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**4.10 Land Use and Planning**

Would the project:	Potentially Significant Impact	Potentially Significant Unless APMs Incorporated	Less Than Significant Impact	No Impact
a. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**4.10.1 Introduction**

This section describes the existing land uses in the vicinity of the Proposed Project and analyzes potential land use impacts that may result from construction and operation of the Proposed Project. Construction of the Proposed Project would not result in significant impacts to existing or proposed land uses or physically divide an established community. The Proposed Project would be compatible with all applicable land use plans and policies adopted by local governments.

**4.10.2 Methodology**

The land use analysis involved a review of various land use plans, policies, and regulations for the City of Chula Vista and the County of San Diego. These include the City of Chula Vista General Plan (2005a), City of Chula Vista Municipal Code (2013), and the County of San Diego General Plan – A Plan for Growth, Conservation, and Sustainability (2011). The land use analysis also involved a review of Google Earth aerial imagery of the Proposed Project area. Personal communications with local agency representatives and a site visit to the Proposed Project area confirmed jurisdictions and existing land uses, respectively. In addition, the City of Chula Vista’s MSCP (2003) and SDG&E’s NCCP (1995) were reviewed.

### **4.10.3 Existing Conditions**

#### **4.10.3.1 Regulatory Background**

Pursuant to Article XII, Section 8, of the California Constitution and the California Public Utilities Code, the California Public Utilities Commission (CPUC) maintains jurisdiction to regulate the design, siting, installation, operation, maintenance, and repair of electric transmission facilities. Other state agencies maintain jurisdiction over specific resource areas and coordinate with the CPUC during the application review and approval process.

The CPUC encourages, and SDG&E participates in, cooperative discussions with affected local governments to address their concerns, where feasible. However, local governments do not have the power to regulate activities related to electric transmission facilities. As applicable, SDG&E is obligated to obtain ministerial permits from local agencies. SDG&E nonetheless considered relevant land use plans, policies, and issues, and prepared the following evaluation of potential impacts resulting from the Proposed Project with regard to land use and planning.

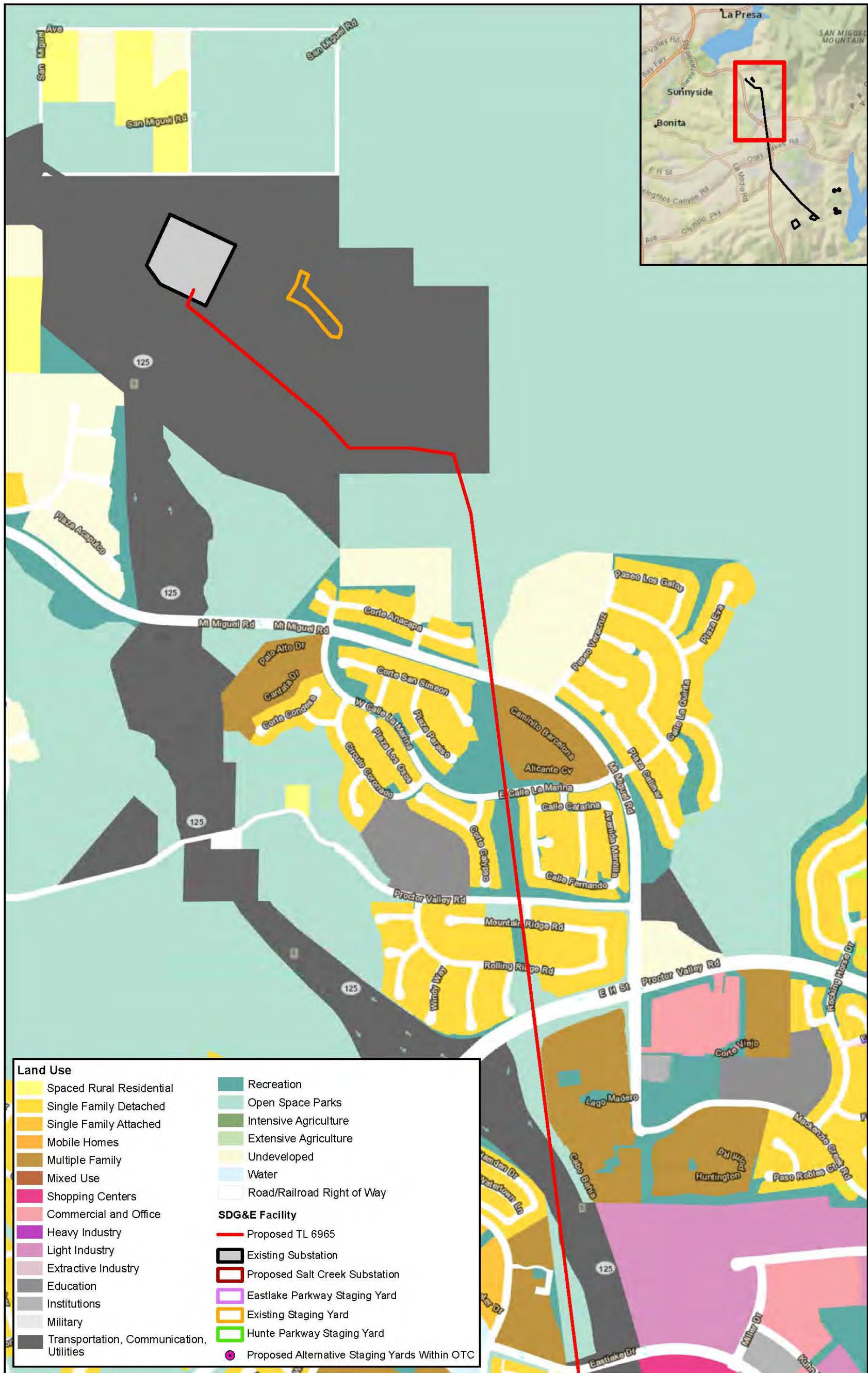
#### **4.10.3.2 Existing Land Uses – Proposed Project Components**

##### ***Salt Creek Substation***

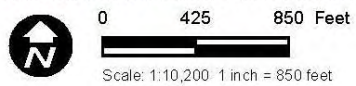
The proposed Salt Creek Substation would occupy an 11.6-acre parcel of land owned by SDG&E. The proposed Salt Creek Substation site is undeveloped and consists of gently to moderately sloping hillsides. Located at the southern edge of development in the southeastern portion of the City of Chula Vista, the proposed Salt Creek Substation site is characterized by a mixture of single-family and multi-family residential, recreation, and open space uses, as shown in Figures 4.10-1A through 4.10-1C. Land to the south and west of the proposed Salt Creek Substation site is undeveloped, but part of the City of Chula Vista’s University Campus Sectional Planning Area (SPA). The proposed Salt Creek Substation site is adjacent to the boundary of the Preserve Area delineated in the Chula Vista MSCP Subarea Plan (City of Chula Vista 2003). SR-125 runs north/south approximately 1.25 miles west of the proposed Salt Creek Substation site. The existing High Tech Elementary, Middle, and High School are located southwest of the site.

The proposed Salt Creek Substation site is located in hills above Otay River Valley, with Otay River itself approximately 1.4 miles to the south. A drainage conveying water from an underground storm drain system serving residential development north and west of the proposed Salt Creek Substation site is located down slope toward the southwest. Generally, it runs in a northwest-to-southeast direction toward Salt Creek, which empties into Otay River.

Figure 4.10-1A: Land Use



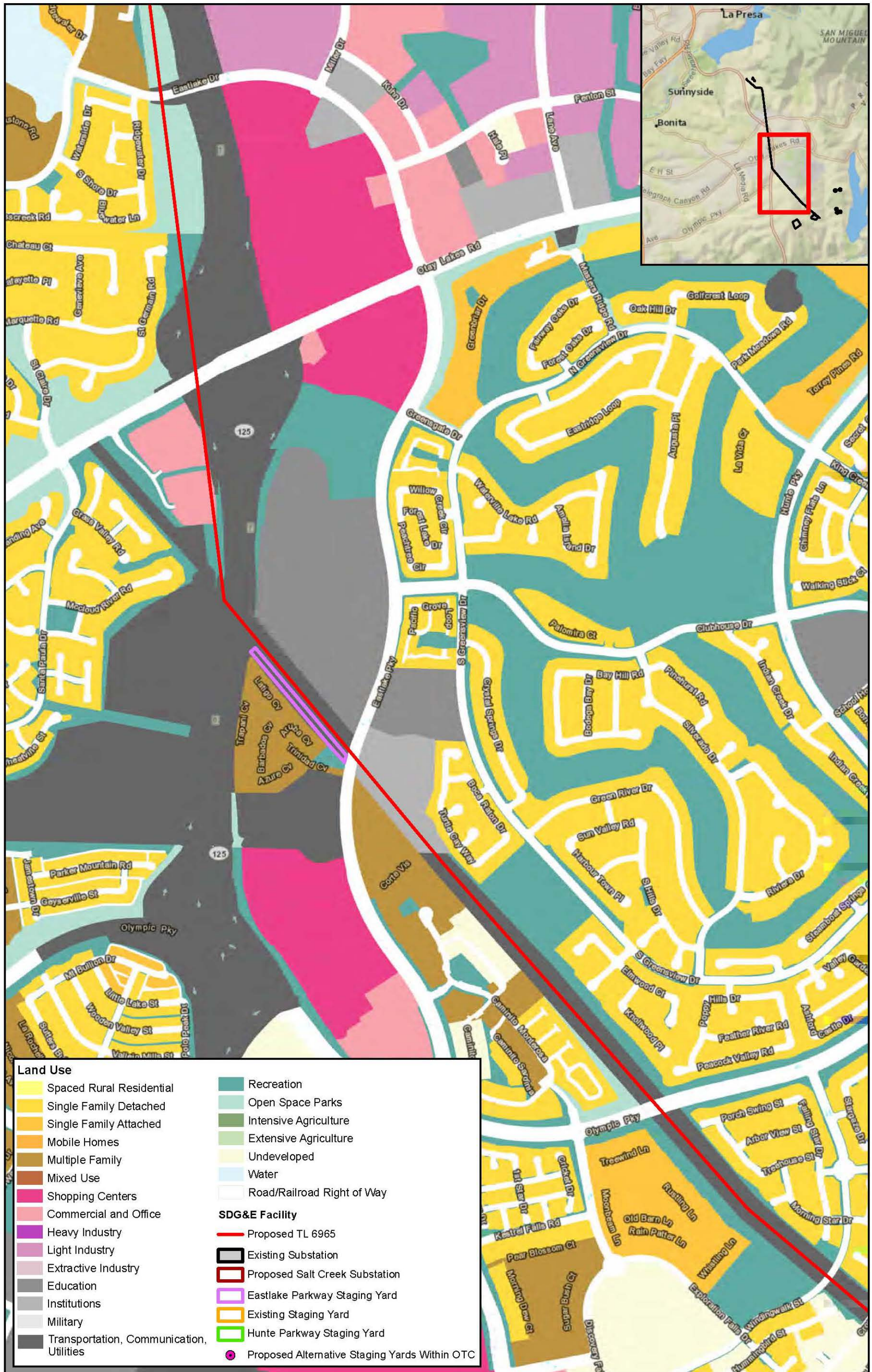
Source: GeomorphIS LLC, AECOM, SDG&E, 2013; Esri Basemaps, 2013  
 Land Use data: SanGIS/SANDAG Data Warehouse, 2012



Note: SDG&E is providing this map with the understanding that the map is not survey grade.

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Figure 4.10-1B: Land Use



Source: GeomorphIS LLC, AECOM, SDG&E, 2013; Esri Basemaps, 2013  
 Land Use data: SanGIS/SANDAG Data Warehouse, 2012



Note: SDG&E is providing this map with the understanding that the map is not survey grade.

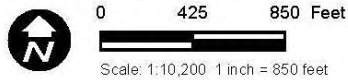
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Figure 4.10-1C: Land Use



Source: GeomorphIS LLC, AECOM, SDG&E, 2013; Esri Basemaps, 2013  
 Land Use data: SanGIS/SANDAG Data Warehouse, 2012



Note: SDG&E is providing this map with the understanding that the map is not survey grade.

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***TL 6965 and TL 6910 Loop-In***

A new overhead circuit 69-kV power line (TL 6965), approximately 5 miles long, is proposed along the east side of the existing Transmission Corridor from the Existing Substation to the proposed Salt Creek Substation. Figures 4.10-1A through 4.10-1C show the proposed 69-kV power line location. The existing Transmission Corridor is 120 feet wide and includes an existing 69-kV power line and two 230-kV transmission lines mutually located on double-circuit steel lattice towers along the centerline of the Transmission Corridor. The new 69-kV power line route would be located approximately 15 feet in from the eastern edge of the 120-foot-wide easement. Existing land uses within the Transmission Corridor are generally transportation, communications, and utilities. Within the area adjacent to the Transmission Corridor, land uses include single-family and multi-family residential, recreation, open space, commercial and office, education, institutions, light industrial, and undeveloped uses (Figures 4.10-1A, 4.10-1B, and 4.10-1C).

The TL 6910 loop-in would occur entirely within the Salt Creek substation parcel owned by SDG&E and/or within the existing 120-foot-wide Transmission Corridor adjacent to the substation property.

***Existing Substation Modifications***

At the Existing Substation, a new 69-kV circuit position would be installed for the proposed TL 6965 going to the proposed Salt Creek Substation. The Existing Substation is located on land owned and operated by SDG&E.

***Staging Yards***

During grading and construction of the proposed Salt Creek Substation and the proposed TL 6965, construction equipment and vehicles would be stored at the Hunte Parkway staging yard located approximately 0.5 mile to the northwest of the proposed Salt Creek Substation site. Approximately 8 acres of a 22-acre previously graded pad would be used for staging purposes during construction. The staging area itself is undeveloped. Land uses adjacent to the staging area include multi-family residential, recreation, and undeveloped.

Staging for construction would also occur at an existing SDG&E-owned staging yard located at the Existing Substation. This staging yard would be used primarily to support construction activities associated with proposed modifications at the Existing Substation and the northern portion of TL 6965. These activities include storing transmission material and related construction equipment. The staging area itself is located on land owned and operated by SDG&E.

Another staging area would be located on the northwest side of Eastlake Parkway. The Eastlake Parkway staging yard is approximately 1.7 acres and is located between Eastlake Parkway and SR-125. The Eastlake Parkway staging area was previously used as staging yard. Land uses adjacent to the staging area include education, recreation, and multi-family residential.

The alternative staging areas at the Olympic Training Center (OTC) are approximately 0.6 mile to the east of the proposed Salt Creek Substation site. The OTC is developed and used as a

training facility. Land uses adjacent to the staging areas include multi-family residential, recreation, and undeveloped.

#### **4.10.3.3 Designated Land Uses**

The proposed Salt Creek Substation and a majority of the Proposed Project components would be located within the City of Chula Vista. The area north of Mount Miguel Road, adjacent to the Existing Substation, is within the County of San Diego. All Proposed Project components, except for the temporary Hunte Parkway, Eastlake Parkway, and OTC staging yards, would be located entirely on land owned by SDG&E or within SDG&E's existing ROW.

This section summarizes the designated uses of land that is traversed by and/or adjacent to the Proposed Project area and planned development within the Proposed Project vicinity.

#### **City of Chula Vista General Plan**

The City of Chula Vista General Plan provides a framework of policies, objectives, and land use designations to guide long-term development within the city. The City of Chula Vista's Municipal Code supports the General Plan and provides specific details for land development within individual zoning districts.

The southern portion of the Proposed Project area is within the Otay Ranch Planning Area. Table 4.10-1, Existing and Designated Land Uses, summarizes the existing and designated land uses and zoning designations for lands affected by the Proposed Project. Lands surrounding the Proposed Project area are primarily designated for residential, mixed use, commercial, open space, parks, and public/quasi-public. Additionally, the area identified for the proposed Salt Creek Substation is within the University SPA of Chula Vista's Otay Ranch area. Land use designations are further described below.

The General Plan has seven residential designations that provide for a full range of housing types. Residential designations are based on density. Densities of less than eight units per 1 acre usually consist of detached, single-family homes, and higher densities usually consist of attached units such as duplexes, townhouses, row homes, apartments, and condominiums. A variety of these residential land uses occur adjacent to the Proposed Project area.

There are three designations in the mixed-use category: one for commercial mixed use and two for residential mixed use. Areas designated as mixed use are intended to function differently from typical patterns of single-zone land uses, such as an area of only office buildings. In mixed-use areas, a variety of compatible land uses and activities are integrated to create a dynamic urban environment that serves as the activity center for the surrounding area.

Three commercial designations allow for a variety of retail and professional uses. The intensity of development is measured using floor area ratio (FAR).

Land uses designated as parks and recreation consist of parks, sports fields, playgrounds, golf courses, and other passive and active recreation uses. This designation may also include community centers and urban parks. These areas are located adjacent to the proposed Salt Creek Substation site and the proposed TL 6965.

**Table 4.10-1: Existing and Designated Land Uses**

<b>Proposed Project Components</b>	<b>General Plan Land Use Designation</b>	<b>Zoning</b>	<b>Existing Land Use</b>
<b>City of Chula Vista</b>			
Salt Creek Substation	Public and Quasi-Public	PC (Planned Community)	Undeveloped
TL 6965 and TL 6910 Loop-In Construction (South of San Miguel Ranch Road)	The ROW is not called out in the General Plan	PC (Planned Community)	Transportation, communications, and utilities
Hunte Parkway Staging Area	Public and Quasi-Public	PC (Planned Community)	Undeveloped
Eastlake Parkway Staging Area	Public and Quasi-Public	PC (Planned Community)	Undeveloped
Olympic Training Center (OTC) Staging Yards	Public and Quasi-Public	PC (Planned Community)	Recreational, undeveloped, and multi-family residential (OTC)
<b>County of San Diego</b>			
TL 6965 Construction (North of San Miguel Ranch Road)	Public/Semi-Public Facilities	S90 (Holding Area)	Transportation, communications, utilities
Existing Substation Improvements	Public/Semi-Public Facilities	S90 (Holding Area)	Transportation, communications, utilities
Existing Staging Area	Public/Semi-Public Facilities	S90 (Holding Area)	Transportation, communications, utilities

Sources: City of Chula Vista 2009; County of San Diego 2012

The University SPA is applied to four focus areas located on the future university site and surrounding properties in the East Area Plan, and includes the University Campus, University Village, Regional Technology Park, and Eastern Urban Center. The purpose of the University SPA is to develop a coordinated strategy to address important relationships between the focus areas, and the need for coordinated development to enhance the economic and community success and vitality of the Eastern University District. The proposed Salt Creek Substation site is located within the University Campus focus area.

***County of San Diego General Plan***

The County of San Diego General Plan was updated and adopted in 2011. The General Plan provides a framework of goals, policies, and objectives, and identifies land use designations to guide future development. As shown in Table 4.10-1, Existing and Designated Land Uses, the portion of the Proposed Project located north of San Miguel Ranch Road and within the County of San Diego has a General Plan designation of public/semi-public facilities.

***City of Chula Vista Municipal Code***

The proposed Salt Creek Substation site is zoned as a Planned Community (PC). Utility substations are a conditionally permitted use in the Planned Community (PC) Zone. SDG&E would not be required to obtain a conditional use permit or any other discretionary approvals from the City of Chula Vista pursuant to Section XIV.B of CPUC’s General Order 131-D, which states that local jurisdictions are preempted from regulating electrical power line projects, distribution lines, substations, or electrical facilities constructed by public utilities subject to the CPUC’s jurisdiction. However, in locating such projects, public utilities must consult with local agencies regarding land use matters.

***County of San Diego Municipal Code***

Portions of the proposed TL 6965 route and the Existing Substation are within the County of San Diego. These areas are zoned as a Holding Area (S90). Minor-impact utilities are a minor permitted use in the Holding Area (S90) Zone. SDG&E would not be required to obtain a minor use permit or any other discretionary approvals from the County of San Diego, pursuant to Section XIV.B of CPUC’s General Order 131-D.

**Natural Community Conservation Plans/Habitat Conservation Plans**

***County of San Diego Multiple Species Conservation Program***

The County of San Diego MSCP is a comprehensive, long-term habitat conservation plan that addresses the needs of multiple species and preservation of natural vegetation communities in the County of San Diego. The MSCP addresses the potential impacts of urban growth, loss of natural habitat, and species endangerment. It creates a plan to mitigate for the potential loss of Covered Species and their habitat due to the direct, indirect, and cumulative impacts of future development on public and private lands within the MSCP area.

The MSCP is a subregional plan under the California NCCP Act of 1991. The MSCP was prepared for the subregion, an area encompassing 12 jurisdictions and 582,243 acres. The MSCP Subregional Plan is implemented through local Subarea Plans.

***Chula Vista Subarea Plan***

The City of Chula Vista Subarea Plan is consistent with the MSCP Subregional Plan and is the mechanism by which the city implements the MSCP Subregional Plan Preserve within the City of Chula Vista. The Chula Vista Subarea is composed of territory located within the incorporated limits of the City of Chula Vista, and for which “take authorization” would be granted. The area and configuration of the Chula Vista Subarea is anticipated to change over time as territory is

annexed or detached. Take authorization for future annexation areas will be processed pursuant to Section 5.3.1 of this Subarea Plan. Habitat conservation land within the City of Chula Vista is mapped in Figure 1-2 of the City of Chula Vista MSCP Subarea Plan as either 100% or 75 to 100% Conservation Area (Preserve) (City of Chula Vista 2003).

The proposed Salt Creek Substation is within the Chula Vista Subarea, and is mapped as a Development Area within a Covered Project (the project being Otay Ranch) in the Subarea Plan. The site is adjacent to the Subarea's Preserve Area. The staging areas for the proposed Salt Creek Substation, including the Hunte Parkway staging yard and the alternative OTC staging yards, are also within the Chula Vista Subarea, and are mapped as a Development Area within a Covered Project (the project being East Lake Greens) in the Subarea Plan.

The proposed TL 6965 and TL 6910 loop-in within the City of Chula Vista are also within the Chula Vista Subarea and are mapped as a Development Area within several Covered Project areas (the projects being Eastlake Greens, Village Center, Salt Creek I, and San Miguel Ranch) in the Subarea Plan.

### ***Chula Vista MSCP Planning Area***

The Chula Vista MSCP Planning Area is defined by the city's General Plan boundary and includes 57,849 acres, both within the city and within the unincorporated County of San Diego. Although take authorization pursuant to the Chula Vista Subarea Plan will be issued only for the Chula Vista Subarea, the Chula Vista Subarea Plan includes information on the larger Chula Vista MSCP Planning Area because of the important inter-relationship between the Chula Vista Subarea Plan and the adopted County of San Diego MSCP Subarea Plan/South County Segment, which overlaps the Chula Vista MSCP Planning Area. Therefore, implementation of the Chula Vista Subarea Plan will contribute to the achievement of the County Subarea Plan/South County Segment conservation goals, as well as achieve the conservation goals set forth for the Chula Vista MSCP Planning Area and the Chula Vista Subarea.

Portions of the TL 6965 and Existing Substation staging yard are within the County of San Diego and the Chula Vista MSCP Planning Area. These portions of the Proposed Project are located on SDG&E property. This property is identified in the plan as Facilities Covered by Other Habitat Planning Efforts, and fall under the SDG&E's Subregional NCCP, as identified below.

### ***SDG&E's Subregional Natural Community Conservation Plan***

The Proposed Project falls within the area in which SDG&E's utility operations are governed by SDG&E's Subregional NCCP. As a part of the SDG&E Subregional NCCP, SDG&E has been issued incidental take permits (Permit PRT-809637) by USFWS and CDFW for 110 Covered Species. The SDG&E Subregional NCCP includes measures and operational protocols designed to minimize and avoid potential impacts to sensitive species. Refer to Section 4.4, Biological Resources, for more information about the SDG&E Subregional NCCP.

SDG&E's Subregional NCCP expressly supersedes any other MCSPs or Habitat Conservation Plans (HCPs). The purpose of this provision is to harmonize areas of overlap such that there is no conflict with other plans.

**4.10.4 Impacts**

**4.10.4.1 Significance Criteria**

Standards of significance were derived from Appendix G of the CEQA Guidelines. Impacts to land use and planning are considered significant if the Proposed Project would do any of the following:

- physically divide an established community;
- conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Proposed Project (including a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect; and/or
- conflict with any applicable HCP or NCCP.

**4.10.4.2 Impact Analysis**

**Question 4.10a – Physical Division of an Established Community**

**Construction – No Impact**

*Salt Creek Substation*

The proposed Salt Creek Substation would occupy an 11.6-acre parcel of land owned by SDG&E. The proposed Salt Creek Substation site is undeveloped and consists of gently to moderately sloping hillsides. Located at the southern edge of development in the southeastern portion of the City of Chula Vista, the surrounding area is characterized by a mixture of single-family and multi-family residential, recreation, open space, and educational uses. The proposed Salt Creek Substation site is located on the south side of Hunte Parkway.

Access to all residential and other uses within the area surrounding the proposed Salt Creek Substation would generally be maintained during the construction phase. Although it is not anticipated that construction of the proposed Salt Creek Substation would require any road closures, traffic may be restricted to one-way traffic on a periodic basis to allow for the transport of materials to and from the proposed Salt Creek Substation site and for installation of the underground power line. SDG&E would prepare and implement a traffic control plan to minimize potential traffic delays. However, such traffic control measures would be temporary and short-term, and are not anticipated to create a division between area land uses or within the larger community.

Due to the site location and existing surrounding land uses, there are no existing established communities that would be physically divided by construction of the proposed Salt Creek Substation. Construction activities associated with the proposed Salt Creek Substation would not divide an established community; therefore, no impact would occur.



*TL 6965 and TL 6910 Loop-In*

TL 6965 and the TL 6910 loop-in would be installed on land within SDG&E's existing ROW or fee-owned property. Existing land uses within the Transmission Corridor are generally transportation, communications, and utilities. Some commercial development currently exists adjacent to the ROW west of SR-125 and south of Otay Lakes Road. However, an existing single steel lattice tower line already exists within the ROW, and no additional structures are proposed for this area. Therefore, no impact would occur.

Land uses adjacent to the ROW include single-family and multi-family residential, recreation, open space, commercial and office, education, institutions, light industrial, and undeveloped uses, and no new development associated with the Proposed Project is proposed outside of the ROW. Therefore, power line construction would not affect other privately owned lands or established uses. There are no existing established communities that would be physically divided as a result of power line construction; therefore, no impact would occur. Refer also to Sections 4.1, Aesthetics, and 4.12, Noise, for additional discussion on impacts to adjacent established land uses.

*Existing Substation Modifications*

Construction associated with the Existing Substation would occur within the current footprint of the substation, and no expansion of the substation footprint would occur. There are no existing established communities that would be physically divided as a result of Existing Substation improvements; therefore, no impact would occur.

*Staging Yards*

The Hunte Parkway staging yard is currently undeveloped and has a land use designation of public and quasi-public. Land uses adjacent to the staging area include multi-family residential, recreation, and undeveloped. Staging for construction would also occur at an existing SDG&E-owned staging yard located at the Existing Substation. The staging yard itself is located on land owned and operated by SDG&E and has a land use designation of public/semi-public facilities. Land adjacent to the Existing Substation has the same designation. The Eastlake Parkway staging yard was previously used as a staging yard, and has a land use designation of public and quasi-public. Land uses adjacent to the staging area include education, recreation, and multi-family residential. The alternative OTC staging yard is developed and used as a training facility, and has a land use designation of public and quasi-public. Land uses adjacent to the OTC staging yard include multi-family residential, recreation, and undeveloped.

Use of the staging yards would be temporary and would not affect other privately owned lands or established uses. No established communities would be physically divided by temporary use of the staging yards during construction; therefore, no impact would occur. Refer also to Sections 4.1, Aesthetics, and 4.12, Noise, for additional discussion on impacts to adjacent established land uses.

**Operation and Maintenance – No Impact**

Operation and maintenance activities for the Proposed Project would be similar to those currently performed by SDG&E to maintain its existing facilities. No existing established communities would be physically divided by operations and maintenance of the Proposed Project due to the nature of typical inspections and repair activities. Operations and maintenance of the Proposed Project would not divide an established community; therefore, no impact would occur.

**Question 4.10b – Plans and Policy Conflicts – No Impact**

SDG&E is not specifically subject to the City of Chula Vista’s planning documents or zoning ordinance, pursuant to Section XIV.B of CPUC’s General Order 131-D. However, the city’s planning information should be considered in siting and design for the Proposed Project. The Salt Creek Substation site is zoned PC, with a General Plan land use designation of public and quasi-public, and is within the University SPA of Chula Vista’s Otay Ranch area. A SPA plan has not been prepared for the University SPA, but the site is subject to the City of Chula Vista’s General Plan and the Otay Ranch General Development Plan (GDP). Utility substations are a conditionally permitted use in the PC Zone. SDG&E would not be required to obtain a conditional use permit or any other discretionary approvals from the City of Chula Vista, pursuant to Section XIV.B of CPUC’s General Order 131-D.

A review of the County of San Diego’s General Plan, City of Chula Vista General Plan and Otay Ranch GDP does not indicate any plans, policies, or regulations that specifically preclude, discourage, or otherwise present considerable constraints to substation development in this area. One noteworthy component of the City of Chula Vista General Plan relative to the Proposed Project is Land Use Element LUT 10.7, which requires the city to “[w]ork 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.” Other than this statement, the City of Chula Vista General Plan provides little guidance on utilities siting.

Prior to planning the Proposed Project, SDG&E conducted an approximately 10-year-long comprehensive site selection effort. Close coordination with the City of Chula Vista and landowners in the area ensured that the proposed Salt Creek Substation site met key goals. These included selecting a preferred site located outside of the City of Chula Vista MSCP Subarea Preserve Area, obtaining major property owner and jurisdictional support, acquiring land without condemnation, and providing a site that avoids and minimizes environmental impacts.

Recent revisions to the generalized land use program for the area divides the greater University SPA into a “University Village” and a “University” site, with the future extension of Eastlake Parkway serving as the general boundary between the two. SDG&E’s proposed Salt Creek Substation site falls within the University area, east of the proposed extension of Eastlake Parkway. SDG&E has coordinated with the City of Chula Vista and university officials regarding

the development of the proposed Salt Creek Substation to ensure minimal conflicts with development of the new university.

The proposed Salt Creek Substation site is also located within the city's Greenbelt Master Plan, a joint plan by Chula Vista, the County of San Diego, and the City of San Diego. The City of Chula Vista's Greenbelt Master Plan is intended to incorporate developed and undeveloped open space and potential new open space linkages into a continuous 28-mile open space and park system around the perimeter of Chula Vista. The proposed Salt Creek Substation site is within the Otay Valley Regional Park East/Otay Ranch Village Greenway Segments of the Greenbelt Master Plan. The Greenbelt Master Plan identifies a multi-use trail planned to extend through each segment of the plan area and connect the park system. An existing segment of this multi-use trail runs along Hunte Parkway on the northwestern side of the Salt Creek Substation site. An additional planned segment of the trail runs along the Salt Creek Substation site's northeastern and eastern boundaries. The City of Chula Vista's Greenbelt Master Plan does not identify any goals, policies, or standards that would have an effect on Proposed Project development, but SDG&E would consider the Proposed Project within the context of this planning effort and the existing/planned trail system in the vicinity of the site, as it has done in Section 4.1, Aesthetics. The footprint of the proposed Salt Creek Substation would not interfere with existing or planned trails.

For the reasons presented above, the Proposed Project would not conflict with the County of San Diego and the City of Chula Vista's planning documents or zoning ordinance; therefore, no impact would occur.

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

None of the improvements associated with the Proposed Project would result in a significant impact due to an inconsistency with adopted plans or policies intended for the protection of biological resources; refer also to the response to Question 4.10b, above. As described in Section 4.4, Biological Resources, the Proposed Project is required to comply with biological and habitat-related provisions and policies in the SDG&E Subregional NCCP and the City of Chula Vista Subarea Plan and County of San Diego MSCP, as appropriate. Construction, operation, and maintenance of the Proposed Project would not conflict with SDG&E's Subregional NCCP or the City of Chula Vista's Subarea Plan and County of San Diego's MSCP. In addition, implementation of SDG&E's NCCP (particularly avoidance of resources) and implementation of SDG&E's APM-Bio-1 would reduce potential impacts on biological resources. Refer to Appendix 4.4-A, Biological Resources Technical Report, and Section 4.4, Biological Resources, for additional discussion.

**4.10.5 Proposed Project Design Features and Ordinary Construction/Operations Restrictions**

There are no specific policies, standards, regulations, or design features that are necessary to minimize impacts from the Proposed Project. No impacts related to land use and planning are anticipated with Proposed Project implementation.

**4.10.6 Applicant-Proposed Measures**

No conflicts with applicable land use plans or policies would occur with implementation of the Proposed Project, and the Proposed Project would not divide an established community. Therefore, no APMs are required or proposed.

**4.10.7 Detailed Discussion of Significant Impacts**

Based on the above analyses, no significant impacts were identified for the Proposed Project, and no APMs are required or proposed.

**4.10.8 References**

City of Chula Vista. 2003. City of Chula Vista MSCP Subarea Plan. February.

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