Plan Area land use map designates the existing Miguel Substation site as Public/Semi-Public Facilities.

County of San Diego Municipal Code
The northernmost segment of TL 6965 and the existing Miguel Substation are zoned as a Holding Area (S90) by the County. Minor-impact utilities are a minor permitted use in the Holding Area (S90) zone, pursuant to Section XIV.B of CPUC GO 131-D.

City of Chula Vista General Plan
The Chula Vista General Plan (2005) establishes goals and objectives to provide guidance in the growth of the City of Chula Vista. The General Plan contains six elements: Land Use and Transportation, Economic Development, Housing, Public Facilities and Services, Environmental, and Growth Management. The General Plan organizes the City into four planning areas. The proposed project is located within the East Area Plan. The proposed substation site is located within the Otay Ranch Subarea of the East Area Plan. The Otay Ranch Subarea is further subdivided into four districts: the Western District, the Central District, the Eastern University District, and the Otay Valley District. The substation site would be located within the Eastern University District, in the University Campus focus area (City of Chula Vista 2005). The transmission corridor is located within the Master Planned Communities Subareas of San Miguel Ranch, East Lake 1, Village Center, Eastlake Greens, and Village 11.

City of Chula Vista Municipal Code
The proposed substation site is zoned by the City as P-C, within which utility substations are a conditionally permitted use. The transmission corridor bisects multiple zoning districts but is land owned by SDG&E; the City does not exercise zoning control over the ROW.

Other Regional Plans

County of San Diego MSCP
The County of San Diego MSCP is a subregional plan under the California Natural Community Conservation Planning Act of 1991 and is implemented through local Subarea Plans. The

proposed substation site, the transmission corridor, and the Hunte Parkway, Eastlake Parkway, and OTC staging yards would be located within the Chula Vista Subarea. These project components would occur in plan areas mapped either as Development Area within a Covered Project or Development Area within Several Covered Projects within the Chula Vista Subarea Plan. The proposed substation site is adjacent to the Preserve Area of the Chula Vista MSCP Subarea (see Figure 4.4-3: Biological Resources).

City of Chula Vista MSCP Subarea Plan

The Chula Vista MSCP Subarea Plan provides protection and take authorization for 86 species (85 species covered under the San Diego County MSCP and the QCB [*Euphydryas editha editha*]) by preserving 9,243 acres of habitat, including 4,250 acres outside City limits. The City Council adopted the Chula Vista Subarea Plan in May 2003. The USFWS subsequently approved the plan, but without the "no surprises" clause, which restricted additional species protection measures, following the U.S. District Court ruling in *Spirit of the Sage v. Department of Interior*. A total of 86 special-status species (including QCB) are considered to be adequately conserved in return for conservation of approximately 4,993 acres of land within the City and an additional 4,250 acres within the County of San Diego Preserve.

SDG&E Subregional NCCP

The SDG&E Subregional NCCP was approved in December 1995, authorizing take of 110 species (covered species) resulting from impacts from SDG&E's ongoing activities including installation, use, maintenance, and repair operations of electrical infrastructure and expansion to those systems. The USFWS and CDFW have, concurrent with the approval date of the SDG&E NCCP, entered into a long-term Implementing Agreement that describes the legal rights and obligations regarding each of these parties with respect to the implementation and maintenance of the NCCP. The Implementing Agreement authorizes SDG&E to conduct its activities within the plan area, provided the activities are performed in conformance with the plan. The NCCP prescribes as "operational protocols" various protection, mitigation, and conservation measures SDG&E must implement as part of its covered activities to ensure the survivability and conservation of protected species and their habitat.

Portions of the transmission corridor and the Miguel Substation staging yard would be located on SDG&E property within the County of San Diego MSCP Planning Area and Chula Vista MSCP Subarea. These areas are identified in the MSCP as Facilities Covered by Other Habitat Planning Efforts and are governed by SDG&E's NCCP. The SDG&E NCCP supersedes any other MCSPs or HCPs for work conducted by SDG&E.

4.10.3 Applicant Proposed Measures

SDG&E did not propose any measures to reduce land use impacts.

4.10.4 Significance Criteria

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

a. Physically divide an established community.
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
c. Conflict with any applicable habitat conservation plan or natural community conservation plan.

4.10.5 Environmental Impacts and Mitigation Measures

This section provides an assessment of whether the proposed projects would be compatible with adjacent land use, result in land use restrictions, or conflict with regional or local zoning, land use plans, HCPs, or NCCPs. Note that aesthetic, agricultural, air quality, biological, noise, public services, recreation, transportation, and utility impacts are addressed in Section 4.1: Aesthetic Resources, Section 4.2: Agricultural and Forestry Resources, Section 4.3: Air Quality, Section 4.4: Biological Resources, Section 4.11: Noise, Section 4.12: Public Services, Section 4.13: Recreation, Section 4.14: Traffic and Transportation, and Section 4.15: Utilities and Service Systems, respectively. These issues are not addressed in this section.

Impact Assessment

Table 4.10-2 provides a summary of the significance of potential impacts to land use prior to application of APMs, after application of APMs and before implementation of mitigation measures, and after the implementation of mitigation measures.

Table 4.10-2 Summary of Potential Impacts to Land Use

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

Impact Land-1: Physically divide an established community (*No impact*)

Proposed Substation
The proposed substation site is located on the south side of Hunte Parkway, south of a residential subdivision; is undeveloped; and is surrounded by undeveloped land to the west, south, and east. Nearby land uses include residential, educational, and open space. Residential uses are separated from the project site by Hunte Parkway. Project construction and operation would not interfere with access to lands currently assigned to these uses.

TL 6965
The construction and operation of the TL 6965 power line would not divide an established community because it would be located in an existing utility corridor adjacent to two existing power lines. SDG&E's ROW would not be expanded, and there would be no development outside of the ROW. Operation and maintenance activities would be performed concurrently with operation and maintenance activities currently being performed on existing SDG&E infrastructure in the area.

Miguel Substation Modifications
The modification work proposed at the existing Miguel Substation would be performed entirely within SDG&E property. Project construction and operations would not physically divide an established community. No impact would occur.

Staging Yards
Staging yards would be used only for construction and would not divide existing communities. No impact would occur.

Mitigation Measures: None required.

Impact Land-2: Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect (*No impact*)

No local land use plans, policies, or regulations would apply to the project because, pursuant to GO 131-D, the CPUC has sole and exclusive jurisdiction over the siting and design of the proposed project. Consequently, the project would not conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project. There would be no impact, and no mitigation is required.

The CPUC has consulted with local agencies regarding land use matters that would be potentially affected by the proposed project. A land use consistency analysis is provided in Table 4.10-3 for informational purposes only. The proposed facilities are all located within areas previously identified and designated for utility substation and/or transmission line use and are consistent with local plans and land uses.

Mitigation Measures: None required.

Table 4.10-3 Land Use Plans, Policies, and Regulations Consistency Analysis

Objective, Policy, or Goal	Consistency Analysis
Chula Vista General Plan—Land Use and Transportation Element	
Objective LUT-4: Establish policies, standards, and procedures to minimize blighting influences and maintain the integrity of stable residential neighborhoods.	The proposed substation would be located on a pad approximately ~~33~~47 feet below the elevation of the adjacent Hunte Parkway and nearby residential neighborhoods, such that the substation would not be readily visible from residential neighborhoods. Additionally, the substation would include landscaped buffers to provide additional screening of the substation from adjacent land uses. Improvements within the transmission corridor and Miguel Substation would not substantially change the visual character of or alter these facilities. The project would be consistent with this objective.
Policy LUT 4.3: Require that new development, or redevelopment, through consideration of site and building design, and appropriate transition and edge treatments does not negatively affect the nature and character of nearby established neighborhoods or development.	See consistency determination for to Objective LUT-4. The project would be consistent with this policy.
Objective LUT-6: Ensure adjacent land uses are compatible with one another.	The proposed substation would be located along the transmission ROW. The proposed substation location was selected and designed to maximize compatibility with adjacent residential and open space preserve land uses. The transmission corridor and Miguel Substation are existing facilities that existed prior to construction of much of the surrounding residential community development. The project would be consistent with this objective.
Policy LUT 6.2: Require that proposed development plans and projects consider and minimize project impacts upon surrounding neighborhoods.	See consistency determination for Objective LUT-4. These design considerations would minimize impacts upon surrounding neighborhoods; therefore, the project would be consistent with this policy.
Objective LUT-7: Appropriate transitions should be provided between land uses.	See consistency determination for Objective LUT-4. The project would be consistent with this objective.
Policy LUT 7.2: Require new or expanded uses to provide mitigation or buffers between existing uses where significant adverse impacts could occur.	See consistency determination for Objective LUT-4. The project would be consistent with this policy.

Objective, Policy, or Goal	Consistency Analysis
Policy LUT 7.4: Require landscape and/or open space buffers to maintain a naturalized or softer edge for proposed private development directly adjacent to natural and public open space areas.	See consistency determination for Objective LUT-4. The project would be consistent with this policy.
Objective LUT-10: Create attractive street environments that complement private and public properties, create attractive public rights-of-way, and provide visual interest for residents and visitors.	See consistency determination for Objective LUT-4. The proposed substation would include landscaped buffers between Hunte Parkway and the substation that would enhance the public right-of-way, while providing screening and a natural transition between the substation and the adjacent land uses. The project would be consistent with this objective.
Policy LUT 10.5: Require undergrounding of utilities on private property and develop a priority-based program of utility undergrounding along public rights-of-way.	The proposed 69-kV power line would be located above ground within an existing transmission corridor ROW that supports existing above-ground transmission lines. The last 1,000 feet of the proposed power line would be underground where it ties into the proposed substation. The power line would not be located on private property. The project would therefore be consistent with this policy.
Policy LUT 10.7: Work with utility providers to coordinate the design of utility facilities (e.g., substations, pump stations, switching buildings, etc.) to ensure that the facilities fit within the context of their surroundings and do not cause negative visual impacts.	See consistency determination for Objective LUT-4. These design considerations would minimize potential negative visual impacts upon surrounding neighborhoods and open space. The project would therefore be consistent with this policy.
Chula Vista General Plan—Public Facilities and Services Element	
Objective PFS-6: Provide adequate fire and police protection services to newly developing and redeveloping areas of the City.	The addition of the proposed substation and power line within the SDG&E ROW would not increase the need for fire and police protection services; therefore, the project would be consistent with this objective.
Policy PFS 6.1: Continue to require new development and redevelopment projects to demonstrate adequate access for fire and police vehicles.	The proposed substation area would have adequate access for fire and police vehicles. The power would be in an existing transmission corridor and would not affect fire or police access. The project would be consistent with this policy.
Objective PFS-22: Ensure adequate energy supplies throughout Chula Vista.	The purpose of the project is to provide additional electric distribution capacity to serve existing area load and future customer-driven electrical load growth within the region; therefore, the proposed project would be consistent with this objective.

Objective, Policy, or Goal	Consistency Analysis
Policy PFS 22.4: Review energy facility requests and encourage siting and design techniques that minimize community impacts. Such techniques may include: undergrounding facilities, where possible; co-locating new facilities with existing utility infrastructure; locating facilities in non-residential areas; and implementing architectural details and landscaping that help facilities that blend with the surrounding area. The development and operation of natural gas-fired plants within the City shall utilize "best available control technology" to the greatest extent practicable.	See consistency determination for Objectives LUT-4 and LUT-6 and Policy LUT-10.5. The project would be consistent with this policy.
Objective PFS-23: Integrate sensible and efficient electrical and natural gas facilities into the natural and developed environment.	See consistency determination for Objective LUT-6. The project would be consistent with this objective.
Policy PFS 23.2: Provide sufficient open space buffering between utility facilities and residential development.	See consistency determination for Objectives LUT-4, LUT-6 and LUT-10. The project would be consistent with this policy.
Policy PFS 23.4: Assure that utility facilities safely integrate into the developed landscape.	See consistency determination for Objectives LUT-4 and LUT-6. The project would be consistent with this policy.
Chula Vista General Plan—Environmental Element	
Objective E-1: Conserve Chula Vista's sensitive biological resources.	The project is a covered activity under SDG&E's NCCP, and all construction activity/facility improvements would be subject to SDG&E's NCCP "operational protocols" for the protection of sensitive biological resources. Therefore, the project would be consistent with this objective.
Policy E 1.1: Implement the City of Chula Vista MSCP Subarea Plan.	See consistency determination for Objective E-1. The project would be consistent with this policy.

Objective, Policy, or Goal	Consistency Analysis
Objective E-2: Protect and improve water quality within surface water bodies and groundwater resources within and downstream of Chula Vista.	Per APM HYDRO-1, SDG&E would obtain coverage for the proposed project under the Construction General Permit (Order No. 2009-0009-DWQ), which requires submittal of Permit Registration Documents to the State Water Resources Control Board. The Permit Registration Documents include a SWPPP. Per APM HYDRO-2, SDG&E will prepare and implement a Stormwater Management Plan to address post-construction drainage and water quality impacts (in tandem with the site design) in accordance with the City of Chula Vista's Standard Urban Stormwater Mitigation Plan to comply with the Regional Municipal Separate Stormwater Sewer System Permit (i.e., Clean Water Act Section 403, National Pollutant Discharge Elimination System Permit). The project would be consistent with this objective.
Policy E 2.4: Ensure compliance with current federal and state water quality regulations, including the implementation of applicable NPDES requirements and the City's Pollution Prevention Policy.	See consistency determination for Objective E-2. The project would be consistent with this policy.
Policy E 2.5: Encourage and facilitate construction and land development techniques that minimize water quality impacts from urban development.	See consistency determination for Objective E-2. The project would be consistent with this policy.
Objective E-9: Protect Chula Vista's important cultural resources and support and encourage their accessibility to the public.	Potential impacts to cultural resources resulting from project construction operation, and maintenance are discussed in Section 4.5: Cultural and Paleontological Resources of this Draft EIR. Impacts to cultural resources would be less than significant with mitigation. The project would be consistent with this objective.
Policy E 9.1: Continue to assess and mitigate the potential impacts of private development and public facilities and infrastructure to cultural resources, in accordance with the California Environmental Quality Act.	See consistency determination for Objective E-9. The project is consistent with this policy.
Objective E-10: Protect important paleontological resources and support and encourage public education and awareness of such resources.	Potential impacts to paleontological resources resulting from project construction, operation, and maintenance are discussed in Section 4.5: Cultural and Paleontological Resources of this Draft EIR. Impacts to paleontological resources would be less than significant with mitigation. The project would be consistent with this objective.

Objective, Policy, or Goal	Consistency Analysis
Policy E 10.1: Continue to assess and mitigate the potential impacts of private development and public facilities and infrastructure to paleontological resources in accordance with the California Environmental Quality Act.	See consistency determination for Objective E-10. The project is consistent with this policy.
Objective E-11: Improve Chula Vista's open space and trails network, including the provision of additional internal connections between the various elements of the network.	Trail network improvements are not proposed; however, the project would include detours as necessary where use of access roads would impede access to recreational facilities and trails. The project would not impede the use of the existing trail network in the adjacent open space preserve. The project is consistent with this objective.
Policy E 11.9: Work with utility owners and operators to promote the use of utility easements and corridors as open space and trail corridors.	See consistency determination for Objective E-11. The proposed substation would be a secure gated facility with restricted access; however, existing open space and trail access would not be impeded during project operation. The transmission corridor would continue to be used as an open space and trail corridor. The project is consistent with this policy.
Objective E-16: Minimize the risk of injury and property damage associated with wildland fire hazards.	Per APM HAZ-3, SDG&E will adhere to its current operating protocol, Electric Standard Practice 113.1, Wildland Fire Prevention and Fire Safety Standard Practice, which includes requirements for carrying emergency fire suppression equipment; conducting "tailgate meetings" that cover fire safety discussions, restrictions on smoking, and idling vehicles; and restricting construction during red flag warnings. The project will also comply with SDG&E's Construction Fire Plan. The Construction Fire Plan addresses the following fire risk reduction measures: • Training and briefing all personnel working on the project in fire prevention and suppression methods; • Conducting a fire prevention discussion at each morning's safety meeting; • Storage of prescribed fire tools and backpack pumps with water within 50 feet of work activities; and • Assigning personnel to conduct a "fire watch" or "fire patrol" to ensure that risk mitigation and fire preparedness measures are implemented, to ensure immediate detection of a fire, and to coordinate with emergency response personnel in the event of a fire. The project is therefore consistent with this objective.

Objective, Policy, or Goal	Consistency Analysis
Policy E 16.1: Implement brush management programs that are consistent with the Chula Vista MSCP Subarea Plan and the City's Urban-Wildland Interface Code, within urban development and open space interface areas in order to reduce potential wildland fire hazards. Brush management guidelines within the MSCP Subarea Plan and the Urban-Wildland Interface Code shall include limits and measures to prevent increased risk of erosion.	See consistency determination for Objective E-16. The project is consistent with this policy.
Objective E-20: Ensure that facilities using, storing, and handling hazardous materials and waste do not result in significant adverse effects to existing and planned surrounding land uses.	Potential impacts associated with the use, storage, and handling of hazardous materials resulting for project construction, operation, and maintenance are discussed in Section 4.8: Hazards and Hazardous Material of this Draft EIR. The project would be consistent with this objective.
Policy E 20.2: Through the environmental review of proposed developments, in accordance with the California Environmental Quality Act, the City shall ensure that significant and potentially significant adverse effects from facilities using, storing, and handling hazardous materials and waste to existing and planned surrounding land uses will be avoided.	See consistency determination for Objective E-20. The project is consistent with this policy.
Objective E-21: Protect people from excessive noise through careful land use planning and the incorporation of appropriate mitigation techniques.	Potential noise impacts resulting from project construction, operation, and maintenance are discussed in Section 4.11: Noise of this Draft EIR. Mitigation Measures Noise-1, Noise-2, Noise-3, and Noise-4 would ensure that people are protected from excessive noise. The project would be consistent with this objective.
Policy E 21.1: Apply the exterior land use noise compatibility guidelines listed in Table 9-2 of the Environmental Element to new development, where applicable, and in light of project-specific considerations.	See consistency determination for Objective E-21. The proposed project is consistent with this policy.
Objective E-22: Protect the community from the effects of transportation noise.	See consistency determination for Objective E-21. The proposed project is consistent with this objective.

Objective, Policy, or Goal	Consistency Analysis
Policy E 22.1: Work to stabilize traffic volumes in residential neighborhoods by limiting throughways and by facilitating the use of alternative routes around, rather than through, Neighborhoods.	There would be three primary construction access routes to and from the project area: Eastlake Parkway, Mt. Miguel Road, and San Miguel Ranch Road/Proctor Valley Road. Generally, these roads are either lined with sound walls or vertically separated (i.e., depressed or elevated) from adjacent residences; therefore, the project is consistent with this policy.
San Diego County General Plan—Land Use Element	
Goal LU-2: Maintenance of the County's Rural Character. Conservation and enhancement of the unincorporated County's varied communities, rural setting, and character.	Proposed improvements at the Miguel Substation would occur within existing developed portions of the substation site and would not disrupt or modify the existing rural character or setting; therefore, the project would be consistent with this goal.
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.	Proposed improvements at the Miguel Substation would not result in significant impacts from operational noise, vibration, dust, odor, aesthetic impairment, or other safety hazards as described in Sections 4.1: Aesthetics, 4. 8: Hazards and Hazardous Materials, and 4.11: Noise of this Draft EIR; therefore, the project would be consistent with this policy.
Goal LU-4: Inter-jurisdictional Coordination. Coordination with the plans and activities of other agencies and tribal governments that relate to issues such as land use, community character, transportation, energy, other infrastructure, public safety, and resource conservation and management in the unincorporated County and the region.	In preparing this Draft EIR, the CPUC has coordinated with other regional jurisdictions including San Diego County, the City of Chula Vista, the San Diego County Water Authority, tribes, and the OTC. The project would be consistent with this goal.
Policy LU-4.2: Review of Impacts of Projects in Adjoining Jurisdictions. Review, comment, and coordinate when appropriate on plans, projects, and proposals of overlapping or neighboring agencies to ensure compatibility with the County's General Plan, and that adjacent communities are not adversely impacted.	See consistency determination for Goal LU-4. The project would be consistent with this policy.

Objective, Policy, or Goal	Consistency Analysis
Policy LU-4.6: Planning for Adequate Energy Facilities. Participate in the planning of regional energy infrastructure with applicable utility providers to ensure plans are consistent with the County's General Plan and Community Plans and minimize adverse impacts to the unincorporated County.	See consistency determination for Goal LU-4. The project would be consistent with this policy.
Goal LU-12: Infrastructure and Services Supporting Development. Adequate and sustainable infrastructure, public facilities, and essential services that meet community needs and are provided concurrent with growth and development.	See consistency determination for Chula Vista General Plan Objective PFS-22. The project would be consistent with this goal.
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.	See consistency determination for Chula Vista General Plan Objectives LUT-4, LUT-6, and LUT-10. These design considerations would minimize potential negative visual impacts on surrounding neighborhoods and open space preserves. See other sections of this Draft EIR for discussion of impacts to other environmental resource areas. The project would be consistent with this policy.
Sweetwater Community Plan	
Facilities Goal: Provide and maintain public facilities that are adequate for the existing and projected community size.	See consistency determination for Chula Vista General Plan Objective PFS-22. The project would be consistent with this facilities goal.
Policy/Recommendation 6: Underground all new power distribution and communication lines where feasible.	See consistency determination for Chula Vista General Plan Policy LUT-10.5. The project would be consistent with this policy/recommendation.

Impact Land-3: Conflict with any applicable HCP or NCCP (*No impact*)

Proposed Substation

The proposed substation site is located outside of the City of Chula Vista MSCP Subarea Preserve. SDG&E purchased preserve credits consistent with the Otay Ranch Conveyance Plan when they purchased the substation site and thereby met the Otay Ranch Resource Management Plan conditions for coverage under the MSCP. Development at the substation site would be governed by SDG&E's Subregional NCCP and the Low-Effect HCP for the QCB. The project is a Covered Activity in the HCP/NCCP and includes mitigation consistent with the requirements of the NCCP and Low-Effect HCP. It is therefore consistent with the NCCP and Low-Effect HCP (refer to Section 4.4: Biological Resources for further details). No impact would occur.

TL 6965 and Miguel Substation Staging Yard

Portions of TL 6965 and the existing Miguel Substation staging yard would be located on SDG&E property within the County of San Diego MSCP Planning Area and Chula Vista MSCP Subarea. These areas are identified in the MSCP as Facilities Covered by Other Habitat Planning Efforts as they are governed by SDG&E's Subregional NCCP. The County and City MSCPs acknowledge the applicability of the SDG&E NCCP within SDG&E owned parcels and ROW easements. The SDG&E NCCP supersedes any other MCSPs or HCPs for work conducted by SDG&E within its land ownership or ROW as conditioned in the NCCP (refer to Section 4.4: Biological Resources for further details). No impact would occur.

Mitigation Measures: None required.

4.10.6 Project Alternatives

Table 4.10-4 provides a summary of the potential impacts to land use from the project alternatives.

Table 4.10-4 Summary of Impacts from Alternatives by Significance Criteria

Significance Criteria	No Project Alternative	Alternative 1	Alternative 2	Alternative 3
Impact Land-1: Physically divide an established community	No impact	No impact	No impact	No impact
Impact Land-2: Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect	No impact	No impact	No impact	No impact
Impact Land-3: Conflict with any applicable HCP or NCCP	No impact	No impact	No impact	No impact

Alternative 1: 230/12-kV Substation and 230-kV Loop-in

Environmental Setting

The environmental setting for Alternative 1 is described in Section 4.10.1. This alternative would involve construction of a larger substation and loop-in of the existing 230-kV transmission line within the SDG&E fee-owned parcel south of Hunte Parkway. Land use of the proposed substation, Hunte Parkway staging yard, and OTC staging yards described in Section 4.10.1 would apply to this alternative.

Impacts and Mitigation Measures

Alternative 1 would involve construction of a 230/12-kV substation in the same parcel as the proposed substation. There would be no impact to land use or conflicts with an HCP or NCCP.

Alternative 2: 69/12-kV Substation and Generation at Border and Larkspur Electric Generating Facilities

Environmental Setting

The environmental setting for Alternative 2 is described in Section 4.10.1. This alternative would involve construction of a substation, distribution lines, and TL 6910 loop-in the same manner as the proposed project. Land use of the proposed substation, Hunte Parkway staging yard, and OTC staging yard described in Section 4.10.1 would apply to this alternative.

Impacts and Mitigation Measures

Under Alternative 2, construction, operation, and maintenance activities associated with the 69/12-kV substation would be the same as the proposed project. Generation at Border and Larkspur electric generating facilities would not require additional construction. There would be no impact to land use or conflicts with an HCP or NCCP.

Alternative 3: 69/12-kV Substation and Underground 69-kV Power Line within Public ROW

Environmental Setting

The environmental setting for Alternative 3 is described in Section 4.10.1. Land uses described for the proposed substation, Hunte Parkway staging yard, and OTC staging yard would apply to this alternative. This alternative also involves construction of an underground power line in public ROW. The public ROW would be within Mountain Miguel Road, Proctor Valley Road, and Hunte Parkway. These roads are located entirely within open space land uses. Land use designations adjacent to the roadways include residential (low-medium, medium, and medium-high density), commercial, public and quasi-public space, and park and recreation land uses.

Impacts and Mitigation Measures

Construction, operation, and maintenance activities associated with Alternative 3 would be similar to the proposed project. Alternative 3 would not physically divide any established communities. The substation would be built in the same location as the proposed project and adjacent to the transmission corridor. The power line would be installed underground.

Alternative 3 involves constructing a 69/12-kV substation in the same parcel as the proposed project. The same zoning and land use designations would apply to Alternative 3 as the

proposed substation. The underground line would be constructed in public road ROW and would be consistent with existing utility franchise agreements. Alternative 3 would therefore be consistent with all land use plans, policies, and regulations. There would be no impact.

Like the proposed project, all components of Alternative 3 would be located outside of the City of Chula Vista MSCP Subarea Preserve, and SDG&E's Subregional NCCP and Low-Effect HCP for QCB would govern project development. Alternative 3 would be consistent with SDG&E's NCCP and Low-Effect HCP. No impact would occur.

No Project Alternative

Under the No Project Alternative, SDG&E would meet energy needs in southeast Chula Vista by adding two additional transformer banks at the Proctor Valley Substation and installing approximately 6 to 7 miles of distribution circuits in the Otay Ranch area. None of the facilities associated with the proposed project or alternatives evaluated in this Draft EIR would be constructed. The existing substations are approved, and underground distribution construction is consistent with local land use policies. There would be no impact to land use.