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**4.10 LAND USE AND PLANNING**

Would the Proposed Project:	Potentially Significant Impact	Less-than-Significant Impact with Mitigation Incorporated	Less-than-Significant Impact	No Impact
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?				✓

**4.10.0 Introduction**

This section discusses the existing conditions in the area for the proposed San Diego Gas & Electric Company (SDG&E) TL674A Reconfiguration & TL666D Removal Project (Proposed Project) and assesses potential land use impacts that may occur as a result of Proposed Project implementation. Construction of the Proposed Project will not result in any impacts to existing or proposed land uses, nor will the Proposed Project physically divide an established community. Based on a review of existing local plans and policies, the Proposed Project will be compatible with applicable land use plans and policies. Therefore, there will be no impact to land use and planning as a result of the Proposed Project.

**4.10.1 Methodology**

This land use analysis involves a review of various land use plans, policies, and regulations for the City of San Diego and the City of Del Mar, including the City of San Diego General Plan and Municipal Code, and the Municipal Code and Community Plan for the City of Del Mar. Within the City of San Diego, the Torrey Pines, Torrey Hills, and Via De La Valle community plans were reviewed. Local Coastal Programs (LCPs) and LCP land use plans were reviewed for each city and/or community crossed by the Proposed Project. In addition, Google Earth Pro aerial imagery of the Proposed Project area and geographic information system data from San Diego Geographic Information Source (SanGIS) were reviewed to determine the land uses. Regional plans considered in the analysis include the following:

- San Diego Association of Governments (SANDAG) Regional Comprehensive Plan (RCP),
- the County of San Diego Multiple Species Conservation Program (MSCP),

- the San Diego County Water Authority (Water Authority) Subregional Natural Community Conservation Plan/Habitat Conservation Plan (NCCP/HCP), and
- SDG&E’s Subregional NCCP.

#### **4.10.2 Existing Conditions**

##### **Regulatory Background**

###### *Federal*

There are no federal lands located within the Proposed Project area or in the vicinity of the Proposed Project; therefore, there are no federal regulations related to land use that are relevant to the Proposed Project.

###### *State*

###### *California Coastal Act*

Under the California Coastal Act of 1976 (CCA), the California Coastal Commission (CCC), in partnership with coastal cities and counties, plans and regulates “development” within the coastal zone. “Development” is broadly defined under the CCA to include construction activities and the use of land and water within the coastal zone.

Title 14, Section 13253 of the California Code of Regulations states that a Coastal Development Permit (CDP) is required for projects located within coastal zones that have the potential to damage the coastal environment, including utility projects. Section 13253 defines coastal zones as “property ... located between the sea and the first public road paralleling the sea or within 300 feet of ... the mean high tide line of the sea where there is no beach.”

Under the CCA, authority to issue CDPs is delegated to local permitting agencies (e.g., cities and counties) for which the CCC has certified an LCP. Locally approved CDPs are appealable to the CCC under limited circumstances. LCPs guide the implementation of conservation, development, and regulatory policies within the local coastal zone, as required by the CCA. The City of San Diego and the City of Del Mar have certified LCPs applying to different areas of the Proposed Project. The Coastal Zone within the City of San Diego has been divided into a number of segments, and the Proposed Project is located within the North City Segment. The North City Segment is divided into sub-segments for study purposes, and the Proposed Project is located in the North City Future Urbanizing Area Subarea II (San Dieguito), Torrey Pines, Via De La Valle, and Torrey Hills community planning areas. Pursuant to the LCPs for these planning areas, the City of San Diego and the City of Del Mar approve CDPs for development within their respective LCPs.

###### *Natural Community Conservation Planning Act*

The Natural Community Conservation Planning Act of 1991 is designed to conserve natural communities at the ecosystem scale while accommodating compatible land uses. The California Department of Fish and Wildlife (CDFW) is the principal state agency implementing the NCCP program. The SDG&E Subregional NCCP developed in 1995 and revised in 2004 is relevant to the Proposed Project and is discussed further below and in Section 4.4 Biological Resources.

*Natural Community Conservation Plans/Habitat Conservation Plans*

In 1995, SDG&E entered into an agreement with the United States Fish and Wildlife Service (USFWS) and the CDFW, establishing its Subregional NCCP. The NCCP is intended to establish and implement an agreement between SDG&E, the USFWS, and the CDFW for the long-term preservation of sensitive habitat and animal species while allowing SDG&E to develop, operate, and maintain its facilities. The Proposed Project components are located on lands subject to SDG&E's Subregional NCCP, the County of San Diego MSCP, and the Water Authority's Subregional NCCP/HCP and are discussed further in the Local subsection of Section 4.10.2 Existing Conditions and Section 4.4 Biological Resources. No relevant policies related to land use are contained within SDG&E's Subregional NCCP.

***Regional****San Diego Association of Governments Regional Comprehensive Plan*

SANDAG is a regional planning organization consisting of San Diego County and its 18 cities. Responsible for regional population growth planning and transportation planning, SANDAG produced the area's RCP in 2004 to address San Diego's regional growth, while preserving natural resources and limiting urban sprawl. The RCP provides the region's vision for accommodating additional population growth from 2000 to 2030, establishes a policy framework to address key regional issues, and creates a public investment strategy for regionally significant infrastructure.

***Local***

Because the California Public Utilities Commission (CPUC) has exclusive jurisdiction over the siting, design, and construction of the Proposed Project, the Proposed Project is not subject to local discretionary land use regulations. The following discussion of the local regulations relating to land use and planning is provided for informational purposes. As outlined in the following subsections, the construction and operation of the Proposed Project will not conflict with any environmental plans, policies, or regulations adopted by agencies with jurisdiction over local regulations related to land use and planning.

*City of San Diego General Plan*

The Proposed Project is located within the City of San Diego, which is subject to the City of San Diego General Plan, which provides a framework of policies, objectives, and land use designations to guide long-term development. Approximately 1.28 miles of the TL674A reconfiguration, 6.24 miles of the TL666D removal, 1.06 miles of the C510 conversion, and 0.12 mile of the C738 conversion will cross the City of San Diego.

*City of San Diego Municipal Code*

The City of San Diego Municipal Code supports the city's general plan and provides specific development regulations for lands within the individual zoning designations. The zoning designations crossed by the Proposed Project are described in Table 4.10-1: Zoning Designations Crossed by the Proposed Project, which includes agricultural/residential, commercial, industrial, open space, and residential land uses.

**Table 4.10-1: Zoning Designations Crossed by the Proposed Project**

<b>Jurisdiction</b>	<b>Zoning Designation</b>	<b>Proposed Project Component</b>	<b>Approximate Distance Crossed by the Proposed Project (miles)</b>
City of San Diego	Agricultural/Residential (AR-1-1; AR-1-2)	TL674A Reconfiguration	0.51
		TL666D Removal	0.72
	Commercial (CC-1-3; CC-2-3; CV-1-1)	TL674A Reconfiguration	0.75
		TL666D Removal	0.22
	Industrial (IL-3-2; IP-2-1)	TL666D Removal	0.78
	Open Space (OP-1-1; OP-2-1)	TL666D Removal	1.44
		C510 Conversion	0.11
		C738 Conversion	0.21
	Residential (RM-2-5; RM-3-7; RS-1-1; RS-1-10; RS-1-3; RS-1-4; RS-1-6; RS-1-7)	TL674A Reconfiguration	0.04
		TL666D Removal	1.87
C510 Conversion		0.03	
City of Del Mar	Commercial (NC; FR)	TL666D Removal	0.40
	Open Space (FW)	TL666D Removal	0.50
		C510 Conversion	0.15
	Residential (R1-40)	C510 Conversion	0.33

Source: SanGIS 2016

*Torrey Pines Community Plan and Local Coastal Program*

The Proposed Project is partially within the boundaries of Torrey Pines community planning area. The Torrey Pines Community Plan and LCP is the City of San Diego's adopted statement of policy for the growth and improvement of the Torrey Pines community planning area. The Torrey Pines Community Plan provides goals, policies and an action plan designed to protect the health, safety, and welfare of its residents and the natural environment.

*Via De La Valle Specific Plan*

The Proposed Project is partially within the boundaries of Via De La Valle community planning area. The purpose of the Via De La Valle Specific Plan is to provide zoning and a land use policy for the development of the properties within the specific plan area. Additionally, the document includes a section that addresses the compatibility of the proposed development with the North City Segment LCP. Each element of the Via De La Valle Specific Plan states an overall goal and objectives, which are consistent with the goals and objectives of the City of San Diego General Plan and San Diego City Council policies.

*Torrey Hills Community Plan*

The Proposed Project is partially within the boundaries of the Torrey Hills community planning area. The Torrey Hills Community Plan is required by the City of San Diego for the orderly and sensitive development of land in the Torrey Hills area of the city. The Torrey Hills Community Plan is a set of proposals, goals, and actions that is intended to serve as a guide for future public and private development within the community, and is consistent with the City of San Diego's policies.

*North City Future Urbanizing Area Framework Plan*

The Proposed Project will cross the North City Future Urbanizing Area Subarea II (San Dieguito); however, there is no community plan for this area. Planning and land use policies for this area are contained in the North City Future Urbanizing Area Framework Plan and the City of San Diego's Progress Guide and General Plan. No land use-related policies were identified within the North City Future Urbanizing Area Framework Plan. The North City Future Urbanizing Area Framework Plan does not contain any specific policies that are relevant to the Proposed Project.

*City of Del Mar Community Plan*

The Proposed Project is located within the City of Del Mar, which is subject to the Community Plan for the City of Del Mar. The Community Plan for the City of Del Mar provides a framework of policies, objectives, and land use designations to guide long-term development. Approximately 1.28 miles of the TL674A reconfiguration, 5.21 miles of the TL666D removal, and 0.17 mile of C510 conversion will be located within the City of Del Mar.

*City of Del Mar Municipal Code*

The City of Del Mar Municipal Code supports the Community Plan for the City of Del Mar and provides specific development regulations for lands within the individual zoning designations. The zoning designations crossed by the Proposed Project are described in Table 4.10-1: Zoning

Designations Crossed by the Proposed Project, which includes commercial, open space, and residential uses. According to Chapter 20.86 of the Municipal Code, all new service connections of electrical or other similar distribution services will be placed underground as feasible.

*City of Del Mar Local Coastal Program Land Use Plan and Implementing Ordinances*

The City of Del Mar LCP Land Use Plan is a compilation of the goals, policies, and recommendations identified in the Community Plan for the City of Del Mar, various policy reports, the San Dieguito Lagoon Enhancement Program, and other goals and policies adopted by the Del Mar City Council to guide future development within the city.

The City of Del Mar LCP Implementing Ordinances are intended to carry out and implement the provisions of the City of Del Mar's LCP Land Use Plan and the applicable sections of the CCA.

*City of San Diego Multiple Species Conservation Program Subarea Plan*

The City of San Diego has adopted its own Subarea Plan to implement the County of San Diego MSCP. The land covered under the City of San Diego MSCP Subarea Plan is characterized by urban land uses comprised of areas that are either built out or retained as open space/park systems. New development must comply with the boundaries established within the plan, and guidelines for development include restoration of and/or mitigation for habitat of MSCP-covered species when disturbed. In addition, the MSCP Subarea Plan includes the policies and design guidelines regarding utilities. Approximately 1.28 miles of the TL674A reconfiguration, 6.24 miles of the TL666D removal, 1.06 miles of the C510 conversion, and 0.12 mile of the C738 conversion will be located within the San Diego County MSCP area. More information on the City of San Diego MSCP Subarea Plan is provided in Section 4.4 Biological Resources.

*San Diego County Water Authority Natural Community Conservation Plan/Habitat Conservation Plan*

The Water Authority prepared a Subregional NCCP/HCP with the purpose of fulfilling the requirements for issuance of incidental take authorization under Section 2835 of the Natural Community Conservation Planning Act and an incidental take permit under Section 10 of federal Endangered Species Act. The Water Authority's NCCP/HCP identifies the types of activities proposed for coverage and an assessment of expected impacts, and covers 26 plant species and 37 wildlife species for a total of 63 Covered Species. The Water Authority's NCCP/HCP addresses only Water Authority projects that are not covered by any other plan or permit. Approximately 1.28 miles of the TL674A reconfiguration, 6.24 miles of the TL666D removal, 1.06 miles of the C510 conversion, and 0.12 mile of the C738 conversion will be located within the Water Authority's Subregional NCCP/HCP area. More information on the Water Authority Subregional NCCP/HCP is provided in Section 4.4 Biological Resources.

*San Diego Gas & Electric Subregional Natural Communities Conservation Plan*

In December 1995, the USFWS and CDFW approved the SDG&E Subregional NCCP, developed in coordination with such agencies that address potential impacts on species and habitat associated with SDG&E's ongoing installation, use, maintenance, and repair of its gas and electric systems, and typical expansion to those systems throughout much of SDG&E's existing service territory. The SDG&E Subregional NCCP was developed by following the



multiple species and habitat conservation planning approach. The SDG&E Subregional NCCP includes operational protocols that apply to construction and operation and maintenance (O&M) activities. In approving the NCCP, the USFWS and CDFW determined that compliance with the NCCP avoids potential impacts, provides appropriate mitigation where such impacts are unavoidable, and ensures the protection and conservation of covered species. The Proposed Project falls within the area governed by the SDG&E Subregional NCCP, and the NCCP will be applied to the Proposed Project.<sup>1</sup> Compliance with the NCCP, including the operational protocols, has been incorporated as part of Chapter 3 – Project Description. More information on the SDG&E Subregional NCCP is provided in Section 4.4 Biological Resources.

#### *San Dieguito River Park Concept Plan*

As discussed in Section 4.15 Recreation, San Dieguito River Park is operated under the San Dieguito River Park Joint Powers Authority (JPA) agreement between the County of San Diego and the cities of Del Mar, Escondido, Poway, San Diego, and Solana Beach. Approximately 0.17 mile of the TL674A reconfiguration and the TL666D removal will cross San Dieguito River Park. The San Dieguito River Park Concept Plan was prepared to formally establish the vision and goals for the future use of the San Dieguito River Valley, and all future proposals within the planning area should be consistent with the goals, objectives, and development standards set forth in this plan.

#### *Torrey Pines State Natural Reserve Road and Trail Management Plan*

The Torrey Pines State Natural Reserve staff is currently developing a management plan for the park's system of roads and trails. The purpose of the Road and Trail Management Plan is to provide specific direction for the long-term construction, maintenance, and management of the roads and trails system. The Road and Trail Management Plan is currently in the data collection stage of the planning process. As described in Section 4.15 Recreation, approximately 1.03 mile of the TL666D removal will cross Torrey Pines State Natural Reserve.

### **Existing Land Uses**

The Proposed Project is located in the northwestern portion of the City of San Diego and in the City of Del Mar. Within the City of San Diego, the Proposed Project is located within the following community planning areas: North City Future Urbanizing Area Subarea II (San Dieguito), Torrey Pines, Via De La Valle, and Torrey Hills community planning areas. The Proposed Project is also located almost entirely within the coastal zone; and is partially located in the San Dieguito Lagoon, Los Peñasquitos Lagoon, and Torrey Pines State Natural Reserve.

For evaluation purposes, existing land uses have been compiled into general categories. These generalized, existing land uses are provided in Table 4.10-2: Existing Land Uses Crossed by the

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<sup>1</sup> On March 2, 2017, the USFWS issued SDG&E a Native Endangered and Threatened Species HCP (Permit Number TE26660C-1) permitting the take of up to 15 individual covered species due to the clearing, grading, or destruction of up to 60 acres of habitat within the 1995 SDG&E Subregional NCCP Plan Area between March 2017 and March 2022. SDG&E may elect to utilize this HCP, or a combination of this HCP and the 1995 SDG&E Subregional NCCP, to permit Proposed Project impacts to covered species and their habitat.

Proposed Project. Existing land uses within 1,000 feet of the Proposed Project are depicted in Figure 4.10-1: Existing Land Uses.

## **Designated Land Uses**

### ***General Plan Land Use***

For evaluation purposes, land use designations were compiled into general categories based on the general plans of the applicable jurisdictions. Table 4.10-3: General Plan Land Uses Crossed by the Proposed Project lists the generalized land uses crossed by the Proposed Project within the City of San Diego and the City of Del Mar. These generalized land uses are defined as follows:

- Infrastructure includes public roadways and utilities.
- Parks, Open Space, or Recreation includes public, private, and commercial recreation uses, such as community parks and golf courses.
- Residential includes single- and multi-family housing, regardless of density.
- Commercial includes general commercial, office professional, and other general plan land uses that provide retail, service, and office uses.
- Industrial includes areas used for business parks, scientific research, manufacturing, and other industrial uses.
- Miscellaneous includes racetracks and resorts.
- Public/Quasi-Public includes uses that are identified for public or quasi-public facilities, such as airports, schools, police and fire stations, and libraries.

Table 4.10-3: General Plan Land Uses Crossed by the Proposed Project defines the generalized land use categories in terms of the designations used by each local general plan. Each generalized land use within 1,000 feet of the Proposed Project is depicted in Figure 4.10-2: General Plan Land Uses.

### **4.10.3 Impacts**

#### **Significance Criteria**

Standards of significance were derived from Appendix G of the California Environmental Quality Act Guidelines. Impacts to land use and planning will be considered significant if the Proposed Project:

- Physically divides an established community
- Conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the Proposed 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
- Conflicts with any applicable HCP or NCCP

**Table 4.10-2: Existing Land Uses Crossed by the Proposed Project**

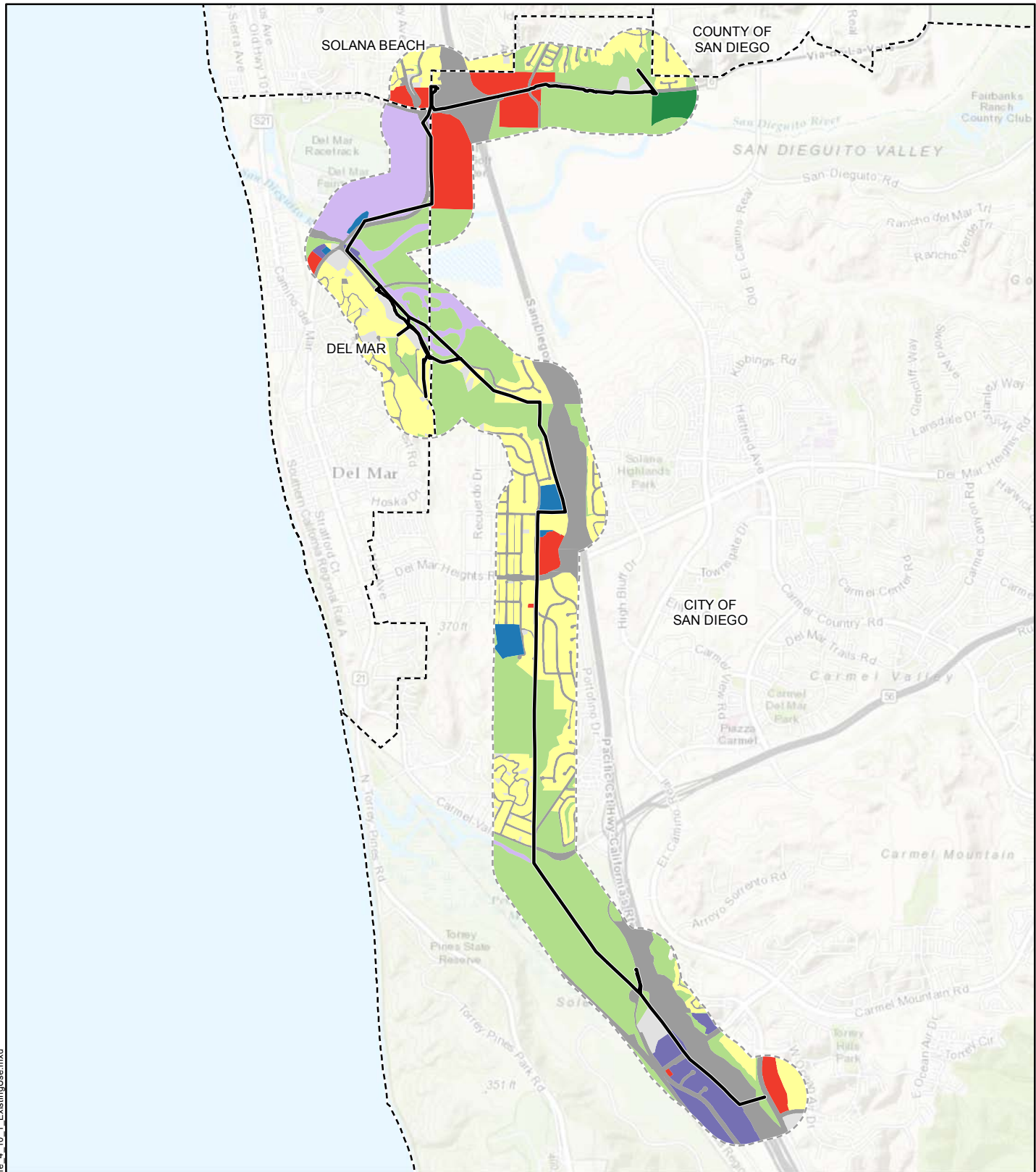
<b>Existing Land Use</b>	<b>Proposed Project Component</b>	<b>Approximate Distance Crossed by the Proposed Project (miles)</b>
Agriculture	TL674 Reconfiguration	0.01
Commercial	TL666D Removal	0.50
Industrial	TL666D Removal	0.49
Infrastructure	TL674 Reconfiguration	1.03
	TL666D Removal	0.99
	C510 Conversion	0.67
	C738 Conversion	0.15
Miscellaneous	TL666D Removal	0.36
Public/Quasi-Public	TL666D Removal	0.32
Recreation	TL674 Reconfiguration	0.20
	TL666D Removal	2.47
	C510 Conversion	0.11
	C738 Conversion	0.06
Residential	TL666D Removal	0.85
	C510 Conversion	0.26
Vacant/Undeveloped	TL674 Reconfiguration	0.03
	TL666D Removal	0.18
	C510 Conversion	0.01

Source: SanGIS 2016

**Table 4.10-3: General Plan Land Uses Crossed by the Proposed Project**

<b>Generalized Land Use</b>	<b>Proposed Project Component</b>	<b>Approximate Distance Crossed by the Proposed Project (miles)</b>
Commercial	TL666D Removal	0.18
Industrial	TL666D Removal	0.62
Infrastructure	TL674A Reconfiguration	1.03
	TL666D Removal	0.99
	C510 Conversion	0.67
	C738 Conversion	0.15
Miscellaneous	TL666D Removal	0.03
Parks, Open Space, or Recreation	TL674A Reconfiguration	0.20
	TL666D Removal	3.12
	C510 Conversion	0.11
	C738 Conversion	0.06
Public/Quasi-Public	TL666D Removal	0.32
Residential	TL674A Reconfiguration	0.04
	TL666D Removal	0.90
	C510 Conversion	0.27

Source: SanGIS 2014



**Figure 4.10-1: Existing Land Uses**

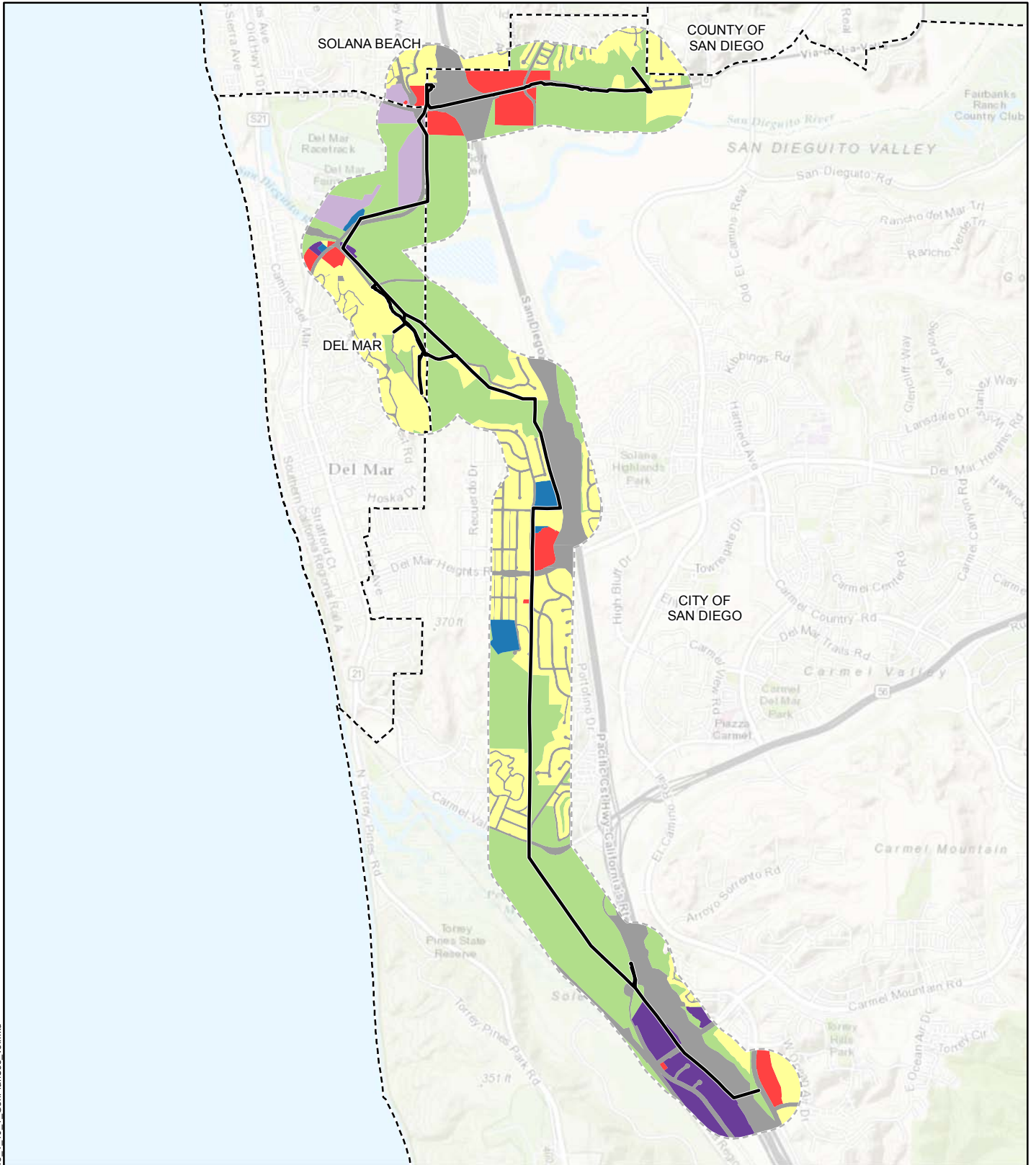
**TL674A Reconfiguration & TL666D Removal Project**

Proposed Project Alignment	<b>Existing Land Use Categories</b>	Commercial	Miscellaneous
Municipal Boundary	Residential	Industrial	Agriculture
1,000-Foot Buffer	Public/Quasi-Public	Infrastructure	Vacant/Undeveloped
	Recreation		





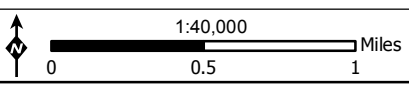
Z:\Projects\SDGE\_Del\_Mar\MXDs\PEALandUse\Fig\_4.10\_1\_GenPlanUse\_v3.mxd



**Figure 4.10-2: General Plan Land Uses**

**TL674A Reconfiguration & TL666D Removal Project**

- |                            |   |                |
|----------------------------|---|----------------|
| Proposed Project Alignment | <b>General Plan Land Use Categories</b> | Commercial     |
| Municipal Boundary         | Residential                             | Industrial     |
| 1,000-Foot Buffer          | Public/Quasi-Public                     | Infrastructure |
|                            | Parks/Open Space/Recreation             | Miscellaneous  |







**Question 4.10a – Physical Division of an Established Community*****Construction – No Impact***

The area surrounding the Proposed Project supports a variety of uses, including recreation and open space, infrastructure, residential, commercial, and industrial. Residential communities exist along the entire Proposed Project. As described in Chapter 3 – Project Description, the main activity associated with the Proposed Project involves the removal of approximately six miles of overhead 69 kilovolt (kV) power line. Because this activity involves the removal of an existing overhead power line, it will not physically divide an established community.

The two remaining Proposed Project components involve converting existing overhead power lines to an underground configuration. As part of that process, approximately eight new poles will be installed. These eight poles will all be located within existing utility corridors. As a result, they will not physically divide an established community, and no impact will occur.

***Operation and Maintenance – No Impact***

O&M activities for the Proposed Project will be conducted in the same manner as they were prior to construction of the Proposed Project. As described in Chapter 3 – Project Description, the proposed underground duct banks within Via De La Valle will be installed parallel to existing facilities where O&M activities are currently being conducted. The removal of approximately six miles of 69 kV power lines from TL666D will eliminate all future O&M activities associated with these facilities. The conversion of C510 and C738 will eliminate O&M requirements associated with approximately 4,530 feet of existing overhead distribution line. Although these conversions will introduce approximately 4,230 feet of new underground duct bank, SDG&E currently owns and operates existing underground distribution facilities in the vicinity of this Proposed Project component. Based on the removal of existing overhead facilities and the installation of Proposed Project components in areas already covered by existing O&M activities, O&M requirements in the Proposed Project area will be reduced, and no new impacts will occur.

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

As noted previously, local land use plans, policies, and regulations do not apply to the Proposed Project as a matter of law. As such the underlying general plans and zoning ordinances are not applicable; however, the relevant policies from these local land use plans, policies, and regulations were analyzed for consistency with the Proposed Project, and that analysis is summarized in Attachment 4.10-A: Local Land Use Plans and Policies Consistency Analysis. The analysis includes only plans and regulations that contain policies applicable to the Proposed Project. Policies were chosen for inclusion based on their relative applicability to the design, siting, construction, and operation of the Proposed Project. Attachment 4.10-A: Local Land Use Plans and Policies Consistency Analysis was also referred to for the evaluation of potential impacts to land use.

The Proposed Project alignment is located largely within an existing utility corridor, but also will cross residential, commercial, industrial, agriculture, and open space uses. The majority of the Proposed Project involves the removal of approximately six miles of overhead 69 kV power line, which will not conflict with existing uses. The three remaining Proposed Project components involve converting existing overhead power lines to an underground configuration, and underground utilities are typically considered an allowed use within these areas. As part of the process of converting existing overhead power lines to an underground configuration, approximately eight new poles will be installed. These eight poles will all be located within existing utility corridors. In addition, the Proposed Project will generally follow roadways and impact only the immediate vicinity of land uses crossed.

The Proposed Project will therefore not conflict with applicable local land use plans, policies, or regulations adopted for the purpose of avoiding or mitigating an environmental effect. As a result, there will be no impact.

***Operation and Maintenance – No Impact***

As described previously in response to Question 4.10a, based on the removal of existing overhead facilities and the installation of Proposed Project components in areas already covered by existing O&M activities, O&M requirements in the Proposed Project area will be reduced, and no new impacts will occur.

**Question 4.10c – Habitat Conservation Plan or Natural Community Conservation Plan Conflicts**

***Construction – No Impact***

As described previously in Section 4.10.2 Existing Conditions, SDG&E's existing Subregional NCCP and the City of San Diego's MSCP Subarea Plan are relevant to the Proposed Project area. The SDG&E Subregional NCCP addresses potential impacts to sensitive resources associated with SDG&E's ongoing installation, use, maintenance, and repair of its gas and electric systems, as well as typical expansions of those systems throughout SDG&E's existing service area. The SDG&E Subregional NCCP protocols and any requirements included in the identified regional and local conservation plans will be applied to the Proposed Project to avoid and/or minimize potential impacts resulting from construction of the Proposed Project, as further described in Section 4.4 Biological Resources. Therefore, the Proposed Project will not conflict with any applicable conservation plan, and no impacts will occur.

***Operation and Maintenance – No Impact***

As described previously in response to Question 4.10a, based on the removal of existing overhead facilities and the installation of Proposed Project components in areas already covered by existing O&M activities, O&M requirements in the Proposed Project area will be reduced. As discussed in Section 4.4 Biological Resources, all future O&M activities will continue to be conducted in compliance with the SDG&E Subregional NCCP. Standard O&M activities, such as road grading, tree trimming, structure installation, and replacement and repairs, will not conflict with the provisions of an adopted HCP, NCCP, or other approved local, regional, or state habitat conservation plan. Therefore, no impacts will result from O&M of the Proposed Project.

#### 4.10.4 Applicant-Proposed Measures

No conflicts with applicable land use plans or policies will occur as a result of construction of the Proposed Project. In addition, the Proposed Project will not divide an established community. As such, no applicant-proposed measures are proposed.

#### 4.10.5 References

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